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Tender

## **R0055 - RESPONSIVE REPAIRS, VOIDS, AIDS AND ADAPTATIONS AND PLANNED MAINTENANCE WORKS**

Radius Housing

F02: Contract notice

Notice identifier: 2021/S 000-004356

Procurement identifier (OCID): ocds-h6vhtk-02985e

Published 4 March 2021, 3:16pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Radius Housing

Radius House

Belfast

BT9 6AA

#### **Contact**

via eTenders messaging

#### **Email**

[gerard.mcfadden@radiushousing.org](mailto:gerard.mcfadden@radiushousing.org)

#### **Telephone**

+44 3301230888

#### **Country**

United Kingdom

**NUTS code**

UK - UNITED KINGDOM

**Internet address(es)**

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://etendersni.gov.uk/epps>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etendersni.gov.uk/epps>

Tenders or requests to participate must be submitted to the above-mentioned address

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

R0055 - RESPONSIVE REPAIRS, VOIDS, AIDS AND ADAPTATIONS AND PLANNED MAINTENANCE WORKS

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

The contract will be for a period of three (3) years with three (3) options to extend for two (2) years each up to a maximum total duration of nine (9) years subject to satisfactory performance and at the sole discretion of the Employer. The estimated contract value is £108m (£12m per annum). The contract is divided in to two non-geographic lots which cover the entirety of Northern Ireland and have a range of the associations housing and tenure types. The lots are: 1. Lot 1 has 5,291 General needs properties, 295 SLA/JMAs properties and 1,327 Sheltered/Fold properties. A total of 6,913. 2. Lot 2 as 5,268 General needs properties, 253 SLA/JMAs properties and 1,307 Sheltered/Fold properties. A total of 6,878. Contractors may bid for either or both lots, but Radius will appoint two different contractors, one for each lot. Should the same Contractor be ranked first for both lots, the Employer will make the appointments based on the most economically advantageous solution to them across the two Lots. The second placed contractor will be appointed to the remaining Lot. The successful Contractors may be requested to carry work in any area of NI to support the other Contractor where required, either due to peaks in workload or for any other reason. The form of contract will be the NEC3 Term Service Contract, Option A. The Contract Data is attached at Document 5. A full description of the required service is provided in Document 2 – Service Information.

#### **II.1.5) Estimated total value**

Value excluding VAT: £108,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 1

## **II.2) Description**

### **II.2.1) Title**

1

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 50000000 - Repair and maintenance services
- 45420000 - Joinery and carpentry installation work
- 44230000 - Builders' carpentry
- 45330000 - Plumbing and sanitary works
- 45332200 - Water plumbing work
- 45311200 - Electrical fitting work
- 45311000 - Electrical wiring and fitting work
- 45441000 - Glazing work
- 45440000 - Painting and glazing work

### **II.2.3) Place of performance**

NUTS codes

- UKN - NORTHERN IRELAND

### **II.2.4) Description of the procurement**

The contract will be for a period of three (3) years with three (3) options to extend for two (2) years each up to a maximum total duration of nine (9) years subject to satisfactory performance and at the sole discretion of the Employer. The estimated contract value is £108m (£12m per annum). The contract is divided in to two non-geographic lots which cover the entirety of Northern Ireland and have a range of the associations housing and tenure types. The lots are: 1. Lot 1 has 5,291 General needs properties, 295 SLA/JMAs

properties and 1,327 Sheltered/Fold properties. A total of 6,913. 2. Lot 2 as 5,268 General needs properties, 253 SLA/JMAs properties and 1,307 Sheltered/Fold properties. A total of 6,878. Contractors may bid for either or both lots, but Radius will appoint two different contractors, one for each lot. Should the same Contractor be ranked first for both lots, the Employer will make the appointments based on the most economically advantageous solution to them across the two Lots. The second placed contractor will be appointed to the remaining Lot. The successful Contractors may be requested to carry work in any area of NI to support the other Contractor where required, either due to peaks in workload or for any other reason. The form of contract will be the NEC3 Term Service Contract, Option A. The Contract Data is attached at Document 5. A full description of the required service is provided in Document 2 – Service Information.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Cost criterion - Name: Price / Weighting: 40

### **II.2.6) Estimated value**

Value excluding VAT: £54,000,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

108

This contract is subject to renewal

Yes

Description of renewals

Initial 3 years + 2 + 2 + 2

### **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**

2

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 45420000 - Joinery and carpentry installation work
- 44230000 - Builders' carpentry
- 45330000 - Plumbing and sanitary works
- 45332200 - Water plumbing work
- 45311200 - Electrical fitting work
- 45311000 - Electrical wiring and fitting work
- 45441000 - Glazing work
- 45440000 - Painting and glazing work

### **II.2.3) Place of performance**

NUTS codes

- UKN - NORTHERN IRELAND

### **II.2.4) Description of the procurement**

The contract will be for a period of three (3) years with three (3) options to extend for two (2) years each up to a maximum total duration of nine (9) years subject to satisfactory performance and at the sole discretion of the Employer. The estimated contract value is £108m (£12m per annum). The contract is divided in to two non-geographic lots which cover the entirety of Northern Ireland and have a range of the associations housing and

tenure types. The lots are: 1. Lot 1 has 5,291 General needs properties, 295 SLA/JMAs properties and 1,327 Sheltered/Fold properties. A total of 6,913. 2. Lot 2 as 5,268 General needs properties, 253 SLA/JMAs properties and 1,307 Sheltered/Fold properties. A total of 6,878. Contractors may bid for either or both lots, but Radius will appoint two different contractors, one for each lot. Should the same Contractor be ranked first for both lots, the Employer will make the appointments based on the most economically advantageous solution to them across the two Lots. The second placed contractor will be appointed to the remaining Lot. The successful Contractors may be requested to carry work in any area of NI to support the other Contractor where required, either due to peaks in workload or for any other reason. The form of contract will be the NEC3 Term Service Contract, Option A. The Contract Data is attached at Document 5. A full description of the required service is provided in Document 2 – Service Information.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Cost criterion - Name: Price / Weighting: 40

### **II.2.6) Estimated value**

Value excluding VAT: £54,000,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

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Description of renewals

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### **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

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Stated in the procurement documents

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open procedure

#### **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.2.2) Time limit for receipt of tenders or requests to participate**

Date

7 April 2021

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**

Tender must be valid until: 4 October 2021

#### **IV.2.7) Conditions for opening of tenders**

Date

7 April 2021

Local time

12:30pm

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Royal Courts of Justice

Belfast

Country

United Kingdom