

# **A framework guide for Communal Entrance Doorsets and Associated Products (CED1)**

## Introducing the SPA

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The Scottish Procurement Alliance (SPA) is a new approach for procurement in Scotland, created for organisations that buy products and services for the construction, refurbishment and maintenance of social housing and public buildings. It is backed by LHC, one of the leading and most respected procurement companies in the UK.

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The SPA results from discussions with LHC members in Scotland who saw the huge potential of having a centre of excellence for procurement focusing on construction and refurbishment, while addressing Scottish needs, standards and aspirations.

The SPA is a hub of knowledge and insight for its partners. Working in partnership together to develop Scottish best practice, social value from procurement and positive outcomes for Scottish communities.

## What makes the SPA different?

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SPA is set to change the landscape of procurement in Scotland, bringing significant benefits to partners and the communities they serve.

Our vision is to be the recognised centre of excellence for procurement in Scotland, successful at ensuring every pound spent on the construction and refurbishment of public buildings and social housing adds to the quality of life enjoyed by the Scottish communities we serve.

### Active partnerships

Every partner can contribute to the frameworks SPA creates. They can ensure the requirements and specifications meet the needs of local communities and Scottish quality, price and value standards.

### Better procurement

The sharing of knowledge will drive both the precision and usability of frameworks, while at the same time enabling each partner to grow their insights into better procurement for social housing and public buildings, and develop effective strategies that meet regulatory requirements.

### Generating a collective fund

By using SPA frameworks for purchasing, partners within the alliance who spend over a specified threshold will receive a rebate which they can choose to contribute to The SPA Collective Fund for investment in community projects for shared benefit. Alternatively, some or the entire rebate can be returned to the individual partner to support their own sustainable procurement strategy.

### Backed by LHC

With a history that extends back half a century, LHC is one of the most experienced and respected providers of procurement frameworks in the construction sector. As a not-for-profit organisation it shares an ethos with the clients it supports with procurements services.

LHC will produce, house and manage the frameworks initiated by SPA partners, giving direct access to a tried and tested system that ensures compliance, quality and best value for partners, at the same time as enabling frameworks entirely shaped for Scottish requirements.

### Free membership

Joining the SPA is free for any organisation that is fully or part publicly funded. The membership application form can be downloaded here:

[WWW.SCOTTISHPROCUREMENT.SCOT/SIGNMEUP](http://WWW.SCOTTISHPROCUREMENT.SCOT/SIGNMEUP)

# About this framework

The SPA framework for Communal Entrance Doorsets and Associated Products has been developed in conjunction with Secured by Design. This framework is available to all Local Authorities, Housing Associations and other public sector bodies funded by public finance throughout the UK and forms one of the SPA windows and doors portfolio.

Fully OJEU compliant, this free to use framework has been developed for use in residential applications and other types of public sector buildings throughout Scotland.

This framework offers specialist design, manufacture, supply and installation of communal entrance door systems from specialist manufacturers.

- All products are to enhanced security standards PAS 24, STS 202 Burglary Rating 2 or LPS 1175 Security Rating 2
- All doorsets manufactured under this framework are CE Marked as required in law under the European Construction Products Regulations (CPR)
- Impaired mobility solutions
- Cyclical service/maintenance package associated to installation
- Emergency repair/maintenance of associated installation

This framework was tendered under the contract notice 2017/S 022-036981 – Scotland

# The framework in action

As well as providing compliance, quality and best value to partners, the SPA framework for Communal Entrance Doorsets and Associated Products (CED1) supports a streamlined process from the award of a contract (call-off) to completion of a project.

## Confirmed competitive market prices

Prices in place at call-off stage maintaining best value as established in the evaluation phase

## Quick and efficient procurement

Speedy access to the SPA appointed companies and the options of a mini-competition (where possible) or direct award to enable the final selection of a supplier or supplier(s) for a project

## High quality standards

Standards of quality maintained throughout the project through monitoring in accordance with ISO 9001 Quality Management System

## Service levels guarantee

Guaranteed service levels from enquiry to supply, providing peace of mind that services and works will be conducted effectively

## Quick project starts

Enabled by pre-tendered procurement that reduces the cost and time input by public sector organisations and speeds up their access to companies

## Advice on design and regulatory compliance

Guidance on design of doorset and access control systems from specialist suppliers along with guidance on security issues from Secured by Design

# About the tender

The tender process for this framework followed SPA’s Open Procedure which eliminates the separate Pre-Qualification Questionnaire stage. Suppliers were given free and open access to the tender and offer documentation via the SPA eTendering portal and answered Suitability Assessment Questions based on principles of the European Single Procurement Document (ESPD) and PAS 91.

## Selection criteria

- Financial information
  - Business and professional standing
  - Health and safety policy and capability
  - Equal opportunity and diversity policy and capability
  - Environmental management policy and capability
  - Quality management policy and capability
  - Corporate social responsibility
  - Experience of working in public sector and partnering
- Managerial and technical support, sales, marketing and supporting information
  - Technical and professional ability
  - Provision of the full range of essential components and services
  - Conformity to the SPA specification together with the expertise and quality to deliver the installation and project

# From suitability to call-off contract

The diagram below shows the process a framework supplier completes in order to service the needs of SPA partners. It also highlights the support our partners receive.



# Award weighting criteria

Award weighting criteria are established on each individual framework and can be flexed to a buyer’s individual needs.

30%

## Pricing

Prices were tendered on a supply and install basis using a built-up matrix of doorsets for analysis in:

- The six most commonly specified door pattern styles
- The four most commonly specified materials for manufacture
- Fire rated option where applicable

## Door/Access control systems

- Four random project scenarios were developed for pricing using doorset matrix prices

Both pricing exercises addressed complete supply and installation and were evaluated by workstream

70%

## Quality

### 20% Product availability

- The range of product types offered within the SPA specification
- Third-party certification for product performance within stated categories
- Membership of Secured by Design

### 20% Qualitative assessment

Technical support and design services including:

- Assistance in the selection of product material and style including client choice and special needs
- Liaison with Secured by Design on local crime statistics
- Advice on solutions for compliance with statutory regulations, including fire safety and egress, thermal performance and glazing safety

- Assistance on the choice of control system
  - Instruction on safe use of products
- Administrative and management services were assessed using responses provided in the offer document. The services assessed included:

- Project registration, tracking and programming
- Site management including full project supervision
- Compliance with survey and installation codes of practice
- Client liaison
- Final inspection, signing-off & commissioning procedures
- Provision of cyclical maintenance & emergency call out procedure
- Quality of submitted scenario quotations

### 20% Regional capability

- Stated capability to service designated areas within Lot(s) applied for
- Proven capability to service designated areas within Lot(s) applied for with supporting references

### 10% Project case studies

- Provision of current case studies within the public sector relevant to the Lot(s) applied for

# Product and service benefits

Developed in conjunction with Secured by Design, a substantial set of communal entrance doorset and access control products is offered alongside consultation and design services from specialist manufacturers within the sector.

Secured by Design



Official Police Security Initiative

## Product standards

All of the products covered by this framework have been designed to meet the requirements of the Building Regulations, including:

- Fire safety – Part B
- Conservation of fuel and power – Part L
- Access to and use of buildings – Part M
- Glazing safety – Part N (Wales only)
- Security – Part Q (England new build only)







The specialist manufacturers appointed to this framework also offer the following product benefits:

- High quality, best value communal entrance doorsets
- An extensive range of door patterns, colours and finishes
- A choice of hardware options including specialist applications for egress and enhanced security
- Hardware and design options to meet DDA requirements and conformity to BS 8300
- Doorsets compliant with PAS 24 and BS EN 14351-1 ensuring quality standards of manufacture and performance
- Doorsets are also compliant with the enhanced security standard of STS 202 BR2 or LPS 1175 SR2
- All products supplied through this framework are CE Marked in compliance with BS EN 14351 as required by law under the Construction Products Regulations

Services provided by SPA appointed companies on this framework include:

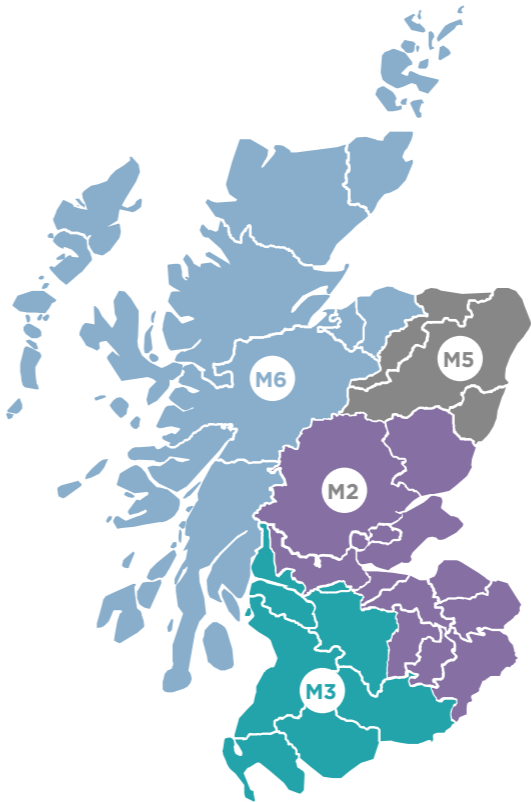
- Design advice and support on the interpretation and conformity to regulatory requirements, including planning assistance
- Liaison with Secured by Design on local crime statistics and design criteria
- A full survey and installation service, including programming
- A complete supply and installation service including service/maintenance where requested
- Clients' choice exercises and ongoing liaison
- All installation works and management undertaken to the guidance set out in BS 8213-4 and BS 8214, including finishing and making good
- A 10 year product and installation guarantee is provided for SPA projects. An independent insurance backed warranty may also be requested at additional cost

# Communal Entrance Doorset options and compliances

	STYLE A	STYLE B	STYLE C	STYLE D	STYLE E	STYLE F
						
Martec Engineering						
Principal door construction	Mild Steel	Mild Steel	Mild Steel	Mild Steel	Mild Steel	Mild Steel
Access control system	Entrotec	Entrotec	Entrotec	Entrotec	Entrotec	Entrotec
Maintenance package	Yes	Yes	Yes	Yes	Yes	Yes
PAS 24	-	-	-	-	-	-
STS 202 BR2	Yes	Yes	Yes	Yes	Yes	Yes
LPS 1175 SR2	-	-	-	-	-	-
Secured by Design	Yes	Yes	Yes	Yes	Yes	Yes
FD30 availability	Yes	Yes	Yes	Yes	Yes	Yes
FD60 availability	Yes	Yes	Yes	Yes	Yes	Yes
Optional door construction	None	Stainless steel	Stainless steel	None	Stainless steel	Stainless steel

# Approved Framework Supplier

	M2: East Scotland	M3: South West Scotland	M5: North East Scotland	M6: Highlands & Islands
Workstream 2 - Mild steel				
Martec Engineering	✓	✓	✓	✓



- Regional lots
- M2: East Scotland
  - M3: South West Scotland
  - M5: North East Scotland
  - M6: Highlands & Islands



## **Framework agreement for Communal Entrance Doorsets and Associated Products (CED1)**

**Design, manufacture supply and installation of enhanced  
security doorsets incorporating door/access control systems  
and service/maintenance packages suitable for:**

**External access and internal compartmentalisation installations**

**Bin/bicycle storage facilities**

**Community access**

**Fire door applications**

The Communal Entrance Doorsets framework agreement  
for Scotland will be valid from May 2017 until 30 April 2021.

**T 0131 306 0177**

**[WWW.SCOTTISHPROCUREMENT.SCOT](http://WWW.SCOTTISHPROCUREMENT.SCOT)**

**In association with:**



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better buildings and homes**