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Tender

Fire & Intruder Alarms, Door Access Maintenance and Repairs

Fife Council

F02: Contract notice

Notice identifier: 2025/S 000-054017

Procurement identifier (OCID): ocids-h6vhtk-0558f8

Published 4 September 2025, 3:35pm

Section I: Contracting authority

I.1) Name and addresses

Fife Council

Fife House, North Street

Glenrothes

KY7 5LT

Contact

Billie Mitchell

Email

billie.mitchell@fife.gov.uk

Telephone

+44 3451550000

Country

United Kingdom

NUTS code

UKM72 - Clackmannanshire and Fife

Internet address(es)

Main address

<http://www.fife.gov.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00187

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

www.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publiccontractsscotland.gov.uk

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Other activity

Hard FM

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Fire & Intruder Alarms, Door Access Maintenance and Repairs

Reference number

CW0300

II.1.2) Main CPV code

- 79993100 - Facilities management services

II.1.3) Type of contract

Services

II.1.4) Short description

Fife Council is looking to engage with potential suppliers for a Fire Alarm, Door Access and Intruder Repair and Maintenance Framework. This requirement is currently split into two Frameworks. Consideration is being given to one Framework with two Lots:

II.1.5) Estimated total value

Value excluding VAT: £3,500,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

2

II.2) Description

II.2.1) Title

Domestic - Service, Repairs & Maintenance of Fire Alarms, Intruder Alarms, Door Access and Warden Call

Lot No

2

II.2.2) Additional CPV code(s)

- 42961100 - Access control system
- 31625300 - Burglar-alarm systems
- 45312200 - Burglar-alarm system installation work

II.2.3) Place of performance

NUTS codes

- UKM72 - Clackmannanshire and Fife

II.2.4) Description of the procurement

The Contractor will be responsible for maintaining all Intruder Alarms, Door Entry Systems, Remote Alarm Monitoring systems and Warden Call on Domestic buildings. These systems must also be maintained in a safe, reliable, and satisfactory condition to support the Council's compliance with relevant Health and Safety requirements.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Start date

12 February 2026

End date

11 February 2028

This contract is subject to renewal

Yes

Description of renewals

OPTIONAL EXTENSION OF UP TO 2 YEARS

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

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

Non Domestic - Service, Repairs & Maintenance to Fire Alarms, Intruder Alarms & Door Access

Lot No

1

II.2.2) Additional CPV code(s)

- 31625200 - Fire-alarm systems
- 50413200 - Repair and maintenance services of firefighting equipment

II.2.3) Place of performance

NUTS codes

- UKM72 - Clackmannanshire and Fife

II.2.4) Description of the procurement

Fife Council is seeking a qualified Contractor to provide maintenance and repair services for Fire Alarm systems installed across its buildings. The Contractor must ensure that all systems are kept in a safe, reliable, efficient, and satisfactory operating condition. This is essential to safeguard building users and to ensure the Council meets its obligations

under Health and Safety legislation.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Start date

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End date

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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 III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Please see SPD Guidance document

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted 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: 3

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: [2025/S 000-037371](#)

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

Date

6 October 2025

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

6 November 2025

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

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

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

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=809343.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

Community benefits are included in this requirement. For more information see:

<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:

Community Benefits will be included in Stage 2 Quality Criteria

(SC Ref:809343)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=809343

VI.4) Procedures for review

VI.4.1) Review body

Sheriff Court

Kirkcaldy

Country

United Kingdom