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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

Email

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

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

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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.

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

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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.

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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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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