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Contract

## **CT0133 - Major Adaptation Construction Works to properties for people with disability for the Northern Ireland Housing Executive.**

Northern Ireland Housing Executive

F03: Contract award notice

Notice identifier: 2024/S 000-016768

Procurement identifier (OCID): ocds-h6vhtk-03ebb8

Published 29 May 2024, 2:25pm

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

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

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8BP

#### **Contact**

[procurementnihe.gov.uk](https://procurementnihe.gov.uk)

#### **Email**

[procurement@nihe.gov.uk](mailto:procurement@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.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**

CT0133 - Major Adaptation Construction Works to properties for people with disability for the Northern Ireland Housing Executive.

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

- 45000000 - Construction work

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

Works

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

The Housing Executive wishes to procure suitably qualified and competent contractors to carry out construction works in relation to the provision of Major Adaptations for Persons with a Disability throughout Northern Ireland. It is proposed to have 5 Lots consisting of four Lots with 3 Contractors and one Lot with 4 Contractors each awarded a Contract (subject to a sufficient number of compliant tenders being received) covering 5 areas as detailed in the Tender documents. Subject to the terms and conditions set out in the ITT and Contract documents, the initial service period is for 2 (two) years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such period(s) as the Client sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial service period. Tenderers will be assessed on a "most economically advantageous tender" basis.

#### **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: £23,094,204.68

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

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

LOT 1 - North 1 - East Area, South Antrim Areas

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 Housing Executive wishes to procure suitably qualified and competent contractors to carry out construction works in relation to the provision of Major Adaptations for Persons with a Disability throughout Northern Ireland. It is proposed to have 5 Lots consisting of four Lots with 3 Contractors and one Lot with 4 Contractors each awarded a Contract (subject to a sufficient number of compliant tenders being received) covering 5 areas as detailed in the Tender documents. Subject to the terms and conditions set out in the ITT and Contract documents, the initial service period is for 2 (two) years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such period(s) as the Client sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial service period. Tenderers will be assessed on a “most economically advantageous tender” basis.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Price / Weighting: 70

### **II.2.11) Information about options**

Options: Yes

Description of options

The initial service period is for 2 two years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such periods as the Client sees fit provided that the cumulative period of such extensions shall not exceed 2 two years from the date of the expiry of the initial service period. For the avoidance of doubt, such an extension of the Contract shall not be taken as any indication that any Task Orders will be raised during the extended term.

### **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**

1.1 In accordance with the mechanism of the Contract as set out in the Contract documents. Each Lot is made up of three or in respect of Lot 5, four ranked contractors. Specifically in relation to the published 'Lot Value', it should be noted that the volume and value of Task Orders will be based upon need which is determined by an assessment of need by occupational health, funding and other factors. In addition, it should be acknowledged that the allocation of Task Orders will be by way of rotation based upon the timing of referrals by occupational health which will result in a variance in the cumulative value of the three or in respect of Lot 5, four contracts within the Lot. This therefore means that the cumulative value of the Contractor's Task Orders may be marginally or significantly less than that of the other contractors and similarly may be marginally or significantly more than that of the other contractors.

## **II.2) Description**

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

LOT 2 - South 2 - South, Mid Ulster and South West Areas

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 Housing Executive wishes to procure suitably qualified and competent contractors to carry out construction works in relation to the provision of Major Adaptations for Persons with a Disability throughout Northern Ireland. It is proposed to have 5 Lots consisting of four Lots with 3 Contractors and one Lot with 4 Contractors each awarded a Contract (subject to a sufficient number of compliant tenders being received) covering 5 areas as detailed in the Tender documents. Subject to the terms and conditions set out in the ITT and Contract documents, the initial service period is for 2 (two) years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such period(s) as the Client sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial service period. Tenderers will be assessed on a “most economically advantageous tender” basis.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Price / Weighting: 70

### **II.2.11) Information about options**

Options: Yes

Description of options

The initial service period is for 2 two years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such periods as the Client sees fit provided that the cumulative period of such extensions shall not exceed 2 two years from the date of the expiry of the initial service period. For the avoidance of doubt, such an extension of the Contract shall not be taken as any indication that any Task Orders will be raised during the extended term.

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## **II.2) Description**

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

LOT 3 - North 2 - Causeway and West Area

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 Housing Executive wishes to procure suitably qualified and competent contractors to carry out construction works in relation to the provision of Major Adaptations for Persons with a Disability throughout Northern Ireland. It is proposed to have 5 Lots consisting of four Lots with 3 Contractors and one Lot with 4 Contractors each awarded a Contract (subject to a sufficient number of compliant tenders being received) covering 5 areas as

detailed in the Tender documents. Subject to the terms and conditions set out in the ITT and Contract documents, the initial service period is for 2 (two) years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such period(s) as the Client sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial service period. Tenderers will be assessed on a “most economically advantageous tender” basis.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Price / Weighting: 70

### **II.2.11) Information about options**

Options: Yes

Description of options

The initial service period is for 2 two years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such periods as the Client sees fit provided that the cumulative period of such extensions shall not exceed 2 two years from the date of the expiry of the initial service period. For the avoidance of doubt, such an extension of the Contract shall not be taken as any indication that any Task Orders will be raised during the extended term.

### **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**

1.1 In accordance with the mechanism of the Contract as set out in the Contract documents. Each Lot is made up of three or in respect of Lot 5, four ranked contractors. Specifically in relation to the published ‘Lot Value’, it should be noted that the volume and value of Task Orders will be based upon need which is determined by an assessment of need by occupational health, funding and other factors. In addition, it should be acknowledged that the allocation of Task Orders will be by way of rotation based upon the timing of referrals by occupational health which will result in a variance in the cumulative value of the three or in respect of Lot 5, four contracts within the Lot. This therefore means that the cumulative value of the Contractor’s Task Orders may be marginally or significantly less than that of the other contractors and similarly may be marginally or

significantly more than that of the other contractors.

## **II.2) Description**

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

LOT 4 - South 1 - North Down / Ards and South Down Area

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 Housing Executive wishes to procure suitably qualified and competent contractors to carry out construction works in relation to the provision of Major Adaptations for Persons with a Disability throughout Northern Ireland. It is proposed to have 5 Lots consisting of four Lots with 3 Contractors and one Lot with 4 Contractors each awarded a Contract (subject to a sufficient number of compliant tenders being received) covering 5 areas as detailed in the Tender documents. Subject to the terms and conditions set out in the ITT and Contract documents, the initial service period is for 2 (two) years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such period(s) as the Client sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial service period. Tenderers will be assessed on a “most economically advantageous tender” basis.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Price / Weighting: 70

### **II.2.11) Information about options**

Options: Yes

Description of options

The initial service period is for 2 two years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such periods as the Client sees fit provided that the cumulative period of such extensions shall not exceed 2 two years from the date of the expiry of the initial service period. For the avoidance of doubt, such an extension of the Contract shall not be taken as any indication that any Task Orders will be raised during the extended term.

### **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**

1.1 In accordance with the mechanism of the Contract as set out in the Contract documents. Each Lot is made up of three or in respect of Lot 5, four ranked contractors. Specifically in relation to the published 'Lot Value', it should be noted that the volume and value of Task Orders will be based upon need which is determined by an assessment of need by occupational health, funding and other factors. In addition, it should be acknowledged that the allocation of Task Orders will be by way of rotation based upon the timing of referrals by occupational health which will result in a variance in the cumulative value of the three or in respect of Lot 5, four contracts within the Lot. This therefore means that the cumulative value of the Contractor's Task Orders may be marginally or significantly less than that of the other contractors and similarly may be marginally or significantly more than that of the other contractors.

## **II.2) Description**

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

LOT 5 - Belfast Region – North, South, East and West Areas and Lisburn / Castlereagh

Lot No

5

## **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 Housing Executive wishes to procure suitably qualified and competent contractors to carry out construction works in relation to the provision of Major Adaptations for Persons with a Disability throughout Northern Ireland. It is proposed to have 5 Lots consisting of four Lots with 3 Contractors and one Lot with 4 Contractors each awarded a Contract (subject to a sufficient number of compliant tenders being received) covering 5 areas as detailed in the Tender documents. Subject to the terms and conditions set out in the ITT and Contract documents, the initial service period is for 2 (two) years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such period(s) as the Client sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial service period. Tenderers will be assessed on a “most economically advantageous tender” basis.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Price / Weighting: 70

## **II.2.11) Information about options**

Options: Yes

Description of options

The initial service period is for 2 two years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such periods as the Client sees fit provided that the cumulative period of such

extensions shall not exceed 2 two years from the date of the expiry of the initial service period. For the avoidance of doubt, such an extension of the Contract shall not be taken as any indication that any Task Orders will be raised during the extended term.

### **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**

1.1 In accordance with the mechanism of the Contract as set out in the Contract documents. Each Lot is made up of three or in respect of Lot 5, four ranked contractors. Specifically in relation to the published 'Lot Value', it should be noted that the volume and value of Task Orders will be based upon need which is determined by an assessment of need by occupational health, funding and other factors. In addition, it should be acknowledged that the allocation of Task Orders will be by way of rotation based upon the timing of referrals by occupational health which will result in a variance in the cumulative value of the three or in respect of Lot 5, four contracts within the Lot. This therefore means that the cumulative value of the Contractor's Task Orders may be marginally or significantly less than that of the other contractors and similarly may be marginally or significantly more than that of the other contractors.

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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 000-031422](#)

## **Section V. Award of contract**

### **Contract No**

1

### **Lot No**

1

### **Title**

LOT 1 - North 1 - East Area, South Antrim Areas

A contract/lot is awarded: No

### **V.1) Information on non-award**

The contract/lot is not awarded

No tenders or requests to participate were received or all were rejected

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## **Section V. Award of contract**

### **Contract No**

2

### **Lot No**

2

### **Title**

LOT 2 - South 2 - South, Mid Ulster and South West Areas

A contract/lot is awarded: No

### **V.1) Information on non-award**

The contract/lot is not awarded

No tenders or requests to participate were received or all were rejected

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## **Section V. Award of contract**

### **Contract No**

3

### **Lot No**

3

### **Title**

LOT 3 - North 2 - Causeway and West Area

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

8 May 2024

**V.2.2) Information about tenders**

Number of tenders received: 10

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: 10

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

**V.2.3) Name and address of the contractor**

DSK CONTRACTS LTD

6a Gortinure Road

MAGHERA

BT46 5RB

Email

[dskcontracts@yahoo.co.uk](mailto: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.2.3) Name and address of the contractor**

PCD CONTRACTS LTD

5 Church Street

BALLYMENA

BT42 2PA

Email

[eileen@pcdcontracts.com](mailto:eileen@pcdcontracts.com)

Telephone

+44 2825871224

Fax

+44 2825878084

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 Facility Management Ltd CFM Ltd

Unit 8 Opus Business Park

Magherafelt

BT45 6BB

Email

[info@cfm-ni.com](mailto:info@cfm-ni.com)

Telephone

+44 2879386451

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

<https://www.cfm-ni.com/>

The contractor is an SME

Yes

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

Total value of the contract/lot: £9,126,603.49

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## **Section V. Award of contract**

### **Contract No**

4

### **Lot No**

4

### **Title**

LOT 4 - South 1 - North Down / Ards and South Down Area

A contract/lot is awarded: Yes

## **V.2) Award of contract**

### **V.2.1) Date of conclusion of the contract**

8 May 2024

### **V.2.2) Information about tenders**

Number of tenders received: 10

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: 10

The contract has been awarded to a group of economic operators: 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](mailto:clairek@pkmurphy.co.uk)

Telephone

+44 2887758848

Fax

+44 2887759699

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](mailto:accounts@pdmcmahoncontractsltd.com)

Telephone

+44 2830264529

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**

MASCOTT CONSTRUCTION EUROPE LTD

4 Pilots View 18 Heron Road

BELFAST

BT3 9LE

Email

[tenders@mascott.co.uk](mailto:tenders@mascott.co.uk)

Telephone

+44 2890754090

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)**

Total value of the contract/lot: £7,471,876.46

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## **Section V. Award of contract**

### **Contract No**

5

### **Lot No**

5

### **Title**

LOT 5 - Belfast Region – North, South, East and West Areas and Lisburn / Castlereagh

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

8 May 2024

#### **V.2.2) Information about tenders**

Number of tenders received: 10

Number of tenders received from SMEs: 4

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

Number of tenders received from tenderers from non-EU Member States: 4

Number of tenders received by electronic means: 10

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

#### **V.2.3) Name and address of the contractor**

PCD CONTRACTS LTD

5 Church Street

BALLYMENA

BT42 2PA

Email

[eileen@pcdcontracts.com](mailto:eileen@pcdcontracts.com)

Telephone

+44 2825871224

Fax

+44 2825878084

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](mailto:dskcontracts@yahoo.co.uk)

Telephone

+44 7849998770

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](mailto:clairek@pkmurphy.co.uk)

Telephone

+44 2887758848

Fax

+44 2887759699

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**

MAURICE FLYNN SONS LTD

2 Springbank Road, Springbank Industrial Estate

BELFAST

BT17 0QL

Email

[aidan@mauriceflynn.com](mailto:aidan@mauriceflynn.com)

Telephone

+44 2890303800

Fax

+44 289613667

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)**

Total value of the contract/lot: £6,495,724.74

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## **Section VI. Complementary information**

### **VI.3) Additional information**

The initial service period is for 2 two years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such periods as the Client sees fit provided that the cumulative period of such extensions shall not exceed 2 two years from the date of the expiry of the initial service period. For the avoidance of doubt, such an extension of the Contract shall not be taken as any indication that any Task Orders will be raised during the extended term.

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

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

The Royal Courts of Justice

Chichester Street

Belfast

BT13JF

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

The Royal Courts of Justice

Chichester Street

Belfast

BT13JF

Country

United Kingdom