



1516-926 Fire prevention works to street properties

Islington Council invites suitable expressions of interest from suppliers for the installation of emergency lighting, heat and smoke detection, door upgrades/renewal works to residential street properties and mansion blocks (collectively known as street properties) located within the London Borough of Islington.

Background

Islington Council's street properties have been risk assessed to ascertain the level of danger to occupants and the fire brigade in the event of a fire. Works have been identified as necessary to ensure Islington's street properties meet current regulations: The Regulatory Reform Order (Fire Safety) 2005 and The Housing Act 2004.

The council currently owns approximately 7,300 street properties within residential streets spread across the borough some of which are Grade listed. Where works are undertaken on listed buildings, the suppliers shall work with Historic England to ensure their requirements from are fully met.

The properties have been split into two clearly defined areas of the borough: Lot 1 (north) and Lot 2 (south). It is the council's intention to set up a framework agreement with two (2) suppliers, one for each lot. Suppliers may only apply for either Lot 1 (north) or Lot 2 (south), but they may not apply for both.

The requirement

Enabling Works

- Provision of all necessary site welfare facilities, material storage and waste disposal.

Works within Dwellings to Street properties

- Heat detectors to be fitted at ceiling height within each property and radio interlinked with all other detectors within the building in order to give early warning in the event of fire or smoke.

Works to Communal Areas including Electrical and Carpentry

- Smoke detectors to be fitted within communal staircase areas at ceiling height, one on each level within each building and interlinked with all other detectors within the building in order to give early warning in the event of fire or smoke.
- Emergency Lighting to be fitted within communal areas of most buildings (dependent upon risk assessment).
- Individual flat entrance doors are to be examined in order to determine level of upgrading works necessary to meet 30 minute fire door FD30S standard. Works may include new fire rated hinges, intumescent letter plates, combination fire and smoke seals, door closers as well as all necessary replacement locks and ironmongery. Instances may arise where the doors and frames are beyond economical repair/upgrade thus resulting in the installation of a new FD30S door set (door and frame as agreed by Islington Council building control).

- Some street properties currently have no landlord's electricity supply. Prior to the commencement of this contract, Islington Council will ensure that a supply has been installed up to and including a landlord's meter. Successful bidders will be required to install a supply from the new meter to facilitate the installation of the early warning alarm system and emergency lighting.

Lots

- Lot 1 - Street properties in the north of the borough
- Lot 2 - Street properties in the south of the borough

Contract Period

The framework agreement will be for a maximum period of four (4) years, with a break clause at the end of year two (2). The estimated start date is October 2017.

It is anticipated that the majority of the work of the core contract will be completed within the first two (2) years of the contract. However, the council reserves the right to increase the scope of the works to include additional fire safety works in the second two (2) year period, subject to the capacity of the supplier and council need. Any additional works identified and agreed will be charged at the same rates as the core contract.

Contract Value

The estimated total value of the core works identified for this contract is £8,200,000 split between both lots over the total contract period:

- Lot 1 (north) estimated value £4,264,000
- Lot 2 (south) estimated value £3,936,000

Works in additional properties may increase the total value of the contract up to an estimated £16,000,000. It is not possible at this point to determine where the additional works may be required (north or south). Any additional works identified outside of the core works will be allocated to the supplier who has primary responsibility for the area in which the relevant property is located.

This is a framework agreement therefore there is no guarantee of volume or value of work.

Award criteria

The contract will be awarded to the Most Economically Advantageous Tender (MEAT) in accordance with the Public Contracts Regulations. MEAT for this contract is cost 70% and quality 30%. Further details will be provided in the invitation to tender.

Cost 70%

Quality 30%

Quality made up of:

Proposed approach to programme of works 10%
Proposed approach to resident engagement 5%
Proposed approach to resource management 5%
Proposed approach to social value 5%
Proposed approach to health and safety 5%

Total 100%

Tenderers should be aware that we reserve the right to hold site visits and/or interviews during the tender process. Site visits and/or interviews will be for verification/clarification purposes of the written submission.

We reserve the right to interview leading bidders.

Procurement Process

This contract is over the Official Journal of the European Union (OJEU) threshold. The contract will be procured using the Restricted Procedure. The Restricted Procedure means the procurement process will be conducted in two stages.

The first stage will involve selecting a maximum of the five (5) highest-scoring organisations for each lot through a selection questionnaire (SQ). All submissions will be subject to minimum requirements as stated in the SQ.

The second stage will be an evaluation of tenders submitted by bidders who are selected at the SQ stage.

The council is looking to appoint one supplier for Lot 1, and one supplier for Lot 2. Organisations can apply for either Lot 1 or Lot 2, but not both lots.

How to express an interest

If you wish to apply for this contract please follow the steps below:

Register your company free of charge via the **London Tenders**

Portal. Link: <https://procontract.due-north.com/Login>

Await acceptance. You will receive an email confirming your username and password.

Use your username and password to log into the London Tenders Portal and express your interest in **1516-926– Fire prevention works to street properties** Categories: **45000000: Construction work, 45420000: Joinery and carpentry installation work, 45310000: Electrical installation work, 51700000: Installation services of fire protection equipment.**

Shortly after you have expressed interest, you will receive a second email containing a link to access the tender documents.

Deadlines:

The deadline for expressions of interest is: **11.59am on Monday 13 February 2017**

Submission of SQ documents by: **12 noon on Monday 13 February 2017**

Late submissions will not be accepted.

Additional information

- Islington Council and its partners are committed to work towards a 'Fairer Islington', for more information see www.islington.gov.uk.
- Please **do not** include any publicity material with your submissions.

- Islington Council aims to provide equality of opportunity and welcomes applicants who meet the qualitative selection criteria from black and minority ethnic communities and disabled groups.
 - The council encourages all types of organisation who meet the qualitative selection criteria including Voluntary and Community Sector (VCS) organisations, Social Enterprises or not for profit enterprises and small to medium enterprises (SME) to tender.
 - Your submission will be marked in stages. Only applicants who meet the requirements at each stage will progress to the next stage. Further details will be contained in the tender documents.
 - Please include the Contract Number of this tender process when communicating with the council in any way.
 - All questions relating to this contract should be raised via the question and answer section of the relevant contract on the London Tenders Portal. Please do not contact any officer of the council directly.
 - Applicants are advised that all costs incurred either directly or indirectly in preparation, submission or otherwise related to this advertisement will be borne by them, and in no circumstances will the council be responsible for any such costs. Applicants are also advised that the council at its sole discretion acting reasonably and in good faith reserves the right to abandon the procurement at any stage prior to contract award.
 - As part of a commitment to transparency the council is now publishing all spend over £500 each month. This includes spend on contracts, so the successful contractor should expect details of spend against the contract to appear on the council website [Islington Council: Council contracts](#). The council is also committed to publishing tender and contract documentation after contract award stage. Commercially sensitive information will be redacted from documentation. What constitutes commercially sensitive information is a matter for the council's sole discretion. However, tenderers will be invited to identify information they consider to be commercially sensitive in their tender return and this will be taken into account in the council forming a view.
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