

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/005292-2021>

Contract

CT062(b) Major Adaptation works to properties for people with disability.

Northern Ireland Housing Executive

F03: Contract award notice

Notice identifier: 2021/S 000-005292

Procurement identifier (OCID): ocds-h6vhtk-029c1d

Published 16 March 2021, 12:40pm

Section I: Contracting authority

I.1) Name and addresses

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8BP

Contact

procurementnihe.gov.uk

Email

procurement@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.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

CT062(b) Major Adaptation works to properties for people with disability.

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Northern Ireland Housing Executive wishes to procure suitably qualified competent contractors to carry out works in relation to the provision of Major Adaptations for Persons with disability throughout Northern Ireland. It is proposed to have 6 Lots consisting of 3 Contractors each awarded a Contract within that Lot (subject to a sufficient number of compliant tenders being received) covering 6 areas as detailed in the Tender documents. Subject to terms and conditions each Lot Contract will be for a period of 12 months + the option to extend for a further period of 12 months (or part thereof). Economic Operators can submit a tender for a maximum of 3 Lots (out of the 6), with a further restriction that overall they can only be awarded a contract to a maximum of TWO lots. (subject to sufficient number of tenders being received the NIHE reserves the right to review this as detailed in the Tender documents. Tenders will be assessed on a "most economically advantageous tender" basis according to price (100marks). The NIHE will be utilising the Accelerated procedure for this procurement.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £18,219,999.99

II.2) Description

II.2.1) Title

North 1 - East Area, South Antrim Area

Lot No

1

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45453100 - Refurbishment work
- 45215210 - Construction work for subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKN - NORTHERN IRELAND

II.2.4) Description of the procurement

The Northern Ireland Housing Executive wishes to procure suitably qualified competent contractors to carry out works in relation to the provision of Major Adaptations for Persons with disability throughout Northern Ireland. It is proposed to have 6 Lots consisting of 3 Contractors each awarded a Contract within that Lot (subject to a sufficient number of compliant tenders being received) covering 6 areas as detailed in the Tender documents. Subject to terms and conditions each Lot Contract will be for a period of 12 months + the option to extend for a further period of 12 months (or part thereof). Economic Operators can submit a tender for a maximum of 3 Lots (out of the 6), with a further restriction that overall they can only be awarded a contract to a maximum of TWO lots. (subject to sufficient number of tenders being received the NIHE reserves the right to review this as detailed in the Tender documents. Tenders will be assessed on a "most economically advantageous tender" basis according to price (100marks). The NIHE will be utilising the Accelerated procedure for this procurement.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

Subject to the terms and conditions set out in this ITT and Contract, the term of the Contract will be for a period of 12 months, with the option to extend the service period for a further 12 months or part thereof as the Contracting Authority sees fit provided that the cumulative period of such extensions shall not exceed 12 months from the date of the expiry of the initial Contract period.

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

South 2 - Mid Ulster + South West Area

Lot No

2

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45453100 - Refurbishment work
- 45215210 - Construction work for subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKN - NORTHERN IRELAND

II.2.4) Description of the procurement

The Northern Ireland Housing Executive wishes to procure suitably qualified competent contractors to carry out works in relation to the provision of Major Adaptations for Persons with disability throughout Northern Ireland. It is proposed to have 6 Lots consisting of 3 Contractors each awarded a Contract within that Lot (subject to a sufficient number of compliant tenders being received) covering 6 areas as detailed in the Tender documents. Subject to terms and conditions each Lot Contract will be for a period of 12 months + the option to extend for a further period of 12 months (or part thereof). Economic Operators can submit a tender for a maximum of 3 Lots (out of the 6), with a further restriction that overall they can only be awarded a contract to a maximum of TWO lots. (subject to sufficient number of tenders being received the NIHE reserves the right to review this as detailed in the Tender documents. Tenders will be assessed on a "most economically advantageous tender" basis according to price (100marks). The NIHE will be utilising the Accelerated procedure for this procurement.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

Subject to the terms and conditions set out in this ITT and Contract, the term of the Contract will be for a period of 12 months, with the option to extend the service period for a further 12 months or part thereof as the Contracting Authority sees fit provided that the cumulative period of such extensions shall not exceed 12 months from the date of the expiry of the initial Contract period.

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

Belfast 1 - Lisburn Castlereagh

Lot No

3

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45453100 - Refurbishment work
- 45215210 - Construction work for subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKN - NORTHERN IRELAND

II.2.4) Description of the procurement

The Northern Ireland Housing Executive wishes to procure suitably qualified competent contractors to carry out works in relation to the provision of Major Adaptations for Persons with disability throughout Northern Ireland. It is proposed to have 6 Lots consisting of 3 Contractors each awarded a Contract within that Lot (subject to a sufficient number of compliant tenders being received) covering 6 areas as detailed in the Tender documents. Subject to terms and conditions each Lot Contract will be for a period of 12 months + the option to extend for a further period of 12 months (or part thereof). Economic Operators can submit a tender for a maximum of 3 Lots (out of the 6), with a further restriction that overall they can only be awarded a contract to a maximum of TWO lots. (subject to sufficient number of tenders being received the NIHE reserves the right to review this as detailed in the Tender documents. Tenders will be assessed on a "most economically advantageous tender" basis according to price (100marks). The NIHE will be utilising the Accelerated procedure for this procurement.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

Subject to the terms and conditions set out in this ITT and Contract, the term of the Contract will be for a period of 12 months, with the option to extend the service period for a further 12 months or part thereof as the Contracting Authority sees fit provided that the cumulative period of such extensions shall not exceed 12 months from the date of the expiry of the initial Contract period.

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

North 2 - West and causeway Areas

Lot No

4

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45453100 - Refurbishment work
- 45215210 - Construction work for subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKN - NORTHERN IRELAND

II.2.4) Description of the procurement

The Northern Ireland Housing Executive wishes to procure suitably qualified competent contractors to carry out works in relation to the provision of Major Adaptations for Persons

with disability throughout Northern Ireland. It is proposed to have 6 Lots consisting of 3 Contractors each awarded a Contract within that Lot (subject to a sufficient number of compliant tenders being received) covering 6 areas as detailed in the Tender documents. Subject to terms and conditions each Lot Contract will be for a period of 12 months + the option to extend for a further period of 12 months (or part thereof). Economic Operators can submit a tender for a maximum of 3 Lots (out of the 6), with a further restriction that overall they can only be awarded a contract to a maximum of TWO lots. (subject to sufficient number of tenders being received the NIHE reserves the right to review this as detailed in the Tender documents. Tenders will be assessed on a "most economically advantageous tender" basis according to price (100marks). The NIHE will be utilising the Accelerated procedure for this procurement.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

Subject to the terms and conditions set out in this ITT and Contract, the term of the Contract will be for a period of 12 months, with the option to extend the service period for a further 12 months or part thereof as the Contracting Authority sees fit provided that the cumulative period of such extensions shall not exceed 12 months from the date of the expiry of the initial Contract period.

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

South 1 - North Down / Ards + South Down Area

Lot No

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45453100 - Refurbishment work
- 45215210 - Construction work for subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKN - NORTHERN IRELAND

II.2.4) Description of the procurement

The Northern Ireland Housing Executive wishes to procure suitably qualified competent contractors to carry out works in relation to the provision of Major Adaptations for Persons with disability throughout Northern Ireland. It is proposed to have 6 Lots consisting of 3 Contractors each awarded a Contract within that Lot (subject to a sufficient number of compliant tenders being received) covering 6 areas as detailed in the Tender documents. Subject to terms and conditions each Lot Contract will be for a period of 12 months + the option to extend for a further period of 12 months (or part thereof). Economic Operators can submit a tender for a maximum of 3 Lots (out of the 6), with a further restriction that overall they can only be awarded a contract to a maximum of TWO lots. (subject to sufficient number of tenders being received the NIHE reserves the right to review this as detailed in the Tender documents. Tenders will be assessed on a "most economically advantageous tender" basis according to price (100marks). The NIHE will be utilising the Accelerated procedure for this procurement.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

Subject to the terms and conditions set out in this ITT and Contract, the term of the Contract

will be for a period of 12 months, with the option to extend the service period for a further 12 months or part thereof as the Contracting Authority sees fit provided that the cumulative period of such extensions shall not exceed 12 months from the date of the expiry of the initial Contract period.

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

Belfast 2 - North, South, East + West

Lot No

6

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45453100 - Refurbishment work
- 45215210 - Construction work for subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKN - NORTHERN IRELAND

II.2.4) Description of the procurement

The Northern Ireland Housing Executive wishes to procure suitably qualified competent contractors to carry out works in relation to the provision of Major Adaptations for Persons with disability throughout Northern Ireland. It is proposed to have 6 Lots consisting of 3 Contractors each awarded a Contract within that Lot (subject to a sufficient number of compliant tenders being received) covering 6 areas as detailed in the Tender documents.

Subject to terms and conditions each Lot Contract will be for a period of 12 months + the option to extend for a further period of 12 months (or part thereof). Economic Operators can submit a tender for a maximum of 3 Lots (out of the 6), with a further restriction that overall they can only be awarded a contract to a maximum of TWO lots. (subject to sufficient number of tenders being received the NIHE reserves the right to review this as detailed in the Tender documents. Tenders will be assessed on a "most economically advantageous tender" basis according to price (100marks). The NIHE will be utilising the Accelerated procedure for this procurement.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

Subject to the terms and conditions set out in this ITT and Contract, the term of the Contract will be for a period of 12 months, with the option to extend the service period for a further 12 months or part thereof as the Contracting Authority sees fit provided that the cumulative period of such extensions shall not exceed 12 months from the date of the expiry of the initial Contract period.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

Accelerated procedure

Justification:

The initial competition for this requirement was stood down on 20 March 2020 due to the current Covid-19 outbreak, whilst the contracting authority responded to the Covid-19 outbreak immediately; it was unable to conclude subsequent competition advertised in July 2020 and closed in August 2020. The time required to run a competition using the open procedure could result in a gap in service creating an intolerable risk to our customers. This contract is vital to address essential statutory requirements of the contracting authority which, directly and indirectly, impact the health, safety, mental and physical well being of our customers, including those whom may be vulnerable or at risk given the ongoing Covid-19 outbreak. The Contracting Authority therefore needs to urgently procure this contract and therefore intends to undertake a new procurement competition for these services using the accelerated 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: [2020/S 224-551957](#)

Section V. Award of contract

Contract No

1

Lot No

1

Title

North 1 - East Area, South Antrim Area

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 March 2021

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 3

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 12

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

ACTIVE MAINTENANCE SOLUTIONS LTD

UNIT 3 SPRINGTOWN INDUSTRIAL ESTATE

LONDONDERRY

BT48 0LY

Email

info@amsni.com

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

COMBINED FACILITIES MANAGEMENT LTD

65 Deerpark Road

MAGHERAFELT

BT45 8BS

Email

kenny.carson@cfm-ni.com

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

DSK CONTRACTS LTD

6a Gortinure Road

MAGHERA

BT46 5RB

Email

dskcontracts@yahoo.co.uk

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £2,969,000

Total value of the contract/lot: £989,666.67

Section V. Award of contract

Contract No

2

Lot No

2

Title

South 2 - Mid Ulster + South West Area

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 March 2021

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 3

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 12

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

MCCUSKER CONTRACTS

77 KILDRUM ROAD

OMAGH

BT78 3EQ

Email

info@mccuskercontracts.co.uk

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

No

V.2.3) Name and address of the contractor

O'KANE PLUMBING ELECTRICS LTD

50 Dunnamore Road

COOKSTOWN

BT80 9NT

Email

damian@okaneplumbingandelectrics.com

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

P.K. MURPHY CONSTRUCTION LTD

91 Sluggan Road

DUNGANNON

BT70 2UP

Email

clairek@pkmurphy.co.uk

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £2,508,000

Total value of the contract/lot: £836,000

Section V. Award of contract

Contract No

3

Lot No

3

Title

Belfast 1 - Lisburn Castlereagh

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 March 2021

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 3

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 12

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

MAURICE FLYNN SONS LTD

2 Springbank Road, Springbank Industrial Estate

BELFAST

BT17 0QL

Email

aidan@mauriceflynn.com

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

MCCUSKER CONTRACTS

77 KILDRUM ROAD

OMAGH

BT78 3EQ

Email

info@mccuskercontracts.co.uk

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

DSK CONTRACTS LTD

6a Gortinure Road

MAGHERA

BT46 5RB

Email

dskcontracts@yahoo.co.uk

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £1,174,000

Total value of the contract/lot: £391,333.33

Section V. Award of contract

Contract No

4

Lot No

4

Title

North 2 - West and causeway Areas

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 March 2021

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 3

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 12

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

ACTIVE MAINTENANCE SOLUTIONS LTD

UNIT 3 SPRINGTOWN INDUSTRIAL ESTATE

LONDONDERRY

BT48 0LY

Email

info@amsni.com

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

COMBINED FACILITIES MANAGEMENT LTD

65 Deerpark Road

MAGHERAFELT

BT45 8BS

Email

kenny.carson@cfm-ni.com

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

FOYLE VIEW BUILDERS LTD

Foyle View Builders, Site 8, Springtown Industrial Estate.

LONDONDERRY

BT480LY

Email

info@foyleviewbuilders.com

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £5,344,000

Total value of the contract/lot: £1,781,333.33

Section V. Award of contract

Contract No

5

Lot No

5

Title

South 1 - North Down / Ards + South Down Area

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 March 2021

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 2

Number of tenders received by electronic means: 12

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

O'KANE PLUMBING ELECTRICS LTD

50 Dunnamore Road

COOKSTOWN

BT80 9NT

Email

damian@okaneplumbingandelectrics.com

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

P.K. MURPHY CONSTRUCTION LTD

91 Sluggan Road

DUNGANNON

BT70 2UP

Email

clairek@pkmurphy.co.uk

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £4,065,000

Total value of the contract/lot: £2,032,500

Section V. Award of contract

Contract No

6

Lot No

6

Title

Belfast 2 - North, South, East + West

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 March 2021

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 3

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 12

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

MAURICE FLYNN SONS LTD

2 Springbank Road, Springbank Industrial Estate

BELFAST

BT17 0QL

Email

aidan@mauriceflynn.com

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

P D MC MAHON CONTRACTS LTD

23 Crohill Road

NEWRY

BT34 2LF

Email

accounts@pdmcmahoncontractsLtd.com

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

PCD CONTRACTS LTD

5 Church Street

BALLYMENA

BT42 2PA

Email

eileen@pcdcontracts.com

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

Internet address

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

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £2,160,000

Total value of the contract/lot: £720,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The Royal Courts of Justice

Chichester Street

Belfast

BT1 3JF

Email

adminoffice@courtsni.gov.uk

Country

United Kingdom