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WELSH
PROCUREMENT
ALLIANCE

FIRE SAFETY FRAMEWORKS

FS1-C FIRE CONSULTANCY & FIRE RISK ASSESSORS SERVICE

Framework Code: FS1-C

Start/End Date: 1 April 2019 –
31 March 2023

FS1-P PASSIVE FIRE PROTECTION

Framework Code: FS1-P

Start/End Date: 8 July 2019 –
30 June 2023



WELSH PROCUREMENT ALLIANCE (WPA) – WORKING FOR WALES

WPA was created both by and for organisations that purchase products and services for the construction, refurbishment and maintenance of social housing and public buildings throughout Wales.

WPA is backed by LHC, a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services.

All Contract Notices are issued on behalf of the WPA by LHC, who have an in-house team of technical experts that produce and manage the frameworks. WPA aims to deliver solutions for compliance, quality and best value and offers procurement and technical support and advice throughout the duration of our clients’ projects.

If you would like any of the content of this brochure translating into Welsh please ask.

Os hoffech i unrhyw ran o’r gynnwys y pamffled hwn gyfieithu i’r Gymraeg gofynnwch os gwelwch yn dda.

GENERAL TERMS & CONDITIONS

LHC uses the FAC1 standard form of contract to manage our frameworks. The LHC pro forma, which should be read in conjunction with the FAC1 in published form, details the terms and conditions that govern the operation of the framework, including the procedures to call off projects under the framework. A free copy of the LHC proforma is available upon request. The FAC1 in standard published form can be purchased at a negotiated rate from ACA, by emailing office@acarchitects.co.uk and quoting discount code reference: LHCFAC2516102017.

When calling off projects, clients can use any one of a range of standard forms of building contract including JCT/SBCC, NEC3/NEC4, ACE, PPC, TPC, FAC1, or their own in-house agreement.

ABOUT THE FIRE SAFETY FRAMEWORKS

WPA provides Construction, Refurbishment and Maintenance Frameworks to support the public sector with their responsibilities in delivering and managing their building stock.

Our Fire Safety Frameworks take into account the conclusions of the Hackett & Knight reports and Paul Stollard’s Scottish Consultation document and interim guidance that followed the tragic Grenfell fire to provide a comprehensive range of fire safety procurement solutions.

Tender Process

A full OJEU process was followed in order to procure these frameworks in compliance with Public Sector Procurement rules.

FS1-C

FIRE CONSULTANCY & FIRE RISK ASSESSORS SERVICE

PIN:	2017/S 213-442571
CN:	2018/S 241-551938
CAN:	2019/S 078-187565
Framework term:	1 April 2019 – 31 March 2023

FS1-C will assist clients in their fire safety strategy and principal design responsibilities to their existing buildings, and surrounding areas, the management of these including refurbishment works and construction projects.

The framework evaluation, undertaken by LHC, included the relevant capacity and experience within 19 separate regions, across the U.K. The following selected suppliers (Appointed Companies) are appointed in Wales due to their experience in undertaking the specific task (workstream) to public sector buildings ranging from general housing to more complex multi-tenanted residential and/or non-residential properties.

For full information on the awarded regional Lots please see the tender evaluation report. The evaluation criteria were based on 60% Quality / 40% Price with the sum of both scores providing the Most Economically Advantageous Tenders (MEAT).



WORKSTREAM 1	WORKSTREAM 2A	WORKSTREAM 2B
Fire Engineering Consultancy including Safety Managers	Fire Risk Assessors Domestic/Housing	Fire Risk Assessors Non-Domestic
International Fire Consultants* Metro SRM LLP Oakleaf Surveying Trenton Fire	FCS-live Firerite UK* Oakleaf Surveying Pennington Choices Riskmonitor Turner & Townsend Project Mgmt.	FCS-live Firerite UK * Oakleaf Surveying Riskmonitor Trenton Fire ** Turner & Townsend Project Mgmt.
*South and South West Wales only	*South and South West Wales only	*South and South West Wales only ** North and Mid Wales only

WORKSTREAM 1:

FIRE SAFETY ENGINEERING SERVICES

The provision to offer experienced staff to deliver all fire safety and engineering requirements across a broad range of premises and environments to meet Client needs for life safety, property, environmental and asset protection.

Services include:

- Advise on all fire safety aspects of Client portfolios including (but not limited to) buildings/environments which are proposed, under construction, existing, under refurbishment or being demolished
- Advise on the adoption of engineered solutions, and how to justify these as compensatory departures from fire safety guides and codes delivering the equivalent or superior levels of fire safety
- Develop fire strategies, policies, procedures and emergency plans for complex buildings
- Provide cost-benefit analysis of options for fire safety remedial solutions and/or additional fire safety measures
- Advise on building cladding/fascia systems and their compliance with Building Regulations, supporting Approved Documents and other relevant guidance

- Contribute to and/or undertake fire risk assessments of complex buildings which contain fire engineered solutions in accordance with the principles and methodology of PAS 79:2012 Fire Risk Assessment. Guidance and a recommended methodology.
- Provide preliminary feedback at the completion of each fire risk assessment
- Advise on prioritising remediation of risk assessment significant findings across a large portfolio of complex buildings
- Liaison/mediation with regulatory/enforcing authorities on all fire engineering matters
- Provide specific reports across the Client's total building stock, including the different levels of non-conformity, different elements of fire risk assessments i.e. fire doors, signage, etc. which facilitate the Client's ability to develop and budget for remedial work programmes



WORKSTREAM 1:

SAFETY MANAGER SERVICE

Assist in the holistic fire risk management system to the extent it is required to effectively and efficiently manage the Client’s portfolio of buildings/ environments based upon the principles of PAS 7 2013 Fire risk management system.

The implementation and management of the fire risk management system shall be of sufficient standard to enable Clients to achieve independent third party certification.

Services include:

- Advise on the relative risk of “significant findings” using valid fire risk matrix methodology e.g. NFCC, PAS 79, and HSE.
- Support the Client to prioritise fire risk assessment “significant findings” and action plans across a large portfolio of buildings/ environments
- Advise on aligning proactive and reactive fire safety work programmes with financial resources and budget cycles
- Develop fire strategies, policies, procedures and emergency plans for the Client’s buildings/ environments
- Assist with and advise on protocols for, fire safety training, drills and maintenance
- Provide cost-benefit analysis of options for fire safety remedial solutions and/or additional fire safety measures
- Liaison/mediation with regulatory/enforcing authorities on all fire safety matters

- Provide 12 months back up support for work undertaken, to include:
- Further liaison/mediation, as required by the Client, with any regulating/enforcing authorities on fire safety matters
- Responding to any communication or enforcement action, as required by the Client, from any regulatory or enforcing authority or insurance company etc.
- Advising the Client on how to most efficiently and effectively respond to/resolve any enforcement processes initiated by a regulatory or enforcement authority
- Telephone advice and support (office hours Monday to Friday) on any fire safety matter related to the work undertaken, including building control and planning applications, provided that additional visits to the premises are not required



WORKSTREAM 2:

FIRE RISK ASSESSMENT

- **Workstream 2a - Domestic Areas including Residential**
- **Workstream 2b - Non Domestic Public Buildings/Commercial Building**

Appointed Companies have the competency, capacity and experience of staff to deliver all fire risk assessment requirements across this broad range of premises and environments to meet the Client’s need for life safety, property, environmental and asset protection.

Inspection shall be typically non-invasive inspection to communal areas but can with the assistance of other trades include invasive surveys (These can be carried out using our FS1-P Passive Fire Protection Framework).

Fire Risk Assessments are to be undertaken in-line with Pas 79:2002 Fire Risk Guidance and recommended methodology.

Services include:

- Advise on all fire safety aspects of Client portfolios including (but not limited to) buildings/environments which are; proposed, under construction existing, under refurbishment or being demolished
- Undertake suitable and sufficient fire risk assessments of a Client’s simple and complex, residential and commercial buildings/ environments in accordance with the principles and methodology of PAS 79:2012 Fire Risk Assessment. Guidance and a recommended methodology
- Ensure their fire risk assessments meet all of the requirements, recommendations and obligations of the Regulatory Reform (Fire Safety) Order 2005 and all relevant fire safety guides and codes of practice
- Ensure their fire risk assessments will withstand scrutiny/audit from any regulatory/enforcing authority and provide assurance to the Client that all their duties under relevant legislation (Fire safety, H&S etc.) have been fully complied with

- Provide preliminary feedback at the completion of each fire risk assessment
- These shall be made available to each Client through an online portal to assist in the management and control of the FRA’s being undertaken and include a clear dashboard to highlight:
- Live overall risk rating of the building: this needs to automatically adjust as remedial work is completed from the Action Plan to ensure that the overall risk rating is shown on a “live” basis
- Number of High/Medium/Low-level non-conformities
- Number of non-conformities against the 12 specific areas of fire safety (as highlighted above)

FS1-P
PASSIVE FIRE PROTECTION

PIN:	2017/S 213-442571
CN:	2019/S 032-071013
CAN:	2019/S 145-356115
Framework term:	8 July 2019 – 30 June 2023



FS1-P will assist our clients in managing their buildings and environments as occupiers or landlords in the provision of life safety, property, environmental and asset protection.

The selected suppliers (Appointed Companies) shall take the advice from a fire risk assessment, other report or through their own investigation and provide written and costed solutions.

The Appointed Company shall help the building’s Responsible Person meet the remedial works highlighted from Fire Risk Assessments under the Regulatory Reform (Fire Safety) Order 2005 England and Wales by undertaking related work as a “Competent Person”.

The scope of the framework includes the inspection, installation, repairing and maintenance of passive fire stopping products. Specifically including the disruptive works required to create fire compartments, fire doors, optical link smoke/heat detectors and fire signage.

The scope includes the design, construction, administration, management and inspection of buildings, structures, environments and surrounding areas where relevant persons may reasonably be expected to be found. These include simple and complex buildings, properties with sleeping accommodation, public buildings and environments, across a variety of building types and ages.



The following companies have been appointed across Wales:

- CLC Contractors Ltd
- Global HSE Solutions Ltd
- Novus Property Solutions Ltd
- OpenView Security Solutions Ltd
- Ian Williams Ltd

The evaluation criteria were based on 60% Quality / 40% Price with the sum of both scores providing the Most Economically Advantageous Tenders (MEAT).

Companies are appointed to the framework to supply new or replacement fire protection as identified in the fire risk assessment or compartment survey.

Services available through the framework include:

- **Fire Doors**
The provision to replace, repair and maintain fire doors, shutters and associated equipment, such as door activators, side panels, header panels, glazed units and minor building work to the surrounding area with fire safety signage.
- **Signage**
The provision to install signage to meet the fire strategy of the building in a position instructed by the Fire Safety Manager of the building.
- **Carbon Monoxide and Smoke Detectors**
The provision of the installation and maintenance of point type Heat, Smoke and Carbon Monoxide all in detectors and alarms used in standard dwellings with no floor larger than 200m2.
- **Principal Contractor/Designer duties**
The provision to act as Principal Contractor for active fire protection or other work required to meet the fire safety requirements by planning, managing, monitoring and co-ordinating the entire construction phase.
- **Compartmentation surveys**
The provision to undertake additional surveys of a building checking existing compartmentation systems and zone plan updates. In some cases, assisting the Fire Risk Assessor in their duties. In undertaking all services Appointed Companies shall ensure that:

All work complies with:

- ASFP-TGD 17 CoP for the installation and inspection of fire stopping systems in buildings (Fire-stopping: Linear joint seals, penetration seals & cavity barriers 4th edition).
- ASFP – Ensuring Best Practice for Passive Fire in Building.
- All Building Regulations/Standards.
- The fire safety design of the building.

All materials used shall be third party certified unless stated by the client.

All passive fire installation shall be recorded with the ASFP FIS fire performance labelling scheme or equal/equivalent.



ELIGIBILITY

WPA is part of LHC, a not-for-profit organisation, governed by public law, and a central purchasing body providing procurement services.

Over 200 publicly funded organisations throughout the UK currently use LHC frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings. The specific classes of public sector organisation authorised to use the framework include:

NB: this is not a definitive list of potential users. Please contact WPA for a full list of eligible organisations.

- Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities
- Housing Associations and other Registered Social Landlords (RSLs)
- Health Authorities, Councils, Boards and Trusts
- Publicly funded schools
- Universities, colleges and other further education establishments
- Police authorities
- Fire and Rescue services
- Registered charities
- Government departments

CALL-OFF AWARD OPTIONS

The framework allows clients the option of:

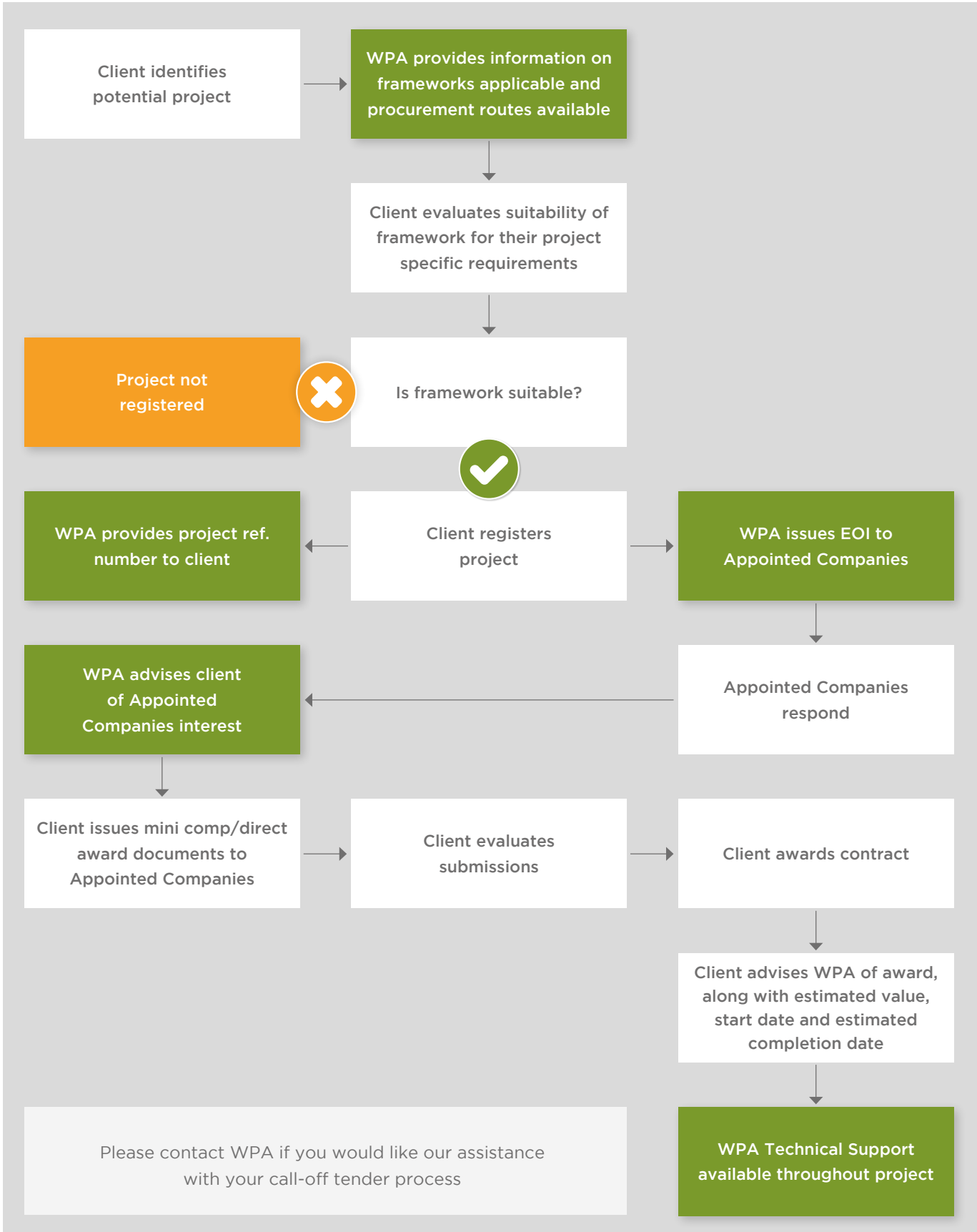
Direct award without further competition, where all terms and conditions of the call-off project are within the terms and conditions of the framework

OR

Mini-competition, where terms and conditions of the call-off may vary or be modified from the framework or at the choice of the Client.

When calling off projects, clients can use any one of a range of standard forms of building contract including JCT/SBCC, NEC3/NEC4, ACE, PPC, TPC, FAC1, or their own in-house agreement.

EASY GUIDE TO USING WPA FRAMEWORKS





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In association with:

LHC

Trusted procurement for
better buildings and homes



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