

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/028499-2024>

Contract

## **FMM-22-010 The Education Authority Term Service Short Contract for the Provision of Building - Response, Planned Maintenance and Minor Works Lots 1, 2 and 3**

the Education Authority  
Libraries NI

F03: Contract award notice

Notice identifier: 2024/S 000-028499

Procurement identifier (OCID): ocds-h6vhtk-03df2b

Published 5 September 2024, 4:59pm

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

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

the Education Authority

40 Academy Street

Belfast

BT1 2NQ

#### **Contact**

[facilities.procure@eani.org.uk](mailto:facilities.procure@eani.org.uk)

#### **Email**

[facilities.procure@eani.org.uk](mailto:facilities.procure@eani.org.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.1) Name and addresses**

Libraries NI

Lisburn City Library 23 Linenhall Street

Lisburn

BT28 1FJ

**Email**

[facilities.procure@eani.org.uk](mailto:facilities.procure@eani.org.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.2) Information about joint procurement**

The contract involves joint procurement

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

Body governed by public law

## **I.5) Main activity**

Education

---

## **Section II: Object**

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

#### **II.1.1) Title**

FMM-22-010 The Education Authority Term Service Short Contract for the Provision of Building - Response, Planned Maintenance and Minor Works Lots 1, 2 and 3

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

- 45210000 - Building construction work

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

Works

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

The Measured Term Service Short Contract for the Provision of Building: Response, Planned Maintenance and Minor Works Lots 1, 2 and 3. Works / Services include the following Core Skill Disciplines: Building Works, Asbestos Services and a number of other related disciplines along with Supplementary Skill disciplines. Economic Operators are advised to refer to the tender documents for further information. The project may include task orders with a value of up to £500k. Lot 1 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Mid and East Antrim and Antrim and Newtownabbey Lot 2 Building: comprising administration premises, youth service

premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Lisburn and Castlereagh and Ards and North Down Lot 3 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Armagh, Banbridge and Craigavon.

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

This contract is divided into lots: Yes

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

Value excluding VAT: £71,200,000

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

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

Lot 1 Building maintenance service works Area North Council area Mid and East Antrim and Antrim and Newtownabbey Award per Item: No

Lot No

1

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

- 45300000 - Building installation work
- 45453100 - Refurbishment work
- 45000000 - Construction work
- 45214000 - Construction work for buildings relating to education and research
- 45260000 - Roof works and other special trade construction works

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

NUTS codes

- UKN - Northern Ireland

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

The Measured Term Service Short Contract for the Provision of Building: Response, Planned Maintenance and Minor Works Lots 1, 2 and 3. Works / Services include the following Core Skill Disciplines: Building Works, Asbestos Services and a number of other related disciplines along with Supplementary Skill disciplines. Economic Operators are advised to refer to the tender documents for further information. The project may include task orders with a value of up to £500k. Lot 1 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Mid and East Antrim and Antrim and Newtownabbey Lot 2 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Lisburn and Castlereagh and Ards and North Down Lot 3 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Armagh, Banbridge and Craigavon.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Price / Weighting: 70

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

Options: Yes

Description of options

Lot Contract period of two years with the option of additional periods for a total maximum Lot Contract duration of 4 years.

#### **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**

This Framework has been awarded by Northern Ireland Education Authority "EA" and is open to the EA, including NI educational bodies as follows and at some point during the life of the contract these bodies may wish to utilise the Framework and should have access, at any point, with the permission of EA. This agreement is not intended to replace

any current agreements that participating or non-participating institutions may already have in place. Due to the independent nature of these bodies and schools within Northern Ireland, there is no obligation to become party to the Framework. These bodies include: • Primary and Post Primary schools under the control of the EA, Catholic Maintained Schools, Independent Schools in NI, Irish Medium Schools in NI, both Controlled and, Voluntary Grammar Schools, Nursery School for NI both controlled and Catholic Maintained, school meals kitchens onsite at all of these schools, Controlled Youth Centres and Libraries [NI.https://www.educationni.gov.uk/services/schools-plus](https://www.educationni.gov.uk/services/schools-plus). • Grant Controlled Integrated Education Schools in NI. <https://www.nicie.org/parents/school-finder/>. Independent School in NI; and. <https://www.isc.co.uk/schools/northern-ireland/>. The value shown in V.2.4 is the highest value is the highest value estimated in the following range for the requirement £10,800,000 ex VAT [£12,960,000 inc. VAT] and £21,600,000 ex VAT [£25,920,000 inc. VAT] which has been calculated on the basis of a four year Framework with additional contingency should the demand increase for any reason, given the essential nature of the works under the contract i.e. reactive works which cannot be forecasted in the pre procurement exercise or tender stage. The Authority expressly reserves the rights to utilise the non-exclusivity clauses as outlined in the Framework documents at EA's sole discretion.

## **II.2) Description**

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

Lot 2 Building maintenance service works Area East Council area Lisburn and Castlereagh and Ards and North Down Award per Item: No

Lot No

2

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

- 45300000 - Building installation work
- 45453100 - Refurbishment work
- 45000000 - Construction work
- 45214000 - Construction work for buildings relating to education and research
- 45260000 - Roof works and other special trade construction works

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

NUTS codes

- UKN - Northern Ireland

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

The Measured Term Service Short Contract for the Provision of Building: Response, Planned Maintenance and Minor Works Lots 1, 2 and 3. Works / Services include the following Core Skill Disciplines: Building Works, Asbestos Services and a number of other related disciplines along with Supplementary Skill disciplines. Economic Operators are advised to refer to the tender documents for further information. The project may include task orders with a value of up to £500k. Lot 1 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Mid and East Antrim and Antrim and Newtownabbey Lot 2 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Lisburn and Castlereagh and Ards and North Down Lot 3 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Armagh, Banbridge and Craigavon.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Price / Weighting: 70

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

Options: Yes

Description of options

Lot Contract period of two years with the option of additional periods for a total maximum Lot Contract duration of 4 years.

## **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**

This Framework has been awarded by Northern Ireland Education Authority "EA" and is open to the EA, including NI educational bodies as follows and at some point during the

life of the contract these bodies may wish to utilise the Framework and should have access, at any point, with the permission of EA. This agreement is not intended to replace any current agreements that participating or non-participating institutions may already have in place. Due to the independent nature of these bodies and schools within Northern Ireland, there is no obligation to become party to the Framework. These bodies include: • Primary and Post Primary schools under the control of the EA, Catholic Maintained Schools, Independent Schools in NI, Irish Medium Schools in NI, both Controlled and, Voluntary Grammar Schools, Nursery School for NI both controlled and Catholic Maintained, school meals kitchens onsite at all of these schools, Controlled Youth Centres and Libraries [NI.https://www.educationni.gov.uk/services/schools-plus](https://www.educationni.gov.uk/services/schools-plus). • Grant Controlled Integrated Education Schools in NI. <https://www.nicie.org/parents/school-finder/>. Independent School in NI; and. <https://www.isc.co.uk/schools/northern-ireland/>. The value shown in V.2.4 is the highest value is the highest value estimated in the following range for the requirement £10,800,000 ex VAT [£12,960,000 inc. VAT] and £21,600,000 ex VAT [£25,920,000 inc. VAT] which has been calculated on the basis of a four year Framework with additional contingency should the demand increase for any reason, given the essential nature of the works under the contract i.e. reactive works which cannot be forecasted in the pre procurement exercise or tender stage. The Authority expressly reserves the rights to utilise the non-exclusivity clauses as outlined in the Framework documents at EA's sole discretion.

## **II.2) Description**

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

Lot 3 Building maintenance service works Area South West Council area Armagh, Banbridge and Craigavon Award per Item: No

Lot No

3

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

- 45300000 - Building installation work
- 45453100 - Refurbishment work
- 45000000 - Construction work
- 45214000 - Construction work for buildings relating to education and research
- 45260000 - Roof works and other special trade construction works

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



NUTS codes

- UKN - Northern Ireland

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

The Measured Term Service Short Contract for the Provision of Building: Response, Planned Maintenance and Minor Works Lots 1, 2 and 3. Works / Services include the following Core Skill Disciplines: Building Works, Asbestos Services and a number of other related disciplines along with Supplementary Skill disciplines. Economic Operators are advised to refer to the tender documents for further information. The project may include task orders with a value of up to £500k. Lot 1 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Mid and East Antrim and Antrim and Newtownabbey Lot 2 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Lisburn and Castlereagh and Ards and North Down Lot 3 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Armagh, Banbridge and Craigavon.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Price / Weighting: 70

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

Options: Yes

Description of options

Lot Contract period of two years with the option of additional periods for a total maximum Lot Contract duration of 4 years.

#### **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**

This Framework has been awarded by Northern Ireland Education Authority “EA” and is open to the EA, including NI educational bodies as follows and at some point during the life of the contract these bodies may wish to utilise the Framework and should have access, at any point, with the permission of EA. This agreement is not intended to replace any current agreements that participating or non-participating institutions may already have in place. Due to the independent nature of these bodies and schools within Northern Ireland, there is no obligation to become party to the Framework. These bodies include:.. • Primary and Post Primary schools under the control of the EA, Catholic Maintained Schools, Independent Schools in NI, Irish Medium Schools in NI, both Controlled and, Voluntary Grammar Schools, Nursery School for NI both controlled and Catholic Maintained, school meals kitchens onsite at all of these schools, Controlled Youth Centres and Libraries [NI.https://www.educationni.gov.uk/services/schools-plus](https://www.educationni.gov.uk/services/schools-plus). • Grant Controlled Integrated Education Schools in NI. <https://www.nicie.org/parents/school-finder/>. Independent School in NI; and. <https://www.isc.co.uk/schools/northern-ireland/>. The value shown in V.2.4 is the highest value is the highest value estimated in the following range for the requirement £14,000,000 ex VAT [£16,800,000 inc. VAT] and £28,000,000 ex VAT [£33,600,000 inc. VAT] which has been calculated on the basis of a four year Framework with additional contingency should the demand increase for any reason, given the essential nature of the works under the contract i.e. reactive works which cannot be forecasted in the pre procurement exercise or tender stage. The Authority expressly reserves the rights to utilise the non-exclusivity clauses as outlined in the Framework documents at EA’s sole discretion.

---

## 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 000-019218](#)

---

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

### **Contract No**

1

### **Lot No**

1

### **Title**

Lot 1 Building maintenance service works (Area North) (Council area Mid and East Antrim and Antrim and Newtownabbey) Award per Item: No

A contract/lot is awarded: Yes

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

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

30 August 2024

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

Number of tenders received: 10

Number of tenders received from SMEs: 8

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

Number of tenders received from tenderers from non-EU Member States: 10

Number of tenders received by electronic means: 10

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

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

MAURICE FLYNN SONS LTD

2 Springbank Road, Springbank Industrial Estate

BELFAST

BT17 0QL

Email

[aidan@mauriceflynn.com](mailto:aidan@mauriceflynn.com)

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £21,600,000

Total value of the contract/lot: £21,600,000

#### **V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

---

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

### **Contract No**

2

### **Lot No**

2

### **Title**

Lot 2 Building maintenance service works (Area East) (Council area Lisburn and Castlereagh and Ards and North Down) Award per Item: No

A contract/lot is awarded: Yes

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

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

30 August 2024

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

Number of tenders received: 10

Number of tenders received from SMEs: 8

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

Number of tenders received from tenderers from non-EU Member States: 10

Number of tenders received by electronic means: 10

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

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

D MARTIN BUILDING

UNIT 11 GLENVIEW IND ESTATE

NEWTOWNARDS

BT23 6AY

Email

[dmartinbuilding@gmail.com](mailto:dmartinbuilding@gmail.com)

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £21,600,000

Total value of the contract/lot: £21,600,000

#### **V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

---

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

### **Contract No**

3

### **Lot No**

3

### **Title**

Lot 3 Building maintenance service works (Area South West) (Council area Armagh, Banbridge and Craigavon) Award per Item: No

A contract/lot is awarded: Yes

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

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

30 August 2024

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

Number of tenders received: 9

Number of tenders received from SMEs: 7

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

Number of tenders received from tenderers from non-EU Member States: 9

Number of tenders received by electronic means: 9

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

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

Greystone Joinery Construction Ltd

65 Legilly Rd

DUNGANNON

BT70 1PE

Email

[info@greystonejc.com](mailto:info@greystonejc.com)

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £28,000,000

Total value of the contract/lot: £28,000,000

#### **V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

---

## **Section VI. Complementary information**

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

Contract Monitoring: The Successful Contractor's performance on this Framework will be managed as per the Framework documents and regularly monitored (see Department of Finance Protocol for Managing Supplier Poor Performance: Protocol for Managing Supplier Poor Performance [pdf stand-alone version].PDF ([finance-ni.gov.uk](https://finance-ni.gov.uk))). Contractors not delivering on requirements is a serious matter. It means the public purse is not getting what it is paying for. If a Contractor fails to reach satisfactory levels of performance they will be given a specified time to improve. If, after the specified time, they still fail to reach satisfactory levels of performance, the matter will be escalated to senior management in



the Education Authority (EA) for further action. If this occurs and the Contractor's performance still does not improve to satisfactory levels within the specified period, it may be regarded as an act of grave professional misconduct and they may be issued with a Notice of Unsatisfactory Performance and this Framework may be terminated. Any Contractor in receipt of a Notice of Unsatisfactory Performance will be required to declare this in future tender submissions for a period of three years from the date of issue of the Notice. It may also result in the Contractor being excluded from all procurement competitions being undertaken by the EA. The EA are committed to the promotion of social inclusion and equal opportunities, as well as the responsible use and protection of natural resources and reducing our carbon footprint as key objectives in the Sustainable Development Strategy for Northern Ireland. The EA has included within the Framework documents, a Social Considerations Schedule to help achieve the EA's objectives and address the strategic aims. It is required that the successful Contractor, as a condition of Framework, deliver measurable social value outcomes as set within this Social Considerations Schedule. The EA cannot give any commitment as to the usage, volume, or value of products required under this Framework. Any levels, or aggregate values of services referred to are indicative only and shall not be binding on the Client. The value shown in II.1.7 is the highest value estimated in the following range for the requirement £35,600,000 ex VAT [£42,720,000 inc. VAT] and £71,200,000 ex VAT [£85,440,000 inc. VAT] which has been calculated on the basis of a four year Framework with additional contingency should the demand increase for any reason, given the essential nature of the works under the contract i.e. reactive works which cannot be forecasted in the pre procurement exercise or tender stage. The Authority expressly reserves the rights to utilise the non-exclusivity clauses as outlined in the Framework documents at EA's sole discretion.

## **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.

Belfast

Country

United Kingdom