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Tender

Water Mist Suppression System Replacement

Transport for London

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

Notice identifier: 2025/S 000-061543

Procurement identifier (OCID): ocds-h6vhtk-051c5a ([view related notices](#))

Published 2 October 2025, 9:37am

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Expression of Interest deadline date extended to Friday 10 October 2025

Tender submission deadline extended to 24 November 2025.

Scope

Reference

WS1971590589

Description

The Water Mist Suppression and Sprinkler Systems requirement is for the procurement of a principal contractor to remove, replace and commission the Water Mist Suppression and Sprinkler Systems currently installed in 34 locations situated within 22 different London Underground stations.

TfL's has identified that the fire suppression and sprinkler systems currently installed in the sites (Cleaner's Stores, Bin Stores, Stores and Retail Tenancies) are either life-expired, non-compliant or not fit for purpose under Article 5 of the Fire Precautions Sub-surface Railway Regulations 2009. It has also been identified that these systems do not have / meet the current applicable standards such as BS EN14279 and BS8489.

The water mist systems have been installed on the TfL infrastructure in the early 1990's following the publication of the Fire Precautions Sub-surface Railway Regulations 1989 (updated 2009). The systems were installed where conventional sprinkler systems were not considered viable due to practical or logistical constraints and designed, installed and maintained in compliance with the American Standard NFPA750.

Due to the increasing number, sizes, type of storage and trading activities within the network, further review of risks and tests for these suppression protection systems were undertaken and evaluated. This confirmed a requirement to replace these systems and design modern, compliant equivalent water mist system to replace the ageing noncompliant systems currently installed in the TfL LU estate.

The modern systems will be tested by TfL to BS EN 14972-1 Annex A with a deluge time of not less than 60 minutes from the appropriate number of cylinders located locally, to provide reliable fire suppression to specific rooms identified.

These new installations will be designed for but not limited to Cleaner's Stores, Bin Stores, Stores and Tenancies. In some cases, wet sprinklers systems extensions will replace the ageing Water Mist systems where they are available and economically viable.

Total value (estimated)

- £2,962,195 excluding VAT

- £3,554,634 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 October 2028
- Possible extension to 31 October 2029
- 3 years, 7 months

Description of possible extension:

The term of the draft contract is for an initial two (2) years six (6) with the option to extend by a further period of up to twelve 12 months at TfL's sole discretion.

Main procurement category

Works

CPV classifications

- 45343200 - Firefighting equipment installation work
- 45343230 - Sprinkler systems installation work

Contract locations

- UKI - London
-

Participation

Conditions of participation

Bidders who wish to participate in this procurement are required to express their interest by sending an email to trudietackie@tfl.gov.uk and jonahjoannou@tfl.gov.uk on or before Friday 10 October 2025 at 17:00 GMT (Participation Deadline Date), Bidders not registered on SAP Ariba are required to self-register using the following link <https://s1-eu.ariba.com/Sourcing/Main/ad/selfRegistration?realm=TfL>

Submission

Tender submission deadline

24 November 2025, 5:00pm

Submission address and any special instructions

Only Tender Responses submitted via TfL's online e-Tendering Platform will be evaluated.

<https://www.sap.com/products/spend-management/ariba-login.html>

Tenders may be submitted electronically

Yes

Award criteria

TECHNICAL Submission has a category weighting of 60% with the following modules/subcategories:

- i) Technical: weighting within category 70% Overall ITT weighting 42%
- ii) Delivery proposal & programme: weighting within category 30% Overall ITT weighting 18%
- iii) Safety, health & environmental: Pass/Fail (Discretionary)

COMMERCIAL Submission has a category weighting of 40% with the following modules/subcategories:

- i) Insurances: Pass/Fail (Discretionary)
- ii) Terms & conditions: Pass/Fail (Discretionary)
- iii) Commercial risks & assumptions: Pass/Fail (Discretionary)
- iv) Conflicts of Interest Pass/Fail (Discretionary)
- v) Financial : weighting within category 100% Overall ITT weighting 40%

Procedure

Procedure type

Below threshold - open competition

Special regime

Utilities

Documents

Associated tender documents

<https://service.ariba.com/Supplier.aw>

Technical specifications to be met

<https://service.ariba.com/Supplier.aw>

Contracting authority

Transport for London

- Public Procurement Organisation Number: PHMT-6197-NWNZ

5 Endeavour Square

London

E20 1JN

United Kingdom

Email: trudietackie@tfl.gov.uk

Website: <https://www.tfl.gov.uk>

Region: UKI41 - Hackney and Newham

Organisation type: Public authority - central government