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Tender

## **SHSCT - Framework For Building Maintenance And Minor Works Including Community Aids and Adaptations (2023)**

Southern Health and Social Care Trust

F02: Contract notice

Notice identifier: 2023/S 000-026469

Procurement identifier (OCID): ocids-h6vhtk-03fac7

Published 7 September 2023, 12:44pm

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

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

Southern Health and Social Care Trust

Craigavon Area Hospital, 68 Lurgan Road, Craigavon

Craigavon

BT63 5QQ

#### **Contact**

ProcurementStandards.cpd@finance-ni.gov.uk

#### **Email**

[procurementstandards.cpd@finance-ni.gov.uk](mailto:procurementstandards.cpd@finance-ni.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>

Tenders or requests to participate must be submitted to the above-mentioned address

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

Body governed by public law

**I.5) Main activity**

Health

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**Section II: Object**

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

**II.1.1) Title**

SHSCT - Framework For Building Maintenance And Minor Works Including Community Aids and Adaptations (2023)

## II.1.2) Main CPV code

- 45210000 - Building construction work

## II.1.3) Type of contract

Works

## II.1.4) Short description

The project is for the provision of Building Maintenance, Minor Building Works and Community Aids and Adaptations. The Southern Health and Social Care Trust Estates Department (the Client) is seeking to appoint a maximum of 6 Contractors for the provision of Building Maintenance, Minor Building Works and Community Aids and Adaptations. Each Contractor must provide the following subcontractors who meet the listed work categories: Building Contractor - (B2), Mechanical Contractor - (B1,B2,B4,B5) and Electrical Contractor - (B2,B3,B4,B5). This contract may also incorporate mechanical and electrical works, building services, civil engineering, roofing, flooring, building, joinery, window repairs, painting, glazing works and other related specialist works. The Contractors shall have resources available to attend any works required 24 hours per day, 365 days per year (including all holidays and weekends). Successful Contractors will be allocated to a lot within the boundary of the Southern Health and Social Care Trust.

- Lot 1 – Craigavon Site East (including Craigavon Area Hospital) (indicative value per annum, £2.5M)
- Lot 2 – Craigavon Site West and Banbridge Community (indicative value per annum, £1.5M)
- Lot 3 - Newry and Mourne (indicative value per annum, £2M)
- Lot 4 - Armagh and Dungannon (indicative value per annum, £1.75M)
- Lot 5 - Trustwide Community Aids and Adaptations (indicative value per annum, £300K)
- Lot 6 – Reserve
- Lot 7 – Trustwide (mini competitions)

Contractors will be required to submit a tender for lots 1 to 4, however they will only be awarded one lot. Exceptions to this are:

- Lot 5, which can be won by a Contractor who has won one of the Lots 1 to 4
- Lot 6, which can be won by a Contractor who has won Lot 5 (and has not won any of Lots 1 to 4)
- Lot 7, which all successful Contractors will be awarded.

Should less than five Contractors be included within the ITT stage, the Client reserves the right to amend the above lot award methodology to ensure that all Lots have been filled. Each task order will be for a minimum value of £1.00 and a maximum value of £500,000.00. However in exceptional circumstances the Client may require the Contractor to provide a minor building works project up to the value of £1,000,000.00 (subject to approval being received from SHSCT Director / Assistant Director in writing). In such instances the work will be awarded in the same manner as a typical task order i.e. awarded directly to the Contractor for that particular Lot, or following a mini competition between all of the successful Contractors via Lot 7. The method of award will be at the sole discretion of the Client. The Client is not under any obligation to award any call off contracts under the Framework. The Client is not responsible for meeting any costs incurred by the Contractor should the quantity of call off contracts awarded under the Framework fall short of Contractors' expectations.

The Client reserves the right at any time to procure similar or identical work outside the Frameworks. The Contractor shall adopt an integrated supply chain approach to managing the provision of the service. The Contractor must have significant flexibility and readily available multi-disciplinary resources in order to provide the Client with a rapid response and an ability to deal with emergency type works. This contract will be in place for a period of 36 months. The Client has at its discretion the option to extend the contract for a further 12 months, subject always to demonstrable satisfactory performance by the Contractor. All works under this contract will be carried out upon receipt of either a written works specific instruction or a Task Order which will be generated via the Client's IT Software (currently using MiCAD software).

#### **II.1.5) Estimated total value**

Value excluding VAT: £42,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

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

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

Lot 1 - Craigavon Area Hospital Site - East Sector

Lot No

1

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

- 45210000 - Building construction work

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

NUTS codes

- UKN0 - Northern Ireland

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

The project is for the provision of Building Maintenance, Minor Building Works and Community Aids and Adaptations. The Southern Health and Social Care Trust Estates Department (the Client) is seeking to appoint a maximum of 6 Contractors for the

provision of Building Maintenance, Minor Building Works and Community Aids and Adaptations. Each Contractor must provide the following subcontractors who meet the listed work categories: Building Contractor - (B2), Mechanical Contractor - (B1,B2,B4,B5) and Electrical Contractor - (B2,B3,B4,B5). This contract may also incorporate mechanical and electrical works, building services, civil engineering, roofing, flooring, building, joinery, window repairs, painting, glazing works and other related specialist works. The Contractors shall have resources available to attend any works required 24 hours per day, 365 days per year (including all holidays and weekends). Successful Contractors will be allocated to a lot within the boundary of the Southern Health and Social Care Trust. • Lot 1 – Craigavon Site East (including Craigavon Area Hospital) (indicative value per annum, £2.5M) • Lot 2 – Craigavon Site West and Banbridge Community (indicative value per annum, £1.5M) • Lot 3 - Newry and Mourne (indicative value per annum, £2M) • Lot 4 - Armagh and Dungannon (indicative value per annum, £1.75M) • Lot 5 - Trustwide Community Aids and Adaptations (indicative value per annum, £300K) • Lot 6 – Reserve • Lot 7 – Trustwide (mini competitions) Contractors will be required to submit a tender for lots 1 to 4, however they will only be awarded one lot. Exceptions to this are: • Lot 5, which can be won by a Contractor who has won one of the Lots 1 to 4 • Lot 6, which can be won by a Contractor who has won Lot 5 (and has not won any of Lots 1 to 4) • Lot 7, which all successful Contractors will be awarded. Should less than five Contractors be included within the ITT stage, the Client reserves the right to amend the above lot award methodology to ensure that all Lots have been filled. Each task order will be for a minimum value of £1.00 and a maximum value of £500,000.00. However in exceptional circumstances the Client may require the Contractor to provide a minor building works project up to the value of £1,000,000.00 (subject to approval being received from SHSCT Director / Assistant Director in writing). In such instances the work will be awarded in the same manner as a typical task order i.e. awarded directly to the Contractor for that particular Lot, or following a mini competition between all of the successful Contractors via Lot 7. The method of award will be at the sole discretion of the Client. The Client is not under any obligation to award any call off contracts under the Framework. The Client is not responsible for meeting any costs incurred by the Contractor should the quantity of call off contracts awarded under the Framework fall short of Contractors' expectations. The Client reserves the right at any time to procure similar or identical work outside the Frameworks. The Contractor shall adopt an integrated supply chain approach to managing the provision of the service. The Contractor must have significant flexibility and readily available multi-disciplinary resources in order to provide the Client with a rapid response and an ability to deal with emergency type works. This contract will be in place for a period of 36 months. The Client has at its discretion the option to extend the contract for a further 12 months, subject always to demonstrable satisfactory performance by the Contractor. All works under this contract will be carried out upon receipt of either a written works specific instruction or a Task Order which will be generated via the Client's IT Software (currently using MiCAD software).

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Value excluding VAT: £10,000,000

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

Duration in months

48

This contract is subject to renewal

No

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

Variants will be accepted: No

#### **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) Description**

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

Lot 2 - Craigavon Area Hospital Site - West Sector and Banbridge Community

Lot No

2

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

- 45210000 - Building construction work

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

## NUTS codes

- UKN0 - Northern Ireland

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

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Value excluding VAT: £6,000,000

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

Duration in months

48

This contract is subject to renewal

No

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

Variants will be accepted: No

#### **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) Description**

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

Lot 3 - Newry and Mourne



Lot No

3

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

- 45210000 - Building construction work

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

NUTS codes

- UKN0 - Northern Ireland

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

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Value excluding VAT: £8,000,000

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

Duration in months

48

This contract is subject to renewal

No

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

Variants will be accepted: No

#### **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) Description**

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

Lot 4 - Armagh and Dungannon

Lot No

4

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

- 45210000 - Building construction work

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

NUTS codes

- UKN0 - Northern Ireland

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

The project is for the provision of Building Maintenance, Minor Building Works and Community Aids and Adaptations. The Southern Health and Social Care Trust Estates Department (the Client) is seeking to appoint a maximum of 6 Contractors for the provision of Building Maintenance, Minor Building Works and Community Aids and Adaptations. Each Contractor must provide the following subcontractors who meet the listed work categories: Building Contractor - (B2), Mechanical Contractor - (B1,B2,B4,B5) and Electrical Contractor - (B2,B3,B4,B5). This contract may also incorporate mechanical and electrical works, building services, civil engineering, roofing, flooring, building, joinery, window repairs, painting, glazing works and other related specialist works. The Contractors shall have resources available to attend any works required 24 hours per day, 365 days per year (including all holidays and weekends). Successful Contractors will be allocated to a lot within the boundary of the Southern Health and Social Care Trust. • Lot 1 – Craigavon Site East (including Craigavon Area Hospital) (indicative value per annum, £2.5M) • Lot 2 – Craigavon Site West and Banbridge Community (indicative value per annum, £1.5M) • Lot 3 - Newry and Mourne (indicative value per annum, £2M) • Lot 4 - Armagh and Dungannon (indicative value per annum, £1.75M) • Lot 5 - Trustwide Community Aids and Adaptations (indicative value per annum, £300K) • Lot 6 – Reserve • Lot 7 – Trustwide (mini competitions) Contractors will be required to submit a tender for lots 1 to 4, however they will only be awarded one lot. Exceptions to this are: • Lot 5, which can be won by a Contractor who has won one of the Lots 1 to 4 • Lot 6, which can

be won by a Contractor who has won Lot 5 (and has not won any of Lots 1 to 4) • Lot 7, which all successful Contractors will be awarded. Should less than five Contractors be included within the ITT stage, the Client reserves the right to amend the above lot award methodology to ensure that all Lots have been filled. Each task order will be for a minimum value of £1.00 and a maximum value of £500,000.00. However in exceptional circumstances the Client may require the Contractor to provide a minor building works project up to the value of £1,000,000.00 (subject to approval being received from SHSCT Director / Assistant Director in writing). In such instances the work will be awarded in the same manner as a typical task order i.e. awarded directly to the Contractor for that particular Lot, or following a mini competition between all of the successful Contractors via Lot 7. The method of award will be at the sole discretion of the Client. The Client is not under any obligation to award any call off contracts under the Framework. The Client is not responsible for meeting any costs incurred by the Contractor should the quantity of call off contracts awarded under the Framework fall short of Contractors' expectations. The Client reserves the right at any time to procure similar or identical work outside the Frameworks. The Contractor shall adopt an integrated supply chain approach to managing the provision of the service. The Contractor must have significant flexibility and readily available multi-disciplinary resources in order to provide the Client with a rapid response and an ability to deal with emergency type works. This contract will be in place for a period of 36 months. The Client has at its discretion the option to extend the contract for a further 12 months, subject always to demonstrable satisfactory performance by the Contractor. All works under this contract will be carried out upon receipt of either a written works specific instruction or a Task Order which will be generated via the Client's IT Software (currently using MiCAD software).

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Value excluding VAT: £7,000,000

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

Duration in months

48

This contract is subject to renewal

No

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

Variants will be accepted: No

### **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) Description**

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

Lot 5 - Trustwide Community Aids and Adaptations

Lot No

5

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

- 45210000 - Building construction work

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

NUTS codes

- UKN0 - Northern Ireland

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

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Value excluding VAT: £1,200,000

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

Duration in months

48

This contract is subject to renewal

No

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

Variants will be accepted: No

#### **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) Description**

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

Lot 6 - Reserve

Lot No

6

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

- 45210000 - Building construction work

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

NUTS codes

- UKN0 - Northern Ireland

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



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**II.2.6) Estimated value**

Value excluding VAT: £1

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

Duration in months

48

This contract is subject to renewal

No

**II.2.10) Information about variants**

Variants will be accepted: No

**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**

Lot Value is unknown as this is the Reserve Lot.

**II.2) Description**

**II.2.1) Title**

Lot 7 - Trustwide (mini competitions)

Lot No

7

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

- 45210000 - Building construction work

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

NUTS codes

- UKN0 - Northern Ireland

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

The project is for the provision of Building Maintenance, Minor Building Works and Community Aids and Adaptations. The Southern Health and Social Care Trust Estates Department (the Client) is seeking to appoint a maximum of 6 Contractors for the provision of Building Maintenance, Minor Building Works and Community Aids and Adaptations. Each Contractor must provide the following subcontractors who meet the listed work categories: Building Contractor - (B2), Mechanical Contractor - (B1,B2,B4,B5) and Electrical Contractor - (B2,B3,B4,B5). This contract may also incorporate mechanical and electrical works, building services, civil engineering, roofing, flooring, building, joinery, window repairs, painting, glazing works and other related specialist works. The Contractors shall have resources available to attend any works required 24 hours per day, 365 days per year (including all holidays and weekends). Successful Contractors will be allocated to a lot within the boundary of the Southern Health and Social Care Trust.

- Lot 1 – Craigavon Site East (including Craigavon Area Hospital) (indicative value per annum, £2.5M)
- Lot 2 – Craigavon Site West and Banbridge Community (indicative value per annum, £1.5M)
- Lot 3 - Newry and Mourne (indicative value per annum, £2M)
- Lot 4 - Armagh and Dungannon (indicative value per annum, £1.75M)
- Lot 5 - Trustwide Community Aids and Adaptations (indicative value per annum, £300K)
- Lot 6 – Reserve
- Lot 7 – Trustwide (mini competitions)

Contractors will be required to submit a tender for lots 1 to 4, however they will only be awarded one lot. Exceptions to this are:

- Lot 5, which can be won by a Contractor who has won one of the Lots 1 to 4
- Lot 6, which can be won by a Contractor who has won Lot 5 (and has not won any of Lots 1 to 4)
- Lot 7, which all successful Contractors will be awarded.

Should less than five Contractors be included within the ITT stage, the Client reserves the right to amend the above lot award methodology to ensure that all Lots have been filled. Each task order will be for a minimum value of £1.00 and a maximum value of £500,000.00. However in exceptional circumstances the Client may require the Contractor to provide a minor building works project up to the value of £1,000,000.00 (subject to approval being received from SHSCT Director / Assistant Director in writing). In such instances the work will be awarded in the same manner as a typical task order i.e. awarded directly to the Contractor for that particular Lot, or following a mini competition between all of the successful Contractors via Lot 7. The method of award will be at the sole discretion of the Client. The Client is not under any obligation to award any call off contracts under the Framework. The Client is not responsible for meeting any costs incurred by the Contractor should the quantity of call off contracts awarded under the Framework fall short of Contractors' expectations. The Client reserves the right at any time to procure similar or identical work outside the

Frameworks. The Contractor shall adopt an integrated supply chain approach to managing the provision of the service. The Contractor must have significant flexibility and readily available multi-disciplinary resources in order to provide the Client with a rapid response and an ability to deal with emergency type works. This contract will be in place for a period of 36 months. The Client has at its discretion the option to extend the contract for a further 12 months, subject always to demonstrable satisfactory performance by the Contractor. All works under this contract will be carried out upon receipt of either a written works specific instruction or a Task Order which will be generated via the Client's IT Software (currently using MiCAD software).

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Value excluding VAT: £1

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

Duration in months

48

This contract is subject to renewal

No

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

Variants will be accepted: No

#### **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**

Lot Value above unspecified.

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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

as per the published procurement documentation

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

Selection criteria as stated in the procurement documents

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

Selection criteria as stated in the procurement documents

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

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

as per the published procurement documentation

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## **Section IV. Procedure**

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

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

Restricted procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with a single operator

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

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

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

Date

18 October 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: 18 October 2024

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## **Section VI. Complementary information**

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

This is a recurrent procurement: No

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

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

Health Estates

Castle Buildings

Belfast

BT4 3SQ

Email

[procurementstandards.cpd@finance-ni.gov.uk](mailto:procurementstandards.cpd@finance-ni.gov.uk)

Country

United Kingdom