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Tender

CTO100 - Maintenance and Improvement Services 2022

Northern Ireland Housing Executive

F02: Contract notice

Notice identifier: 2022/S 000-004975

Procurement identifier (OCID): ocds-h6vhtk-03014d

Published 22 February 2022, 2:44pm

Section I: Contracting authority

I.1) Name and addresses

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8BP

Contact

CHRISTOPHER BROWN

Email

CHRISTOPHER.BROWN@NIHE.GOV.UK

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 to the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

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

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

CTO100 - Maintenance and Improvement Services 2022

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

This requirement is for a response maintenance and improvement service. This includes, inter alia: responsive and emergency repairs on a 24/7/365(6) basis, to occupied and void properties, pest control services, commercial, fire safety and civil engineering works. Scope also includes for demolition work and installation of bathrooms, kitchens and rewiring. The successful Economic Operator may be required to backup support services in accordance with the document pack.

II.1.5) Estimated total value

Value excluding VAT: £176,494,640.53

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

4

Maximum number of lots that may be awarded to one tenderer: 2

II.2) Description

II.2.1) Title

North Region: West and Causeway Area (excluding Coleraine)

Lot No

1

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

This requirement is for a response maintenance and improvement service. This includes, inter alia: responsive and emergency repairs on a 24/7/365(6) basis, to occupied and void properties, pest control services, commercial, fire safety and civil engineering works. Scope also includes for demolition work and installation of bathrooms, kitchens and rewiring. The successful Economic Operator may be required to backup support services in accordance with the document pack.

II.2.5) Award criteria

Price

II.2.6) Estimated value

Value excluding VAT: £62,788,905.90

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

A new procurement competition may be run prior to the end of this Contract.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Contracting Authority at its sole discretion has options to extend the service period, which may be in two further periods of 24 months or part thereof as the Client sees fit, provided that the cumulative period of such extension(s) shall not exceed 4 (four) years from the date of the expiry of the initial service period. Refer to contract documents.

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.2.14) Additional information

The estimated value shown in section II.2.6 is for the full duration of the Lot Contract inclusive of the initial Service Period, all potential extension options, demolition and contingency. The estimated value shown herein is therefore NOT an annual value.

II.2) Description

II.2.1) Title

Belfast Region: South and East Belfast Area

Lot No

2

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations

- 50712000 - Repair and maintenance services of mechanical building installations

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

This requirement is for a response maintenance and improvement service. This includes, inter alia: responsive and emergency repairs on a 24/7/365(6) basis, to occupied and void properties, pest control services, commercial, fire safety and civil engineering works. Scope also includes for demolition work and installation of bathrooms, kitchens and rewiring. The successful Economic Operator may be required to backup support services in accordance with the document pack.

II.2.5) Award criteria

Price

II.2.6) Estimated value

Value excluding VAT: £37,017,901.46

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

A new procurement competition may be run prior to the end of this Contract.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Contracting Authority at its sole discretion has options to extend the service period, which may be in two further periods of 24 months or part thereof as the Client sees fit, provided that the cumulative period of such extension(s) shall not exceed 4 (four) years from the date of the expiry of the initial service period. Refer to contract documents.

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.2.14) Additional information

The estimated value shown in section II.2.6 is for the full duration of the Lot Contract inclusive of the initial Service Period, all potential extension options, demolition and contingency. The estimated value shown herein is therefore NOT an annual value.

II.2) Description

II.2.1) Title

North Region: Mid and East Antrim Area

Lot No

3

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

This requirement is for a response maintenance and improvement service. This includes,

inter alia: responsive and emergency repairs on a 24/7/365(6) basis, to occupied and void properties, pest control services, commercial, fire safety and civil engineering works. Scope also includes for demolition work and installation of bathrooms, kitchens and rewiring. The successful Economic Operator may be required to backup support services in accordance with the document pack.

II.2.5) Award criteria

Price

II.2.6) Estimated value

Value excluding VAT: £25,015,934.83

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

A new procurement competition may be run prior to the end of this Contract.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Contracting Authority at its sole discretion has options to extend the service period, which may be in two further periods of 24 months or part thereof as the Client sees fit, provided that the cumulative period of such extension(s) shall not exceed 4 (four) years from the date of the expiry of the initial service period. Refer to contract documents.

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.2.14) Additional information

The estimated value shown in section II.2.6 is for the full duration of the Lot Contract inclusive of the initial Service Period, all potential extension options, demolition and contingency. The estimated value shown herein is therefore NOT an annual value.

II.2) Description

II.2.1) Title

South Region: South West Area

Lot No

4

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

This requirement is for a response maintenance and improvement service. This includes, inter alia: responsive and emergency repairs on a 24/7/365(6) basis, to occupied and void properties, pest control services, commercial, fire safety and civil engineering works. Scope also includes for demolition work and installation of bathrooms, kitchens and rewiring. The successful Economic Operator may be required to backup support services in accordance with the document pack.

II.2.5) Award criteria

Price

II.2.6) Estimated value

Value excluding VAT: £18,563,380.32

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

A new procurement competition may be run prior to the end of this Contract.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Contracting Authority at its sole discretion has options to extend the service period, which may be in two further periods of 24 months or part thereof as the Client sees fit, provided that the cumulative period of such extension(s) shall not exceed 4 (four) years from the date of the expiry of the initial service period. Refer to contract documents.

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.2.14) Additional information

The estimated value shown in section II.2.6 is for the full duration of the Lot Contract inclusive of the initial Service Period, all potential extension options, demolition and contingency. The estimated value shown herein is therefore NOT an annual value.

II.2) Description

II.2.1) Title

South Region: Mid Ulster Area

Lot No

5

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

This requirement is for a response maintenance and improvement service. This includes, inter alia: responsive and emergency repairs on a 24/7/365(6) basis, to occupied and void properties, pest control services, commercial, fire safety and civil engineering works. Scope also includes for demolition work and installation of bathrooms, kitchens and rewiring. The successful Economic Operator may be required to backup support services in accordance with the document pack.

II.2.5) Award criteria

Price

II.2.6) Estimated value

Value excluding VAT: £16,792,588.68

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

A new procurement competition may be run prior to the end of this Contract.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Contracting Authority at its sole discretion has options to extend the service period, which may be in two further periods of 24 months or part thereof as the Client sees fit, provided that the cumulative period of such extension(s) shall not exceed 4 (four) years from the date of the expiry of the initial service period. Refer to contract documents.

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.2.14) Additional information

The estimated value shown in section II.2.6 is for the full duration of the Lot Contract inclusive of the initial Service Period, all potential extension options, demolition and contingency. The estimated value shown herein is therefore NOT an annual value.

II.2) Description

II.2.1) Title

South Region: South Area (excluding Craigavon)

Lot No

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

This requirement is for a response maintenance and improvement service. This includes, inter alia: responsive and emergency repairs on a 24/7/365(6) basis, to occupied and void properties, pest control services, commercial, fire safety and civil engineering works. Scope also includes for demolition work and installation of bathrooms, kitchens and rewiring. The successful Economic Operator may be required to backup support services in accordance with the document pack.

II.2.5) Award criteria

Price

II.2.6) Estimated value

Value excluding VAT: £16,315,929.34

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

A new procurement competition may be run prior to the end of this Contract.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Contracting Authority at its sole discretion has options to extend the service period, which may be in two further periods of 24 months or part thereof as the Client sees fit, provided that the cumulative period of such extension(s) shall not exceed 4 (four) years from the date of the expiry of the initial service period. Refer to contract documents.

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.2.14) Additional information

The estimated value shown in section II.2.6 is for the full duration of the Lot Contract inclusive of the initial Service Period, all potential extension options, demolition and contingency. The estimated value shown herein is therefore NOT an annual value.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

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

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Refer to Contract 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.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-031190](#)

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

Date

24 March 2022

Local time

3:00pm

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: 24 September 2022

IV.2.7) Conditions for opening of tenders

Date

24 March 2022

Local time

3:30pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

VI.3) Additional information

If you are interested in tendering, and you have not already done so, you must register with: <https://etendersni.gov.uk/epps/home.do>. Tenders will ONLY be accepted if submitted through eTendersNI and no tender documentation will be provided via email. eTendersNI is not a Housing Executive managed system. Should you experience any difficulties or have any questions regarding the system, please contact the eTendersNI help desk. The estimated value shown in section II.1.5 is for the full duration of each Lot Contract inclusive of the initial Service Period, all potential extension options, demolition and contingency. The estimated values shown herein is therefore NOT an annual value.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Chichester Street

Belfast

Country

United Kingdom