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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

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

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.

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

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

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