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Planning

CTO82 – Regional Heating Contracts 2024

Northern Ireland Housing Executive

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-022033

Procurement identifier (OCID): ocds-h6vhtk-03eb60

Published 28 July 2023, 3:19pm

Section I: Contracting authority

I.1) Name and addresses

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8BP

Contact

corporateprocurementnihe.gov.uk

Email

corporateprocurement@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

Additional information can be obtained from 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

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

CTO82 – Regional Heating Contracts 2024

II.1.2) Main CPV code

- 45331100 - Central-heating installation work

II.1.3) Type of contract

Works

II.1.4) Short description

Further to Prior Information Notice 2023/S 000-009207 whereby the Contracting Authority sought responses to an RFI, we are currently finalising documentation to issue to tender (currently aiming week commencing 31st July 2023). Please note details of the results of the RFI and the Contracting Authority response are found on our website: The Housing Executive - Doing business with the Housing Executive (nihe.gov.uk)

The Northern Ireland Housing Executive is a landlord providing over 85,000 social homes for rent across Northern Ireland and is responsible for the maintenance, repair, servicing, replacement of boilers and heating systems within its properties to meet its obligations as a landlord where the Contracting Authority requires work to be undertaken across all three regions.

The scope of the requirement will be Periodic Servicing and Inspections and Routine and Comprehensive Responsive Maintenance as well as renewal of whole house Heating Installation or Boiler. Note it is anticipated that Low Carbon Technologies will be introduced during the term of the proposed contract.

The heating installation and maintenance service programme has a key role in the delivery of the corporate plan's vision, 'everyone is able to live in an affordable, sustainable and decent home, appropriate to their needs, in a safe and climate-resilient place,' and corporate sustainable development strategy aim for the built environment, 'reduce energy demand, principally through a fabric first approach to reduce fuel poverty and deliver net zero heating in order to reduce carbon emissions in line with the national target of Net Zero.

NIHE intends to advertise a competition to source suitable Economic Operators to support

NIHE in providing this statutory service on eTendersNI in summer 2023 with a contract start date of 1st May 2024. It is anticipated that the initial contract will be for a period of 3 years with the option to extend for a further period of up to 4 years (potential total period of 7 years) however this is subject to change at the Contracting Authorities discretion.

The proposed areas to be covered by the contract and current estimated annual values are as follows (please note the pre-tender estimated values will be detailed in the Tender documents):

Lot 1 – Belfast (North / West Belfast) - GBP10.5million

Lot 2 – South (Mid Ulster / South Area / South West Area) – GBP12.5million

Lot 3 – North (Causeway Area/ West Area) – GBP13million

Lot 4 – Belfast (South and East Belfast / Lisburn and Castlereagh) – GBP10million

Lot 5 – North (South Antrim / East Area) – GBP11.7million

Lot 6 – South (North Down Ards / South Down) – GBP10.1million

The actual value for each Lot shall be subject to change in line with the Contracting Authorities requirements. The Tender will be advertised using the Open Procedure. Each lot will be awarded to the most economically advantageous tender with the award criteria 60 percent Price and 40 percent Quality (which assessment on social value of a minimum 10 percent). The successful Economic Operators will be required to provide a minimum of 50 percent of the Social Value points from paid employment opportunities, including a minimum of 3 directly employed trade apprentices per year of the contract.

Economic Operators are asked to note that the deadline for requesting clarifications will be set at 14 days from the tender submission deadline.

All information contained within this PIN such as, the above tender strategy, indicative date of publication of the contract notice, and scope of works is subject to change at the Contracting Authorities absolute discretion.

II.1.5) Estimated total value

Value excluding VAT: £603,868,668

II.1.6) Information about lots

This contract is divided into lots: Yes

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

It is envisaged that Economic Operator will be restricted to tendering for 4 lots, with a further restriction that they can only be awarded a single lot, unless the award sequence is re-opened again.

II.2) Description

II.2.1) Title

Lot 1 – Belfast (North / West Belfast)

Lot No

Lot 1 – Belfast (North / West Belfast)

II.2.2) Additional CPV code(s)

- 45331100 - Central-heating installation work
- 45300000 - Building installation work
- 45330000 - Plumbing and sanitary works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45331110 - Boiler installation work
- 45333000 - Gas-fitting installation work
- 45321000 - Thermal insulation work
- 45320000 - Insulation work
- 42511110 - Heat pumps
- 42511100 - Heat-exchange units
- 45262640 - Environmental improvement works
- 44622000 - Heat-recovery systems
- 09330000 - Solar energy
- 45232141 - Heating works

- 45350000 - Mechanical installations
- 45351000 - Mechanical engineering installation works
- 45315000 - Electrical installation work of heating and other electrical building-equipment

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

See Section II.1.4 Short Description

II.2) Description

II.2.1) Title

Lot 2 – South (Mid Ulster / South Area / South West Area)

Lot No

Lot 2 – South (Mid Ulster / South Area / South West Area)

II.2.2) Additional CPV code(s)

- 45310000 - Electrical installation work
- 45300000 - Building installation work
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45331110 - Boiler installation work
- 45333000 - Gas-fitting installation work
- 45350000 - Mechanical installations
- 45262640 - Environmental improvement works
- 09331000 - Solar panels
- 42511100 - Heat-exchange units

- 44622000 - Heat-recovery systems
- 45232141 - Heating works

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

See Section II.1.4 Short Description

II.2) Description

II.2.1) Title

Lot 3 – North (Causeway Area/ West Area)

Lot No

Lot 3 – North (Causeway Area/ West Area)

II.2.2) Additional CPV code(s)

- 45310000 - Electrical installation work
- 45300000 - Building installation work
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45331110 - Boiler installation work
- 45333000 - Gas-fitting installation work
- 45350000 - Mechanical installations
- 45262640 - Environmental improvement works
- 09331000 - Solar panels
- 42511100 - Heat-exchange units

- 44622000 - Heat-recovery systems
- 45232141 - Heating works

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

See Section II.1.4 Short Description

II.2) Description

II.2.1) Title

Lot 4 – Belfast (South and East Belfast / Lisburn and Castlereagh)

Lot No

Lot 4 – Belfast (South and East Belfast / Lisburn and Castlereagh)

II.2.2) Additional CPV code(s)

- 45310000 - Electrical installation work
- 45300000 - Building installation work
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45331110 - Boiler installation work
- 45333000 - Gas-fitting installation work
- 45350000 - Mechanical installations
- 45262640 - Environmental improvement works
- 09331000 - Solar panels
- 42511100 - Heat-exchange units

- 44622000 - Heat-recovery systems
- 45232141 - Heating works

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

See Section II.1.4 Short Description

II.2) Description

II.2.1) Title

Lot 5 – North (South Antrim / East Area)

Lot No

Lot 5 – North (South Antrim / East Area)

II.2.2) Additional CPV code(s)

- 45310000 - Electrical installation work
- 45300000 - Building installation work
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45331110 - Boiler installation work
- 45333000 - Gas-fitting installation work
- 45350000 - Mechanical installations
- 45262640 - Environmental improvement works
- 09331000 - Solar panels
- 42511100 - Heat-exchange units

- 44622000 - Heat-recovery systems
- 45232141 - Heating works

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

See Section II.1.4 Short Description

II.2) Description

II.2.1) Title

Lot 6 – South (North Down Ards / South Down)

Lot No

Lot 6 – South (North Down Ards / South Down)

II.2.2) Additional CPV code(s)

- 45310000 - Electrical installation work
- 45300000 - Building installation work
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45331110 - Boiler installation work
- 45333000 - Gas-fitting installation work
- 45350000 - Mechanical installations
- 45262640 - Environmental improvement works
- 09331000 - Solar panels
- 42511100 - Heat-exchange units

- 44622000 - Heat-recovery systems
- 45232141 - Heating works

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

See Section II.1.4 Short Description

II.3) Estimated date of publication of contract notice

4 August 2023

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

In addition the contracting authority will require Economic Operators to have and maintain (by the closing date for submissions of tender) the following verified Constructionline category values for each Lot set out below (please note these are currently estimates and the final values will be published in the tender documents) in the relevant Categories and works sectors which will be set out in the tender documents. LOT 1 BELFAST REGION NORTH BELFAST / WEST BELFAST = GBP4,671,911.11 / LOT 2 - SOUTH REGION MID ULSTER / SOUTH AREA / SOUTH WEST AREA = GBP5,747,360.78 / LOT 3 NORTH REGION - CAUSEWAY AREA / WEST AREA = GBP5,916,920.37 / LOT 4 SOUTH AND EAST BELFAST / LISBURN AND CASTLEREAGH = GBP4,360,163.49 / LOT 5 NORTH REGION SOUTH ANTRIM / EAST AREA = GBP5,298,499.47 / LOT 6 SOUTH REGION - NORTH DOWN ARDS / SOUTH DOWN = GBP4,535,427.60