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Contract

## **DoF - 3456596 - Orchard House Internal Refurbishment**

Department of Finance, Properties Division, Enterprise Shared Services

F03: Contract award notice

Notice identifier: 2022/S 000-023749

Procurement identifier (OCID): ocds-h6vhtk-029df7

Published 25 August 2022, 11:39am

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

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

Department of Finance, Properties Division, Enterprise Shared Services

6th floor, Goodwood House, 44-58 May Street.

BELFAST

BT1 4NN

#### **Contact**

[construct.info@finance-ni.gov.uk](mailto:construct.info@finance-ni.gov.uk)

#### **Email**

[construct.info@finance-ni.gov.uk](mailto:construct.info@finance-ni.gov.uk)

#### **Telephone**

+44 2890816555

#### **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>

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

General public services

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

DoF - 3456596 - Orchard House Internal Refurbishment

**II.1.2) Main CPV code**

- 45210000 - Building construction work

**II.1.3) Type of contract**

Works

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

Orchard House is an office block located in Foyle Street, Londonderry, BT48 6BQ. Providing office accommodation for various government departments, the reception areas is located on the ground floor with controlled access from Foyle street and Water Street. The building is split into two blocks, block A has four floors and block B has three floors, each block shares the same entrance and reception. The building is owned by DoF and is currently semi vacant. A full building refurbishment project is programmed to provide approximately 5961m2 of revised layout office accommodation with an occupancy increase of approximately 200. DoF intend to award the contract to a Main Contractor led Integrated Supply Team (IST) in October 2021 with works commencing November 2021. The IST will be responsible for the Technical Design and delivery of the construction project. Upgrade and replacement of existing central plant, telecoms and M and E services distribution throughout is required to accommodate new layouts. Refurbishment of existing lift machinery to meet current standards.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £5,435,467.69

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

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

- 45213100 - Construction work for commercial buildings

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

NUTS codes

- UKN0 - Northern Ireland

Main site or place of performance

Orchard House office block located in Foyle Street, Londonderry, BT48 6BQ

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

Orchard House is an office block located in Foyle Street, Londonderry, BT48 6BQ. Providing office accommodation for various government departments, the reception areas is located on the ground floor with controlled access from Foyle street and Water Street. The building is split into two blocks, block A has four floors and block B has three floors,

each block shares the same entrance and reception. The building is owned by DoF and is currently semi vacant. A full building refurbishment project is programmed to provide approximately 5961m2 of revised layout office accommodation with an occupancy increase of approximately 200. DoF intend to award the contract to a Main Contractor led Integrated Supply Team (IST) in October 2021 with works commencing November 2021. The IST will be responsible for the Technical Design and delivery of the construction project. Upgrade and replacement of existing central plant, telecoms and M and E services distribution throughout is required to accommodate new layouts. Refurbishment of existing lift machinery to meet current standards.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Price / Weighting: 70

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

Options: No

#### **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**

Award criteria is as set out in the Instructions to Tenderers document

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted 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: [2021/S 000-005766](#)

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

### **Contract No**

1

### **Title**

Contract

A contract/lot is awarded: Yes

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

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

23 March 2022

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

Number of tenders received: 7

Number of tenders received from SMEs: 0

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

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 7

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

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

NORTHSTONE NI LTD

99 Kingsway

BELFAST

BT17 9NU

Email

[tender@farrans.com](mailto:tender@farrans.com)

Telephone

+44 2890551200

Fax

+44 2890629753

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £7,610,000

Total value of the contract/lot: £5,435,467.69

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## **Section VI. Complementary information**

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

CPD, in its capacity as a Central Purchasing Body, is administering this procurement on behalf of the Contracting Authority. The Contracting Authority expressly reserves the right:.. ii. not to award any contract as a result of the procurement process commenced by publication of this notice or to cancel the procurement at any stage; and . iii. to make whatever changes it may see fit to the content and structure of the tendering competition . And in no circumstances will the Authority be liable for any costs incurred by Economic Operators or Candidates. Any expenditure, work or effort undertaken prior to contract

award is accordingly at the sole risk of the . Economic Operator or Candidate participating in this procurement process. This project will be used to progress the Government's wider social,. economic and environmental objectives. No business whatsoever is guaranteed under any resulting framework agreement or contract indeed there is no guarantee that any framework agreement or contract will be put in place in relation to this notice. No .compensation etc will be paid if a contract or framework agreement is withdrawn for any reason. Economic Operators should take part in this process only on the basis that they fully understand and accept this position.

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

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

Department of Finance, Construction Procurement Delivery, Procurement Operations  
Branch

Department of Finance, Construction Procurement Delivery, Procurement Operations  
Branch Clare House, 303 Airport Road West

Belfast

BT3 9ED

Email

[construct.info@finance-ni.gov.uk](mailto:construct.info@finance-ni.gov.uk)

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