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Tender

## **CTO122 - RESPONSE MAINTENANCE AND IMPROVEMENT WORKS - SOUTH**

Northern Ireland Housing Executive

F02: Contract notice

Notice identifier: 2023/S 000-005193

Procurement identifier (OCID): ocds-h6vhtk-03a10a

Published 21 February 2023, 2:55pm

The closing date and time has been changed to:

**29 March 2023 - no time specified**

See the [change notice](#).

### **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](mailto:CHRISTOPHER.BROWN@NIHE.GOV.UK)

**Country**

United Kingdom

**Region 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

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## **Section II: Object**

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

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

CTO122 - RESPONSE MAINTENANCE AND IMPROVEMENT WORKS - SOUTH

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

- 45000000 - Construction work

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

Works

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

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes. Under this Procurement the Economic Operators will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value. This requirement is for response maintenance and improvement works. 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 ad hoc demolition work and installation of bathrooms, kitchens and rewiring.

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

Value excluding VAT: £43,047,544.02

#### **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: 3

### **II.2) Description**

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

South Down

Lot No

1

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

- 45000000 - Construction work

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

NUTS codes

- UKN - Northern Ireland

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

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes. Under this Procurement the Economic Operators will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value. This requirement is for response maintenance and improvement works. 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 ad hoc demolition work and installation of bathrooms, kitchens and rewiring.

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

Quality criterion - Name: Method Statement Questionnaires /Quality Questionnaires /  
Weighting: 30

Price - Weighting: 70

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

Value excluding VAT: £16,749,509.65

### **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

Refer to Tender 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 represents the estimated value of Lot 1 South Down, made up of the full duration of the Contract inclusive of the initial Service Period, the potential extension option, additional estimated expenditure for South Down, demolition and contingency. The estimated value shown herein is therefore NOT an annual value. The estimated value shown at section II.1.5 represents the estimated sum of all 4 lots.

### **II.2) Description**

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

South Area (excluding Craigavon)

Lot No

2

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

- 45000000 - Construction work

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

NUTS codes

- UKN - Northern Ireland

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

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes. Under this Procurement the Economic Operators will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value. This requirement is for response maintenance and improvement works. 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 ad hoc demolition work and installation of bathrooms, kitchens and rewiring.

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

Quality criterion - Name: Method Statement Questionnaires /Quality Questionnaires /  
Weighting: 30

Price - Weighting: 70

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

Value excluding VAT: £11,138,750.44

### **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

Refer to Tender 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 represents the estimated value of Lot 2 South Area Excluding Craigavon made up the full duration of the Contract inclusive of the initial Service Period, the potential extension option, demolition and contingency. The estimated value shown herein is therefore NOT an annual value. The estimated value shown at section II.1.5 represents the estimated sum of all 4 lots.

## **II.2) Description**

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

South West Area

Lot No

3

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

- 45000000 - Construction work

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

NUTS codes

- UKN - Northern Ireland

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

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes. Under this Procurement the Economic Operators will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value. This requirement is for response maintenance and improvement works. 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 ad hoc demolition work and installation of bathrooms, kitchens and rewiring.

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

Quality criterion - Name: Method Statement Questionnaires /Quality Questionnaires /  
Weighting: 30

Price - Weighting: 70

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

Value excluding VAT: £8,146,920.50

#### **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



Refer to Tender 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 represents the estimated value of Lot 3 South West, made up the full duration of the Contract inclusive of the initial Service Period, the potential extension option, demolition and contingency. The estimated value shown herein is therefore NOT an annual value. The estimated value shown at section II.1.5 represents the estimated sum of all 4 lots.

## **II.2) Description**

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

Mid Ulster Area

Lot No

4

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

- 45000000 - Construction work

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

NUTS codes

- UKN - Northern Ireland

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

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes. Under this Procurement the Economic Operators will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value. This requirement is for response maintenance and improvement works. 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 ad hoc demolition work and

installation of bathrooms, kitchens and rewiring.

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

Quality criterion - Name: Method Statement Questionnaires /Quality Questionnaires /  
Weighting: 30

Price - Weighting: 70

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

Value excluding VAT: £7,012,363.42

#### **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

Refer to Tender 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 represents the estimated value of Lot 4 Mid Ulster, made up the full duration of the Contract inclusive of the initial Service Period, the potential extension option, demolition and contingency. The estimated value shown herein is therefore NOT an annual value. The estimated value shown at section II.1.5 represents the estimated sum of all 4 lots.

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

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

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

List and brief description of selection criteria

Please refer to the Selection Questionnaire Pack for further information

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

List and brief description of selection criteria

Please refer to the Selection Questionnaire Pack for further information

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

Please refer to Document Pack for further information

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## **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: [2023/S 000-002767](#)

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

Originally published as:

Date

24 March 2023

Local time

3:00pm

Changed to:

Date

29 March 2023

See the [change notice](#).

**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 2023

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

Date

24 March 2023

Local time

3:30pm

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## **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.

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

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

Royal Courts of Justice

Chichester Street

Belfast

Country

United Kingdom