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Contract

Procurement Frameworks for RBKC Housing Management - Fire Safety Works

The Royal Borough of Kensington and Chelsea

F03: Contract award notice

Notice identifier: 2024/S 000-037322

Procurement identifier (OCID): ocds-h6vhtk-03809b

Published 19 November 2024, 10:51am

Section I: Contracting authority

I.1) Name and addresses

The Royal Borough of Kensington and Chelsea

Town Hall, Hornton Street

London

W8 7NX

Email

hm-procurement@rbkc.gov.uk

Telephone

+44 800137111

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

www.capitalesourcing.com

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object**II.1) Scope of the procurement****II.1.1) Title**

Procurement Frameworks for RBKC Housing Management - Fire Safety Works

Reference number

RBKC-17812

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.1.4) Short description

RBKC is undertaking the procurement of a Framework for Fire Safety Works. This forms part

of RBKC's wider program of procurements (termed Project Union) to establish four (4) Housing Management Framework Agreements to enable delivery of various works and services.

The Framework for Fire Safety Works will deliver a range of fire safety related works to RBKC's property portfolio. It will be divided into three (3) Lots and RBKC wishes to appoint up to 5 Contractors per Lot.

The Framework Agreement will be for a period of four (4) years with an option to extend for up to two (2) further years up to a maximum duration of six (6) years.

The scope of works to be delivered under the Framework will be fire safety related works including planned maintenance, refurbishment and improvement works to RBKC housing stock including provision of new installs, repair, replacement, removal, and / or overhaul including but not limited to the following types of works:

Fire Stopping, Compartmentation & Fire Doors including but not limited to;

- Fire-stopping works
- Loft and other compartmentation work.
- Fire safety signage
- Communal area decorations - flame retardant coating systems
- Open Walkway, Weather and Security screen
- Opening-up and making-good works as part of intrusive surveys, i.e., accompanying FRA consultant
- FRA / Fire strategy works such as Bin chutes (e.g., closing off) Communal fire doors and internal glazed screens.
- Communal Fire Door Sets / Front entrance fire doors
- Other fire doors (e.g., services / cupboards doors)

(Includes repair, inspection, and replacement)

Active Fire Protection Systems including but not limited to;

- Fire Extinguishers provision

- Wet, dry & lateral rising mains
- Sprinkler systems
- Water mist systems

Means of Escape, Fire Detection and Smoke Ventilation Systems including but not limited to;

- Fire detection and alarm systems (including smoke and heat detectors within dwellings and integrated systems in common parts)
- Evacuation alert systems (to be used by Fire & Rescue Service)
- Installation of fire / smoke dampers within flats onto communal ducts
- Emergency and communal lighting
- Smoke ventilation systems (mechanical and natural smoke and heat exhaust ventilation systems including AOVs)

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £750,000,000

II.2) Description

II.2.1) Title

Fire Stopping, Compartmentation & Fire Doors

Lot No

1

II.2.2) Additional CPV code(s)

- 44221220 - Fire doors
- 44480000 - Miscellaneous fire-protection equipment

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45350000 - Mechanical installations
- 45453000 - Overhaul and refurbishment work

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Main site or place of performance

Properties owned and managed by RBKC primarily located within the Borough. Refer to 1.2 of the ITT

II.2.4) Description of the procurement

The framework agreement established for this Lot will be used by RBKC to access and call-off a range of Fire Safety Works on projects that typically involve the supply, installation, repair and maintenance of fire stopping, fire compartmentation and fire doors. The Works required to be delivered under this Lot include but are not limited to:

- Fire-stopping works
- Loft and other compartmentation work.
- Fire safety signage
- Communal area decorations - flame retardant coating systems
- Open Walkway, Weather and Security screen
- Opening-up and making-good works as part of intrusive surveys, i.e., accompanying FRA consultant

- FRA / Fire strategy works such as Bin chutes (e.g., closing off) Communal fire doors and internal glazed screens.

- Communal Fire Door Sets / Front entrance fire doors

- Other fire doors (e.g., services / cupboards doors)

(Includes repair, inspection, and replacement)

two.2.5) Award criteriaII.2.5) Award criteria

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 15%

Quality criterion - Name: Residents Engagement / Weighting: 15%

Quality criterion - Name: Quality of Works Delivery / Weighting: 30%

Quality criterion - Name: Social Value / Weighting: 6%

Quality criterion - Name: Health & Safety / Weighting: 15%

Quality criterion - Name: Supply Chain & Sourcing Strategy / Weighting: 13%

Quality criterion - Name: Sustainability / Weighting: 6%

Cost criterion - Name: Cost / Weighting: 40

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

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.2.14) Additional information

Value excluding VAT: £30,000,000

II.2) Description

II.2.1) Title

Active Fire Protection Systems

Lot No

2

II.2.2) Additional CPV code(s)

- 35111300 - Fire extinguishers
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45343000 - Fire-prevention installation works
- 45343230 - Sprinkler systems installation work
- 45350000 - Mechanical installations
- 45453000 - Overhaul and refurbishment work

II.2.3) Place of performance

NUTS codes

- UKI - London

- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Main site or place of performance

Properties owned and managed by RBKC primarily located within the Borough. Refer to 1.2 of the ITT

II.2.4) Description of the procurement

The framework agreement established for this Lot will be used by RBKC to access and call-off a range of Fire Safety Works on projects that typically involve the supply, installation, repair and maintenance of fire stopping, fire compartmentation and fire doors. The Works required to be delivered under this Lot include but are not limited to:

- Fire Extinguishers provision
- Wet, dry & lateral rising mains
- Sprinkler systems
- Water mist systems

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 15%

Quality criterion - Name: Residents Engagement / Weighting: 15%

Quality criterion - Name: Quality of Works Delivery / Weighting: 30%

Quality criterion - Name: Social Value / Weighting: 6%

Quality criterion - Name: Health & Safety / Weighting: 15%

Quality criterion - Name: Supply Chain & Sourcing Strategy / Weighting: 13%

Quality criterion - Name: Sustainability / Weighting: 6%

Cost criterion - Name: Cost / Weighting: 40

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

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.2.14) Additional information

Value excluding VAT: £22,500,000

II.2) Description

II.2.1) Title

Means of Escape, Fire Detection and Smoke Ventilation Systems

Lot No

3

II.2.2) Additional CPV code(s)

- 31625100 - Fire-detection systems
- 31625200 - Fire-alarm systems
- 38431200 - Smoke-detection apparatus
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45312100 - Fire-alarm system installation work

- 45320000 - Insulation work
- 45350000 - Mechanical installations
- 45453000 - Overhaul and refurbishment work

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Main site or place of performance

Properties owned and managed by RBKC primarily located within the Borough.

II.2.4) Description of the procurement

The framework agreement established for this lot will be used by RBKC to access and call-off a range of Fire Safety Works on projects that typically involve the supply, installation, repair and maintenance of means of escape, fire detection and smoke ventilation systems. The Works required to be delivered under this Lot include but are not limited to:

- Fire detection and alarm systems (including smoke and heat detectors within dwellings and integrated systems in common parts)
- Evacuation alert systems (to be used by Fire & Rescue Service)
- Installation of fire / smoke dampers within flats onto communal ducts
- Emergency and communal lighting
- Smoke ventilation systems (mechanical and natural smoke and heat exhaust ventilation systems including AOVs)

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 15%

Quality criterion - Name: Residents Engagement / Weighting: 15%

Quality criterion - Name: Quality of Works Delivery / Weighting: 30%

Quality criterion - Name: Social Value / Weighting: 6%

Quality criterion - Name: Health & Safety / Weighting: 15%

Quality criterion - Name: Supply Chain & Sourcing Strategy / Weighting: 13%

Quality criterion - Name: Sustainability / Weighting: 6%

Cost criterion - Name: Cost / Weighting: 40

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

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.2.14) Additional information

Value excluding VAT: £22,500,000

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

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: [2022/S 000-031764](#)

IV.2.9) Information about termination of call for competition in the form of a prior information notice

The contracting authority will not award any further contracts based on the above prior information notice

Section V. Award of contract

Lot No

1

Title

Fire Stopping, Compartmentation & Fire Doors

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 November 2024

V.2.2) Information about tenders

Number of tenders received: 21

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Bell Group Limited

Bell Business Park, Rochsolloch Road, Airdrie North Lanarkshire ML6 9BG

Airdrie

ML6 9BG

Country

United Kingdom

NUTS code

- UKM84 - North Lanarkshire

National registration number

SC114142

The contractor is an SME

No

V.2.3) Name and address of the contractor

Gemini AMPM Ltd

30-34 North Street Hailsham East Sussex BN27 1DW

Hailsham

BN27 1DW

Country

United Kingdom

NUTS code

- UKJ22 - East Sussex CC

National registration number

03437130

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Hollington & Sons (builders) Ltd t/a Olli

Group/Olli Construction, New Derwent House, 69-73 Theobalds Road, London WC1X 8TA

London

WC1X 8TA

Country

United Kingdom

NUTS code

- UKI - London

National registration number

3370671

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Marke Property Services Ltd

The Old Barn, Off Wood Street, Swanley, Kent, BR8 7PA

Swanley

BR8 7PA

Country

United Kingdom

NUTS code

- UKJ4 - Kent

National registration number

10110459

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

OpenView Security Solutions Limited

OpenView House, Chesham Close, Romford, Essex , RM7 7PJ

Romford

RM7 7PJ

Country

United Kingdom

NUTS code

- UKH3 - Essex

National registration number

3376202

The contractor is an SME

No

V.2.3) Name and address of the contractor

RAAM Construction Ltd

Unit 8, Peerglow Estate Queensway, Enfield, London EN5 4SB

London

EN5 4SB

Country

United Kingdom

NUTS code

- UKI - London

National registration number

5934914

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Trail Group Limited

Unit C White Oak Technology Centre London Road Swanley Kent BR8 7AG

Swanley

BR8 7AG

Country

United Kingdom

NUTS code

- UKJ4 - Kent

National registration number

05057190

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £30,000,000

Section V. Award of contract

Lot No

2

Title

Active Fire Protection Systems

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 November 2024

V.2.2) Information about tenders

Number of tenders received: 3

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Triangle Fire Systems Limited

Triangle Fire Systems Limited Haywood Way, Hastings, East Sussex TN35 4PL

Hastings

TN35 4PL

Country

United Kingdom

NUTS code

- UKJ22 - East Sussex CC

National registration number

5701181

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Harmony Fire Ltd

Harmony Fire Ltd Watercombe Lane, Yeovil, Somerset BA20 2SU

Yeovil

BA20 2SU

Country

United Kingdom

NUTS code

- UKK23 - Somerset

National registration number

10427303

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £22,500,000

Section V. Award of contract

Lot No

3

Title

Means of Escape, Fire Detection and Smoke Ventilation Systems

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 November 2024

V.2.2) Information about tenders

Number of tenders received: 8

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

ABCA Systems Limited

Unit 24 Mylord Crescent, Camperdown Industrial Estate Killingworth, Tyne & Wear NE12 5UJ

Killingworth

NE12 5UJ

Country

United Kingdom

NUTS code

- UKC2 - Northumberland and Tyne and Wear

National registration number

06294877

The contractor is an SME

No

V.2.3) Name and address of the contractor

BCS (Electrical & Building) Services Ltd

Rotherhithe Business Estate, Rotherhithe New Road, London SE16 3EH

London

SE16 3EH

Country

United Kingdom

NUTS code

- UKI - London

National registration number

09165974

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Electroplan Contracting Ltd

Suite D, The Business Centre. Farringdon Avenue, Romford, Essex RM3 8EN

Romford

RM3 8EN

Country

United Kingdom

NUTS code

- UKH3 - Essex

National registration number

3182897

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Harmony Fire Ltd

Harmony Fire Ltd Watercombe Lane, Yeovil, Somerset BA20 2SU

Yeovil

BA20 2SU

Country

United Kingdom

NUTS code

- UKK23 - Somerset

National registration number

10427303

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

RGE Services Limited

The Nurseries, Gravel Lane Chigwell, Essex IG7 6BZ

Chigwell

IG7 6BZ

Country

United Kingdom

NUTS code

- UKH3 - Essex

National registration number

3305853

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £2,250,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The Royal Borough of Kensington and Chelsea

London

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

The Royal Borough of Kensington and Chelsea

London

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

In accordance with Regulations 86 (Notices of decisions to award a contract or conclude a framework agreement), Regulation 87 (standstill period) and Regulation 91 (Enforcement of duties through the court) of the Public Contracts Regulations 2015.