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Contract

Provision of Planned and Responsive Maintenance and Minor Works, Omagh Building Lot 2

Education Authority NI

F20: Modification notice

Notice identifier: 2021/S 000-021626

Procurement identifier (OCID): ocids-h6vhtk-02dbe9

Published 1 September 2021, 2:54pm

Section I: Contracting authority/entity

I.1) Name and addresses

Education Authority NI

Ballee Road West

BALLYMENA

BT42 2HQ

Email

facilities.procure@eani.org.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>

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Provision of Planned and Responsive Maintenance and Minor Works, Omagh Building Lot 2

Reference number

Omagh Building Lot 2

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.2) Description

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement at the time of conclusion of the contract:

The award of a contract by Education Authority Northern Ireland (EANI) without prior publication of a call for competition in the Official Journal of the European Union, in respect of the continued provision of a Term Service Contract for Building Maintenance and Minor Works in the old Western Education and Library Board area (Area 2), Contract Lot 4 as further described in OJEU Contract Notice 2013-085318

II.2.7) Duration of the contract, framework agreement, dynamic purchasing system or concession

Start date

2 September 2021

End date

31 May 2022

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.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2021/S 105-278056](#)

Section V. Award of contract/concession

Contract No

Omagh Building Lot 2

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

28 May 2021

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Woodvale Construction Compan Ltd

OMAGH

Email

info@woodvaleconstruction.co.uk

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

<https://woodvaleconstruction.co.uk/>

The contractor/concessionaire is an SME

No

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £3,050,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The UK does not currently have any such bodies with responsibilities for appeal/mediation procedures

BALLYMENA

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45210000 - Building construction work

VII.1.3) Place of performance

NUTS code

- UK - United Kingdom

VII.1.4) Description of the procurement:

The award of a contract by Education Authority Northern Ireland (EANI) without prior publication of a call for competition in the Official Journal of the European Union, in respect of the continued provision of a Term Service Contract for Building Maintenance and Minor Works in the old Western Education and Library Board area (Area 2), Contract Lot 4 as further described in OJEU Contract Notice 2013-085318

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Start date

1 September 2021

End date

31 May 2022

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£3,050,000

VII.1.7) Name and address of the contractor/concessionaire

Woodvale Construction Company Ltd

OMAGH

Email

info@woodvaleconstruction.co.uk

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

<https://woodvaleconstruction.co.uk/>

The contractor/concessionaire is an SME

No

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

Provision of Planned Maintenance Works for EANI across its property portfolio in the old Western Education and Library Board area, Contract Lot 4 which includes but is not limited to controlled and uncontrolled schools. An extension to 30 November 2021, with the further option for EANI, in its absolute discretion, to extend for up to two further periods of 4 months until 31 March 2022 and 2 months until 31 May 2022 at the latest. The total value of the extension is 3,050,000 GBP (being 1,400,000 GBP until 30-11-2021; 1,075,000 GBP until 31-03-2022; and 575,000 GBP until 31-05-2022). Further information in section VII.2.2 below.

VII.2.2) Reasons for modification

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

The Contract was for 1 year with an option to extend up to a further 3 years. Due to delays in re-procuring, Covid-19 and litigation, the Contract was extended on a number of

occasions culminating in VEAT (2020/S 127-312039) until 30-06-2021. EANI have underspent under each VEAT.

Due to being unable to resolve the 9 sets of proceedings in respect of the re-procurement it has become necessary to seek a further unavoidable extension. EANI anticipates awarding the new Contract by 30-11-2021. Optional extensions are to allow for unforeseen circumstances. Successive modifications were not to circumvent Part 2 of PCR2015, rather they have become necessary due to the relevant circumstances.

The 11 month modification value is circa £3,050,000, which does not exceed 50% of the upper range of the original contract value. 50% of the value accounts for contingency due to the unknown volume of emergency work that may be required. Within such contingency also includes sums to permit work in other Lots as required. To secure continuity of service, as the contractor can no longer hold its price due to Covid-19 and/or Brexit, Task Orders issued on/after 01-07-2021 will be adjusted for inflation, calculated with the BCIS Measured Term Contract Updating Percentages. Inflation from mid-point of original contract to 31-03-2021 is: PSA SOR BCE09 16.5pct applies to Sections 1, 2, 4, 5 and 6 of Price List; PSA SOR DEC08 16.8pct applies to Section 7 Item OT070. Inflation after 01.04.21 will be change in BCIS MTC Updating Percentages from 31.03.21 indices, based on TO issue date/latest published index.

The proposed extended term and inflationary price uplift are permitted by Regulation 72(1)(c) as the need for additional services from the original contractor is due to the ongoing the litigation which could not have been foreseen and/or avoided by a diligent contracting authority and the modification does not alter the overall nature of the contract. In the alternative they are permitted by Regulation 72(1)(b) as a change of provider: (i) cannot be made for economic and technical reasons such as requirements of interchangeability or interoperability of services procured under the original procurement given the need to ensure continued access to EANI schools and facilities. Given new contract commencement will be 01-12-2021 or asap thereafter, commencement of a new contractor twice in a short time period, especially in the current climate, would create risk to stability and integrity of services, be unsettling for users and could result in partial/total closure of schools and associated facilities; and (ii) would cause significant inconvenience and duplication of costs for EANI. Any new contractor would have start-up costs in recreating the current service for an unknown time period, which would represent poor VFM, compared to extending the Contract. The inflationary increases are necessary to secure the agreement of the original contract to continue provision of the services given that the contract prices have been fixed for a considerable period. In respect of carrying out work in other Lots, this is permitted under the terms of the Contract and so permissible under Regulation 72(1)(a).

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract

modifications, price adaptations and average inflation)

Value excluding VAT: £13,750,000

Total contract value after the modifications

Value excluding VAT: £16,800,000