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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

SE1 8RQ

#### **Email**

[tenders@procurepublic.co.uk](mailto: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](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](http://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](mailto:tenders@procurepublic.co.uk)

### **Country**

United Kingdom

### **NUTS code**

UK - United Kingdom

### **Internet address(es)**

Main address

[www.procurepublic.co.uk](http://www.procurepublic.co.uk)

Tenders or requests to participate must be submitted electronically via

[www.mytenders.co.uk](http://www.mytenders.co.uk)

#### **I.4) Type of the contracting authority**

Body governed by public law

#### **I.5) Main activity**

Housing and community amenities

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## **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](https://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
- 500000000 - 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

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## **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

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## **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](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](mailto: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>