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Tender

## **CT082 - Regional Heating Contract 2024**

Northern Ireland Housing Executive

F02: Contract notice

Notice identifier: 2023/S 000-023668

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

Published 14 August 2023, 9:57am

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

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

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8BP

#### **Contact**

Gary McCluskey

#### **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.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<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**

CT082 - Regional Heating Contract 2024

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

- 45331100 - Central-heating installation work

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

Works

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

The Contracting Authority intends to enter into a NEC4 Term Service Contract with the successful Economic Operator(s) for the installation, maintenance, repair, servicing, replacement of boilers and heating systems within its properties to meet its obligations as a landlord. Full details can be found within the attached tender documents.

#### **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

Tenders may be submitted for maximum number of lots  
4

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

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

Belfast (North / West Belfast)

Lot No

1

#### **II.2.2) Additional CPV code(s)**

- 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
- 45210000 - Building construction work
- 45320000 - Insulation work
- 45321000 - Thermal insulation work
- 45261410 - Roof insulation work
- 45262640 - Environmental improvement works
- 09331000 - Solar panels
- 42511110 - Heat pumps

### **II.2.3) Place of performance**

NUTS codes

- UKN0 - Northern Ireland

### **II.2.4) Description of the procurement**

The Contracting Authority intends to enter into a NEC4 Term Service Contract with the successful Economic Operator(s) for the installation, maintenance, repair, servicing, replacement of boilers and heating systems within its properties to meet its obligations as a landlord. Full details can be found within the attached tender documents.

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

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Cost / Weighting: 60

### **II.2.6) Estimated value**

Value excluding VAT: £114,000,634

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

A further tender competition will be carried out prior to the conclusion of this contract.

#### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

The initial service period is for 3 (three) 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 4 (four) years from the date of the expiry of the initial service 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.2.14) Additional information**

Note it is envisaged that Low Carbon Technologies will be introduced during the life of these contracts and an allowance has been factored into the pre-tender estimates. Please refer to tender documents for further information.

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

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

South (Mid Ulster/South Area/South West Area)

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 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
- 45210000 - Building construction work
- 45320000 - Insulation work
- 45321000 - Thermal insulation work
- 45261410 - Roof insulation work
- 45262640 - Environmental improvement works
- 09331000 - Solar panels
- 42511110 - Heat pumps

### **II.2.3) Place of performance**

NUTS codes

- UKN0 - Northern Ireland

### **II.2.4) Description of the procurement**

The Contracting Authority intends to enter into a NEC4 Term Service Contract with the successful Economic Operator(s) for the installation, maintenance, repair, servicing, replacement of boilers and heating systems within its properties to meet its obligations as a landlord. Full details can be found within the attached tender documents.

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

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Cost / Weighting: 60

#### **II.2.6) Estimated value**

Value excluding VAT: £111,931,472

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

A further tender competition will be carried out prior to the conclusion of this contract.

#### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

The initial service period is for 3 (three) 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 4 (four) years from the date of the expiry of the initial service 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.2.14) Additional information**

Note it is envisaged that Low Carbon Technologies will be introduced during the life of these contracts and an allowance has been factored into the pre-tender estimates. Please refer to tender documents for further information.

## **II.2) Description**

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

North (Causeway Area/West Area)

Lot No

3

### **II.2.2) Additional CPV code(s)**

- 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
- 45210000 - Building construction work
- 45320000 - Insulation work
- 45321000 - Thermal insulation work
- 45261410 - Roof insulation work
- 45262640 - Environmental improvement works
- 09331000 - Solar panels
- 42511110 - Heat pumps

### **II.2.3) Place of performance**

NUTS codes

- UKN0 - Northern Ireland

### **II.2.4) Description of the procurement**

The Contracting Authority intends to enter into a NEC4 Term Service Contract with the successful Economic Operator(s) for the installation, maintenance, repair, servicing, replacement of boilers and heating systems within its properties to meet its obligations as a landlord. Full details can be found within the attached tender documents.



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

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Cost / Weighting: 60

### **II.2.6) Estimated value**

Value excluding VAT: £102,863,138

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

A further tender competition will be carried out prior to the conclusion of this contract.

### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

The initial service period is for 3 (three) 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 4 (four) years from the date of the expiry of the initial service 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.2.14) Additional information**

Note it is envisaged that Low Carbon Technologies will be introduced during the life of these contracts and an allowance has been factored into the pre-tender estimates. Please refer to tender documents for further information.

## **II.2) Description**

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

Belfast (South and East Belfast/Lisburn and Castlereagh)

Lot No

4

### **II.2.2) Additional CPV code(s)**

- 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
- 45210000 - Building construction work
- 45320000 - Insulation work
- 45321000 - Thermal insulation work
- 45261410 - Roof insulation work
- 45262640 - Environmental improvement works
- 09331000 - Solar panels
- 42511110 - Heat pumps

### **II.2.3) Place of performance**

NUTS codes

- UKN0 - Northern Ireland

### **II.2.4) Description of the procurement**

The Contracting Authority intends to enter into a NEC4 Term Service Contract with the successful Economic Operator(s) for the installation, maintenance, repair, servicing, replacement of boilers and heating systems within its properties to meet its obligations as a landlord. Full details can be found within the attached tender documents.

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

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Cost / Weighting: 60

#### **II.2.6) Estimated value**

Value excluding VAT: £99,015,839

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

A further tender competition will be carried out prior to the conclusion of this contract.

#### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

The initial service period is for 3 (three) 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 4 (four) years from the date of the expiry of the initial service 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.2.14) Additional information**

Note it is envisaged that Low Carbon Technologies will be introduced during the life of these contracts and an allowance has been factored into the pre-tender estimates. Please refer to tender documents for further information.

## **II.2) Description**

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

North (South Antrim/East Area)

Lot No

5

### **II.2.2) Additional CPV code(s)**

- 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
- 45210000 - Building construction work
- 45320000 - Insulation work
- 45321000 - Thermal insulation work
- 45261410 - Roof insulation work
- 45262640 - Environmental improvement works
- 09331000 - Solar panels
- 42511110 - Heat pumps

### **II.2.3) Place of performance**

NUTS codes

- UKN0 - Northern Ireland

#### **II.2.4) Description of the procurement**

The Contracting Authority intends to enter into a NEC4 Term Service Contract with the successful Economic Operator(s) for the installation, maintenance, repair, servicing, replacement of boilers and heating systems within its properties to meet its obligations as a landlord. Full details can be found within the attached tender documents.

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

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Cost / Weighting: 60

#### **II.2.6) Estimated value**

Value excluding VAT: £90,668,457

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

A further tender competition will be carried out prior to the conclusion of this contract.

#### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

The initial service period is for 3 (three) 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 4 (four) years from the date of the expiry of the initial service 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.2.14) Additional information**

Note it is envisaged that Low Carbon Technologies will be introduced during the life of these contracts and an allowance has been factored into the pre-tender estimates. Please refer to tender documents for further information.

## **II.2) Description**

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

South (North Down Ards/South Down)

Lot No

6

### **II.2.2) Additional CPV code(s)**

- 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
- 45210000 - Building construction work
- 45320000 - Insulation work
- 45321000 - Thermal insulation work
- 45261410 - Roof insulation work

- 45262640 - Environmental improvement works
- 09331000 - Solar panels
- 42511110 - Heat pumps

### **II.2.3) Place of performance**

NUTS codes

- UKN0 - Northern Ireland

### **II.2.4) Description of the procurement**

The Contracting Authority intends to enter into a NEC4 Term Service Contract with the successful Economic Operator(s) for the installation, maintenance, repair, servicing, replacement of boilers and heating systems within its properties to meet its obligations as a landlord. Full details can be found within the attached tender documents.

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

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Cost / Weighting: 60

### **II.2.6) Estimated value**

Value excluding VAT: £85,389,128

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

A further tender competition will be carried out prior to the conclusion of this contract.

### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

The initial service period is for 3 (three) 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 4 (four) years from the date of the expiry of the initial service 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.2.14) Additional information**

Note it is envisaged that Low Carbon Technologies will be introduced during the life of these contracts and an allowance has been factored into the pre-tender estimates. Please refer to tender documents for further information.



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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Please see tender documents for further information.

#### **III.1.2) Economic and financial standing**

List and brief description of selection criteria

Please see tender documents for further information.

#### **III.1.3) Technical and professional ability**

List and brief description of selection criteria

Please see tender documents for further information.

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

Please see tender documents for further information.

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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 000-022033](#)

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

13 September 2023

Local time

3:00pm

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Tender must be valid until: 11 January 2024

#### **IV.2.7) Conditions for opening of tenders**

Date

13 September 2023

Local time

3:30pm

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: A further tender competition will be carried out prior to the conclusion of this contract.

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

Note it is envisaged that Low Carbon Technologies will be introduced during the life of these contracts and an allowance has been factored into the pre-tender estimates. Please refer to tender documents for further information.

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

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

Royal Courts of Justice

Belfast

Country

United Kingdom