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Opportunity

Building Maintenance and Refurbishment Framework

Central and Cecil Housing Trust

F02: Contract notice
Notice reference: 2024/S 000-037260
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

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

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

Additional information can be obtained from another address:

ProcurePublic Limited

International House 36-38 Cornhill

London

EC3V 3NG

Email

tenders@procurepublic.co.uk

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

www.procurepublic.co.uk

Tenders or requests to participate must be submitted electronically via

www.mytenders.co.uk

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

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.

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
- 50000000 - 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

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

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.

(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

Telephone

+44 3450103503

Country

United Kingdom

Internet address

https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit