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Tender

APX003 Fire Alarm Servicing Contract

Apex Housing Association

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-047350

Procurement identifier (OCID): ocds-h6vhtk-058465

Published 8 August 2025, 3:14pm

Scope

Description

Apex Housing Association (the Client) manages a wide portfolio of buildings including general needs housing, supported living schemes, and sheltered housing developments across multiple locations. These buildings typically include communal areas, individual dwellings, staff areas, offices, and plant rooms. The alarm and security installations across the sites include the following, Fire alarm Warden/Nurse Call Access Control Automated Doors Intruder alarm CCTV Personal Attack Alarm Disabled Refuge The installations include both landlord and domestic systems and are of varying ages, manufacturers, and configurations. Fire alarm systems in Apex properties include a mix of conventional, addressable, domestic-type interlinked alarms, and hybrid systems. Some properties include multiple systems installed in different parts of the building. Systems may be integrated with ancillary services such as door access, AOV / smoke ventilation, warden call, passenger lifts, or staff call alarms. The Client requires a competent and experienced fire alarm maintenance Contractor to carry out periodic servicing, inspection, testing, and minor repairs of all alarm and security systems as listed within these documents. This shall be carried out in accordance with applicable standards, legislation and manufacturers' guidance to ensure continued functionality, reliability and statutory compliance of each system. The appointed Contractor shall provide a full programmed maintenance regime covering all equipment forming part of the alarm and security systems. Maintenance shall include all system components such as but not limited to: Fire Alarm Systems: Control panels, zone cards, loop cards, power supplies, batteries, smoke

detectors, heat detectors, multi-sensors, beam detectors, aspirating detection systems, manual call points, sounders, sounder beacons, voice sounders, interfaces, relay units, door hold-open devices, input/output modules, repeater panels, autodiallers, and network interfaces. Warden/Nurse Call Systems: Call points, pull cords, call reset units, indicator panels, overdoor lights, staff presence indicators, control units, communication handsets, and associated field devices. Access Control and Automated Door Systems: Control units, proximity readers, keypads, maglocks, electric strikes, request-to-exit devices, door contacts, interface modules, door operators, safety sensors, and override switches. Intruder Alarm Systems: Control panels, PIR sensors, magnetic contacts, vibration sensors, glass break detectors, panic buttons, internal and external sounders, strobe lights, keypads, remote fobs, and dial-out/integration modules. CCTV Systems: Cameras (fixed, PTZ, dome), digital/analog video recorders (NVR/DVR), monitors, power supplies, motion detection devices, housing units, brackets/mounts, and associated recording and storage hardware/software. Personal Attack Alarm Systems: Fixed and wireless panic buttons, reset units, control panels, communication devices, and interface units. Disabled Refuge / Emergency Voice Communication Systems: Refuge outstations, fire telephones, control panels, handsets, status indicators, and cabling infrastructure A full scope of service and list of properties is included in Doc 02 - Service Description and Scope. This is a competitive flexible procedure under the Procurement act utilising two stages. Stage 1: Participation stage At this stage, suppliers are required to submit a Procurement Specific Questionnaire (PSQ). Tenderers must complete DOC 03 PSQ Part 1, Part 1B and Part 2. Tenderers who meet the conditions of participation will have their Doc 03 PSQ Part 2 Technical Question Response assessed. This contains one question - D-01 Experience in Project Delivery. The six (6) highest scoring suppliers who meet the minimum conditions of participation will be invited to proceed to Stage 2. In the event of a tie for sixth place, all suppliers with the same score as the sixth-highest ranked supplier will be invited to tender. This stage is for shortlisting purposes only. No contract award decision will be made at the conclusion of Stage 1. Stage 2: Invitation to Tender (ITT) Shortlisted suppliers will be invited to submit a full tender, which will be evaluated on the basis of the Most Advantageous Tender (MAT). Tenders will be assessed against both quality and cost, using the following proposed weightings: Quality: 60 percent Management Arrangements for Service Delivery: 30 percent Resource Management: 20 percent Social Value: 10 percent Price: 40 percent Full details of the evaluation criteria - including the specific questions, character limits, and pricing schedule - will be provided within the Stage 2 ITT documentation issued to shortlisted suppliers. The estimated value, excluding VAT is £150k P/A. The contract is expected to be let under a recognised standard form appropriate for term service arrangements. Further details will be issued at tender stage, but the following general provisions are anticipated: Contract form: to be NEC4 Term Service Contract (TSC) or other form as specified. Duration: 3 Years with possible extension of 2 years (3+2)

Total value (estimated)

- £750,000 excluding VAT
- £900,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 December 2025 to 30 November 2028
- Possible extension to 30 November 2030
- 5 years

Description of possible extension:

Possible extension of 2 years.

Main procurement category

Services

CPV classifications

- 51700000 - Installation services of fire protection equipment
 - 50710000 - Repair and maintenance services of electrical and mechanical building installations
 - 50600000 - Repair and maintenance services of security and defence materials
-

Submission

Enquiry deadline

26 August 2025, 11:59pm

Submission type

Requests to participate

Deadline for requests to participate

2 September 2025, 11:59pm

Submission address and any special instructions

<https://etendersni.gov.uk/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Maximum 6 suppliers

Selection criteria:

Technical question - scored out of 5.

Award decision date (estimated)

17 November 2025

Award criteria

Name	Description	Type	Weighting
Part 2 Technical Question	One question - Scored out of 5 D-01 - Experience in project delivery.	Quality	100%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

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Contracting authority

Apex Housing Association

- Companies House: NP000125

10 Butcher St

LONDONDERRY

Bt48 6HL

United Kingdom

Email: procurement@apex.org.uk

Region: UKN0A - Derry City and Strabane

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland