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Tender

# **Building Maintenance and Refurbishment Framework**

Central and Cecil Housing Trust

F02: Contract notice

Notice identifier: 2024/S 000-037260

Procurement identifier (OCID): ocds-h6vhtk-04abd4

Published 18 November 2024, 4:48pm

# **Section I: Contracting authority**

# I.1) Name and addresses

Central and Cecil Housing Trust

266 Waterloo Road

London

SE18RQ

#### **Email**

tenders@procurepublic.co.uk

# Country

**United Kingdom** 

#### **NUTS** code

UK - United Kingdom

### Internet address(es)

Main address

### http://www.procurepublic.co.uk

Buyer's address

https://www.mytenders.co.uk/search/Search\_AuthProfile.aspx?ID=AA42912

# I.2) Information about joint procurement

The contract is awarded by a central purchasing body

# I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

www.mytenders.co.uk

Additional information can be obtained from another address:

ProcurePublic Limited

International House 36-38 Cornhill

London

EC3V 3NG

#### **Email**

tenders@procurepublic.co.uk

# Country

**United Kingdom** 

#### **NUTS** code

UK - United Kingdom

#### Internet address(es)

Main address

www.procurepublic.co.uk

Tenders or requests to participate must be submitted electronically via

### www.mytenders.co.uk

# I.4) Type of the contracting authority

Body governed by public law

# I.5) Main activity

Housing and community amenities

# **Section II: Object**

# II.1) Scope of the procurement

### II.1.1) Title

Building Maintenance and Refurbishment Framework

# II.1.2) Main CPV code

• 50700000 - Repair and maintenance services of building installations

#### II.1.3) Type of contract

Services

#### II.1.4) Short description

This Notice announces the release of a tender by the Contracting Authority to establish a new Building Maintenance and Refurbishment Framework, replacing the existing provision. The framework will encompass a wide range of services for public sector clients.

The Building Maintenance and Refurbishment Framework will include seven distinct lots, allowing clients to initiate Call-Offs based on CPV codes, geographic regions, and financial criteria.

Lot 1: Building Refurbishment (unified lot)

#### Lot 2: Decoration and Repairs

Lot 3: Roofing Works

Lot 4: Kitchens and Bathrooms

Lot 5: Windows and Doors

Lot 6: Garage Doors

Lot 7: Fire Safety Works

The anticipated spend is set at 1 GBP, with a maximum capacity of 90 million GBP.

The framework will be accessible to all public sector bodies listed in the latest classification guide from the Office for National Statistics (ONS), including government departments, local authorities, educational institutions, healthcare organisations, and other public sector entities classified by the ONS. A comprehensive list is available at procurepublic.co.uk.

#### II.1.5) Estimated total value

Value excluding VAT: £90,000,000

### II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for one lot only

Maximum number of lots that may be awarded to one tenderer: 1

# II.2) Description

#### II.2.1) Title

Building Refurbishment Services (Unification of all lots)

Lot No

1

#### II.2.2) Additional CPV code(s)

- 50000000 Repair and maintenance services
- 45260000 Roof works and other special trade construction works

- 39141400 Fitted kitchens
- 39141000 Kitchen furniture and equipment
- 45421151 Installation of fitted kitchens
- 44221000 Windows, doors and related items
- 45451000 Decoration work
- 31625100 Fire-detection systems
- 45210000 Building construction work
- 45214000 Construction work for buildings relating to education and research
- 31625000 Burglar and fire alarms
- 39525400 Fire blankets
- 44221100 Windows
- 44221220 Fire doors
- 44480000 Miscellaneous fire-protection equipment
- 44482000 Fire-protection devices
- 45211000 Construction work for multi-dwelling buildings and individual houses
- 45211310 Bathrooms construction work
- 45213000 Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45261210 Roof-covering work
- 45261410 Roof insulation work
- 45261900 Roof repair and maintenance work
- 45310000 Electrical installation work
- 45343000 Fire-prevention installation works
- 45343100 Fireproofing work
- 45421100 Installation of doors and windows and related components

- 50413200 Repair and maintenance services of firefighting equipment
- 51100000 Installation services of electrical and mechanical equipment
- 51700000 Installation services of fire protection equipment
- 75251110 Fire-prevention services
- 90650000 Asbestos removal services
- 90700000 Environmental services

### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

#### II.2.4) Description of the procurement

Lot 1 refers to a unification of Building Maintenance and Refurbishment services, designed for large-scale planned improvement or repair programmes. This lot provides public sector clients with the flexibility to call off services for major refurbishment projects or address individual requirements as needed. It encompasses comprehensive building refurbishment services, covering all aspects of interior and exterior building works. It includes structural repairs, insulation upgrades, and energy-efficiency improvements, aiming to restore or enhance buildings' functional and aesthetic qualities. The services provided may include but are not limited to general refurbishments, façade restoration, flooring replacement, ceiling works, Internal & External Decoration/Repairs, Pitched and Flat Roofing, Kitchens & Bathrooms, Windows & Doors, Garage Doors, Fire Safety Maintenance & Installations and any related projects to meet the specific requirements of each public sector organisation.

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

#### II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

In accordance with future regulations.

#### II.2.10) Information about variants

Variants will be accepted: No

# II.2.11) Information about options

Options: No

### II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

# II.2) Description

#### II.2.1) Title

Roofing Works

Lot No

3

#### II.2.2) Additional CPV code(s)

• 45260000 - Roof works and other special trade construction works

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

#### II.2.4) Description of the procurement

Lot 3 of the Building Maintenance and Refurbishment Framework covers maintenance, repair, and installation services for both pitched and flat roofing systems. Services include roof inspections, repairs of tiles and flat roof membranes, gutter cleaning, and replacement. New roof installations and upgrades will focus on weatherproofing, insulation, and long-term durability. Compliance with industry standards and safety

regulations for all roofing services will be paramount.

# II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

# II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

In accordance with future regulations.

# II.2.10) Information about variants

Variants will be accepted: No

# II.2.11) Information about options

Options: No

# II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

# II.2) Description

# II.2.1) Title

Kitchens and Bathrooms

Lot No

4

# II.2.2) Additional CPV code(s)

- 45421151 Installation of fitted kitchens
- 44411200 Baths
- 45211310 Bathrooms construction work

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

### II.2.4) Description of the procurement

Lot 4 of the Building Maintenance and Refurbishment Framework is designed to cover the repair, maintenance, supply, and installation of kitchens, bathrooms, wet rooms, W.C.s, and associated electrical systems where required. The lot covers plumbing, tiling, cabinetry, fixture installation, and other related trades required for full kitchen and bathroom refurbishments. The scope aims to deliver modern, functional, and durable kitchen and bathroom solutions that meet the standards and preferences of public sector properties.

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

#### II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

#### II.2.10) Information about variants

Variants will be accepted: No

#### II.2.11) Information about options

Options: No

#### II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

# II.2) Description

#### II.2.1) Title

Windows and Doors

Lot No

5

#### II.2.2) Additional CPV code(s)

• 44221000 - Windows, doors and related items

### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

#### II.2.4) Description of the procurement

Lot 5 of the Building Maintenance and Refurbishment Framework covers the repair or replacement of windows (uPVC, timber, aluminium), doors (uPVC, timber, composite), fire doors, guttering, fascias, soffits, porches, and external cladding where required. There will be an emphasis on energy efficiency, security, and aesthetics. Services include glazing, fittings, and hardware installation to ensure that each installation meets both regulatory standards and the practical needs of public sector properties.

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

#### II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

#### II.2.10) Information about variants

Variants will be accepted: No

### II.2.11) Information about options

Options: No

# II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

# II.2) Description

#### II.2.1) Title

Garage Doors

Lot No

6

#### II.2.2) Additional CPV code(s)

• 44221240 - Garage doors

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

#### II.2.4) Description of the procurement

Lot 6 of the Building Maintenance and Refurbishment Framework covers the repair or replacement of existing garage doors. It includes manual and automatic door options, with services covering a range of styles and finishes to suit functional and security requirements. The scope includes inspections, routine maintenance, and emergency repairs to ensure the safety and operational integrity of garage doors.

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

# II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

# II.2.10) Information about variants

Variants will be accepted: No

# II.2.11) Information about options

Options: No

# II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

# II.2) Description

#### II.2.1) Title

Fire Safety Maintenance & Installations

Lot No

7

# II.2.2) Additional CPV code(s)

- 24951210 Fire-extinguisher powder
- 31625000 Burglar and fire alarms
- 31625100 Fire-detection systems
- 31625200 Fire-alarm systems

- 35000000 Security, fire-fighting, police and defence equipment
- 35111300 Fire extinguishers
- 35111400 Fire escape equipment
- 35111500 Fire suppression system
- 44221220 Fire doors
- 44480000 Miscellaneous fire-protection equipment
- 44482000 Fire-protection devices
- 45312100 Fire-alarm system installation work
- 45343000 Fire-prevention installation works
- 45343100 Fireproofing work
- 51700000 Installation services of fire protection equipment
- 75251110 Fire-prevention services

### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

#### II.2.4) Description of the procurement

Lot 7 of the Building Maintenance and Refurbishment Framework encompasses the maintenance and installation of fire safety systems, including fire alarms, sprinklers, smoke detectors, emergency lighting, fire doors, and extinguishers. The work includes routine inspections, testing, upgrades, and replacement of fire safety equipment to ensure compliance with current fire safety regulations and standards. This lot is critical to enhancing the fire protection measures of public sector buildings and ensuring occupant safety.

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

#### II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

**Duration in months** 

48

This contract is subject to renewal

No

# II.2.10) Information about variants

Variants will be accepted: No

#### II.2.11) Information about options

Options: No

# II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

# II.2) Description

### II.2.1) Title

**Decoration and Repairs** 

Lot No

2

# II.2.2) Additional CPV code(s)

- 45451000 Decoration work
- 50000000 Repair and maintenance services

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

#### II.2.4) Description of the procurement

Lot 2 of the Building Maintenance and Refurbishment Framework focuses on providing repairs and cyclical decoration services for internal and external structures, as specified by the client. It focuses on both internal and external decoration and repair services.

Internally, this may include painting, wallpapering, plastering, and general upkeep of walls, ceilings, and fixtures. Externally, services include façade painting, masonry repairs, and treatment of exterior surfaces to protect and enhance the property's appearance and durability. The scope aims to deliver aesthetically pleasing and resilient finishes tailored to various building types within the public sector.

### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

#### II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

**Duration in months** 

48

This contract is subject to renewal

Yes

Description of renewals

In accordance with future regulations.

# II.2.10) Information about variants

Variants will be accepted: No

#### II.2.11) Information about options

Options: No

# II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

# Section IV. Procedure

# **IV.1) Description**

# IV.1.1) Type of procedure

Open procedure

#### IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 15

In the case of framework agreements, provide justification for any duration exceeding 4 years:

In accordance with tendering schedules and regulations.

# IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

# IV.2) Administrative information

#### IV.2.1) Previous publication concerning this procedure

Notice number: 2024/S 000-033009

#### IV.2.2) Time limit for receipt of tenders or requests to participate

Date

3 December 2024

Local time

12:00pm

#### IV.2.4) Languages in which tenders or requests to participate may be submitted

English

# IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

# IV.2.7) Conditions for opening of tenders

Date

3 December 2024

Local time

1:00pm

# **Section VI. Complementary information**

# VI.1) Information about recurrence

This is a recurrent procurement: No

# VI.3) Additional information

NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at

https://www.mytenders.co.uk/Search/Search\_Switch.aspx?ID=233206.

(MT Ref:233206)

# VI.4) Procedures for review

# VI.4.1) Review body

Public Procurement Review Service

Cabinet Office

London

Email

publicprocurementreview@cabinetoffice.gov.uk

Telephone

+44 3450103503

Country

**United Kingdom** 

Internet address

https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit