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Contract

QUB/2582/24 - Measured Term Contract for Building, Mechanical and Electrical Minor Works and Maintenance Services

Queen's University Belfast

F03: Contract award notice

Notice identifier: 2025/S 000-028697

Procurement identifier (OCID): ocds-h6vhtk-04be87

Published 30 May 2025, 10:50am

Section I: Contracting authority

I.1) Name and addresses

Queen's University Belfast

University Road

Belfast

BT7 1NN

Contact

Dónall Patton

Email

d.patton@qub.ac.uk

Country

United Kingdom

NUTS code

UKN06 - Belfast

Internet address(es)

Main address

<https://www.qub.ac.uk/>

Buyer's address

<https://www.qub.ac.uk/directorates/FinanceDirectorate/visitors/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

QUB/2582/24 - Measured Term Contract for Building, Mechanical and Electrical Minor Works and Maintenance Services

Reference number

QUB/2582/24

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

This contract is for a Measured Term Contract (MTC) for building, mechanical and electrical minor works and maintenance services throughout the entire University campus. The Form of Contract will be the JCT Standard Form of Measured Term Contract 2016 Edition, incorporating Queen's standard amendments and the adaption schedule for Northern Ireland. Works carried out under the Contract shall be valued in accordance with tendered Rates and the published editions of the PSA Schedules of Rates as follows. • PSA Schedule of Rates for Building Works, 11th Edition 2015 • PSA Schedule of Rates for Electrical Services, 7th Edition 2016 • PSA Schedule of Rates for Mechanical Services, 7th Edition 2016

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: £12,266,046

II.2) Description**II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work
- 71334000 - Mechanical and electrical engineering services
- 45350000 - Mechanical installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 45310000 - Electrical installation work

II.2.3) Place of performance

NUTS codes

- UKN06 - Belfast

Main site or place of performance

Belfast, Northern Ireland

II.2.4) Description of the procurement

This contract is for a Measured Term Contract (MTC) for building, mechanical and electrical minor works and maintenance services throughout the entire University campus. The Form of Contract will be the JCT Standard Form of Measured Term Contract 2016 Edition, incorporating Queen's standard amendments and the adaption schedule for Northern Ireland. Works carried out under the Contract shall be valued in accordance with tendered Rates and the published editions of the PSA Schedules of Rates as follows. • PSA Schedule of Rates for Building Works, 11th Edition 2015 • PSA Schedule of Rates for Electrical Services, 7th Edition 2016 • PSA Schedule of Rates for Mechanical Services, 7th Edition 2016

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 30

Cost criterion - Name: Price / Weighting: 70

II.2.11) Information about options

Options: Yes

Description of options

Contract duration shall be for an initial period of 3 years, with options to extend its duration by up to a further 24 months

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

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: [2024/S 000-038054](#)

Section V. Award of contract

Contract No

QUB/2582/24

Title

Measured Term Contract for Building, Mechanical and Electrical Minor Works and Maintenance Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

13 May 2025

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 6

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

Number of tenders received from tenderers from non-EU Member States: 0

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

Down Developments Ltd

Unit 5 Quarry Business Park, Portadown Road

Lurgan

BT668QF

Email

p.black@downdevelopments.com

Telephone

+44 2838329544

Fax

+44 2838341226

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

National registration number

NI45024

Internet address

<https://downdevelopments.com/>

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: £12,500,000

Total value of the contract/lot: £12,266,046

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Value excluding VAT: £9,812,837

Proportion: 80 %

Short description of the part of the contract to be subcontracted

40% - Electrical 20% - Mechanical As per contract overview.

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Queen's University Belfast

University Road

Belfast

BT7 1NN

Email

procurement@gub.ac.uk

Country

United Kingdom

Internet address

<https://www.gub.ac.uk/directorates/FinanceDirectorate/visitors/procurement/>

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

This authority incorporated a standstill period at the point information on the award of the contract was communicated to Tenderers. That notification provided full information on the award decision. The standstill period, which was for a minimum of 10 calendar days, provided time for unsuccessful tenderers to challenge the award decision before the contract was entered into. The Public Contract Regulations 2015 (SI 2015/102) provides for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland).