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Contract

## **TERM SERVICE FRAMEWORK FOR BUILDING MAINTENANCE AND MINOR INSTALLATION WORKS FOR BELFAST HEALTH AND SOCIAL CARE TRUST (2024)**

DoH - Health Estates

F03: Contract award notice

Notice identifier: 2024/S 000-028984

Procurement identifier (OCID): ocids-h6vhtk-044746

Published 10 September 2024, 3:34pm

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

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

DoH - Health Estates

Castle Buildings, Stormont Estate, Upper Newtownards Road

Belfast

BT4 3SH

#### **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.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**

TERM SERVICE FRAMEWORK FOR BUILDING MAINTENANCE AND MINOR INSTALLATION WORKS FOR BELFAST HEALTH AND SOCIAL CARE TRUST (2024)

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

- 45210000 - Building construction work

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

Works

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

The Contracting Authority is seeking to appoint up to 8 Nr Economic Operators to a framework, under which the Contracting Authority may enter into Call-off Contracts for the provision of Building Maintenance and Minor Building Works. Works will often be within complex, occupied, operational, clinical environments where the Contractor must work in accordance with strict constraints and control measures such as Infection Control Risk Assessments, Policies, Procedures and Permit Systems. Any Call-off Contracts awarded under the terms of the Framework Agreement shall be comprised of the NEC4 Term Service Short Contracts as amended by the Contracting Authority. The Call-off Contracts may incorporate, Civil Engineering, Roofing, Flooring, Windows, Painting, Glazing Works and other related specialist works. Minor works may comprise projects, new buildings, extensions to existing buildings, conversion/refurbishment of existing buildings, works to ensure compliance with various legislative requirements, e.g. legionella, fire safety, DDA, asbestos regulations, mechanical and electrical engineering works and enabling works in advance of major capital works schemes. The Contracting Authority is not under any obligation to award any Contracts or Call-off Contracts or instruct any Task Orders (as defined under the NEC4 Term Service Short Contract) under a Call-off Contract. The Contracting Authority is not responsible for meeting any costs incurred by the Economic Operator should the quantity of work fall short of Economic Operators' expectations. It is expected that the Economic Operators shall adopt an integrated supply chain approach to managing the provision of the works to be delivered under the Framework and any Call-off Contract. Each Economic Operator will be expected to have significant flexible and readily available resources in order to provide the Contracting Authority with a rapid response and an ability to deal with emergency type works. It is a condition of the term service contract that Economic Operators shall make provision to have available resource to carry out any works required 24 hours per day 365 days per year (including all

weekends and all holiday periods). Successful tenderers shall be appointed to the framework for a period of three years, with an optional fourth year extension, at the sole discretion of the Contracting Authority. It is anticipated that any call-off Term Service Contracts awarded may have a term of up to three years, with an optional additional year extension, at the sole discretion of the Contracting Authority subject to the terms of the relevant Call-off Contract. Economic Operators should note that the Contracting Authority shall also seek to appoint separate Term Service Contracts with Electrical, Mechanical and Asbestos Removal Economic Operators. The Framework and any Term Service Contract with the Economic Operator will be based on partnering and may involve working in conjunction with other contractors appointed directly by the Contracting Authority. This role may be as Principal Contractor or as Partnering Contractor to other Term Service Contract providers appointed directly by the Contracting Authority.

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

This contract is divided into lots: Yes

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

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

Lot 1 - Royal Group of Hospitals

Lot No

1

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

- 45215100 - Construction work for buildings relating to health
- 45453100 - Refurbishment work

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

NUTS codes

- UKN0 - Northern Ireland

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

The Contracting Authority is seeking to appoint up to 8 Nr Economic Operators to a framework, under which the Contracting Authority may enter into Call-off Contracts for the provision of Building Maintenance and Minor Building Works. Works will often be within complex, occupied, operational, clinical environments where the Contractor must work in accordance with strict constraints and control measures such as Infection Control Risk

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

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Price / Weighting: 60

#### **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 - Belfast City Hospital

Lot No

2

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

- 45215100 - Construction work for buildings relating to health
- 45453100 - Refurbishment work

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

NUTS codes

- UKN0 - Northern Ireland

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

The Contracting Authority is seeking to appoint up to 8 Nr Economic Operators to a framework, under which the Contracting Authority may enter into Call-off Contracts for the provision of Building Maintenance and Minor Building Works. Works will often be within complex, occupied, operational, clinical environments where the Contractor must work in accordance with strict constraints and control measures such as Infection Control Risk Assessments, Policies, Procedures and Permit Systems. Any Call-off Contracts awarded under the terms of the Framework Agreement shall be comprised of the NEC4 Term Service Short Contracts as amended by the Contracting Authority. The Call-off Contracts may incorporate, Civil Engineering, Roofing, Flooring, Windows, Painting, Glazing Works and other related specialist works. Minor works may comprise projects, new buildings, extensions to existing buildings, conversion/refurbishment of existing buildings, works to ensure compliance with various legislative requirements, e.g. legionella, fire safety, DDA, asbestos regulations, mechanical and electrical engineering works and enabling works in advance of major capital works schemes. The Contracting Authority is not under any obligation to award any Contracts or Call-off Contracts or instruct any Task Orders (as defined under the NEC4 Term Service Short Contract) under a Call-off Contract. The Contracting Authority is not responsible for meeting any costs incurred by the Economic Operator should the quantity of work fall short of Economic Operators' expectations. It is

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

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Price / Weighting: 60

#### **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 - Musgrave Park Hospital, Knockbracken Healthcare Park and South and East Belfast Community

Lot No

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

- 45215100 - Construction work for buildings relating to health
- 45453100 - Refurbishment work

**II.2.3) Place of performance**

NUTS codes

- UKN0 - Northern Ireland

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

The Contracting Authority is seeking to appoint up to 8 Nr Economic Operators to a framework, under which the Contracting Authority may enter into Call-off Contracts for the provision of Building Maintenance and Minor Building Works. Works will often be within complex, occupied, operational, clinical environments where the Contractor must work in accordance with strict constraints and control measures such as Infection Control Risk Assessments, Policies, Procedures and Permit Systems. Any Call-off Contracts awarded under the terms of the Framework Agreement shall be comprised of the NEC4 Term Service Short Contracts as amended by the Contracting Authority. The Call-off Contracts may incorporate, Civil Engineering, Roofing, Flooring, Windows, Painting, Glazing Works and other related specialist works. Minor works may comprise projects, new buildings, extensions to existing buildings, conversion/refurbishment of existing buildings, works to ensure compliance with various legislative requirements, e.g. legionella, fire safety, DDA, asbestos regulations, mechanical and electrical engineering works and enabling works in advance of major capital works schemes. The Contracting Authority is not under any obligation to award any Contracts or Call-off Contracts or instruct any Task Orders (as defined under the NEC4 Term Service Short Contract) under a Call-off Contract. The Contracting Authority is not responsible for meeting any costs incurred by the Economic Operator should the quantity of work fall short of Economic Operators' expectations. It is expected that the Economic Operators shall adopt an integrated supply chain approach to managing the provision of the works to be delivered under the Framework and any Call-off Contract. Each Economic Operator will be expected to have significant flexible and readily available resources in order to provide the Contracting Authority with a rapid response and an ability to deal with emergency type works. It is a condition of the term service contract that Economic Operators shall make provision to have available resource to carry out any works required 24 hours per day 365 days per year (including all weekends and all holiday periods). Successful tenderers shall be appointed to the framework for a period of three years, with an optional fourth year extension, at the sole discretion of the Contracting Authority. It is anticipated that any call-off Term Service Contracts awarded may have a term of up to three years, with an optional additional year



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

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Price / Weighting: 60

### **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 - Mater Infirmorum Hospital, Muckamore Abbey Hospital and North and West Belfast Community

Lot No

4

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

- 45215100 - Construction work for buildings relating to health
- 45453100 - Refurbishment work

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

NUTS codes

- UKN0 - Northern Ireland

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

The Contracting Authority is seeking to appoint up to 8 Nr Economic Operators to a framework, under which the Contracting Authority may enter into Call-off Contracts for the provision of Building Maintenance and Minor Building Works. Works will often be within complex, occupied, operational, clinical environments where the Contractor must work in accordance with strict constraints and control measures such as Infection Control Risk Assessments, Policies, Procedures and Permit Systems. Any Call-off Contracts awarded under the terms of the Framework Agreement shall be comprised of the NEC4 Term Service Short Contracts as amended by the Contracting Authority. The Call-off Contracts may incorporate, Civil Engineering, Roofing, Flooring, Windows, Painting, Glazing Works and other related specialist works. Minor works may comprise projects, new buildings, extensions to existing buildings, conversion/refurbishment of existing buildings, works to ensure compliance with various legislative requirements, e.g. legionella, fire safety, DDA, asbestos regulations, mechanical and electrical engineering works and enabling works in advance of major capital works schemes. The Contracting Authority is not under any obligation to award any Contracts or Call-off Contracts or instruct any Task Orders (as defined under the NEC4 Term Service Short Contract) under a Call-off Contract. The Contracting Authority is not responsible for meeting any costs incurred by the Economic Operator should the quantity of work fall short of Economic Operators' expectations. It is expected that the Economic Operators shall adopt an integrated supply chain approach to managing the provision of the works to be delivered under the Framework and any Call-off Contract. Each Economic Operator will be expected to have significant flexible and readily available resources in order to provide the Contracting Authority with a rapid response and an ability to deal with emergency type works. It is a condition of the term service contract that Economic Operators shall make provision to have available resource to carry out any works required 24 hours per day 365 days per year (including all weekends and all holiday periods). Successful tenderers shall be appointed to the framework for a period of three years, with an optional fourth year extension, at the sole discretion of the Contracting Authority. It is anticipated that any call-off Term Service Contracts awarded may have a term of up to three years, with an optional additional year extension, at the sole discretion of the Contracting Authority subject to the terms of the relevant Call-off Contract. Economic Operators should note that the Contracting Authority shall also seek to appoint separate Term Service Contracts with Electrical, Mechanical and Asbestos Removal Economic Operators. The Framework and any Term Service Contract with the Economic Operator will be based on partnering and may involve working in conjunction with other contractors appointed directly by the Contracting Authority. This role may be as Principal Contractor or as Partnering Contractor to other Term Service Contract providers appointed directly by the Contracting Authority.

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

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Price / Weighting: 60

### **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 - Royal Group of Hospitals Reserve to Lot 1

Lot No

5

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

- 45215100 - Construction work for buildings relating to health
- 45453100 - Refurbishment work

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

NUTS codes

- UKN0 - Northern Ireland

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

The Contracting Authority is seeking to appoint up to 8 Nr Economic Operators to a framework, under which the Contracting Authority may enter into Call-off Contracts for the provision of Building Maintenance and Minor Building Works. Works will often be within complex, occupied, operational, clinical environments where the Contractor must work in accordance with strict constraints and control measures such as Infection Control Risk Assessments, Policies, Procedures and Permit Systems. Any Call-off Contracts awarded under the terms of the Framework Agreement shall be comprised of the NEC4 Term Service Short Contracts as amended by the Contracting Authority. The Call-off Contracts may incorporate, Civil Engineering, Roofing, Flooring, Windows, Painting, Glazing Works and other related specialist works. Minor works may comprise projects, new buildings, extensions to existing buildings, conversion/refurbishment of existing buildings, works to

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

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Price / Weighting: 60

### **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 - Belfast City Hospital Reserve to Lot 2

Lot No

6

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

- 45215100 - Construction work for buildings relating to health
- 45453100 - Refurbishment work

**II.2.3) Place of performance**

NUTS codes

- UKN0 - Northern Ireland

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

The Contracting Authority is seeking to appoint up to 8 Nr Economic Operators to a framework, under which the Contracting Authority may enter into Call-off Contracts for the provision of Building Maintenance and Minor Building Works. Works will often be within complex, occupied, operational, clinical environments where the Contractor must work in accordance with strict constraints and control measures such as Infection Control Risk Assessments, Policies, Procedures and Permit Systems. Any Call-off Contracts awarded under the terms of the Framework Agreement shall be comprised of the NEC4 Term Service Short Contracts as amended by the Contracting Authority. The Call-off Contracts may incorporate, Civil Engineering, Roofing, Flooring, Windows, Painting, Glazing Works and other related specialist works. Minor works may comprise projects, new buildings, extensions to existing buildings, conversion/refurbishment of existing buildings, works to ensure compliance with various legislative requirements, e.g. legionella, fire safety, DDA, asbestos regulations, mechanical and electrical engineering works and enabling works in advance of major capital works schemes. The Contracting Authority is not under any obligation to award any Contracts or Call-off Contracts or instruct any Task Orders (as defined under the NEC4 Term Service Short Contract) under a Call-off Contract. The Contracting Authority is not responsible for meeting any costs incurred by the Economic Operator should the quantity of work fall short of Economic Operators' expectations. It is expected that the Economic Operators shall adopt an integrated supply chain approach to managing the provision of the works to be delivered under the Framework and any Call-off Contract. Each Economic Operator will be expected to have significant flexible and readily available resources in order to provide the Contracting Authority with a rapid response and an ability to deal with emergency type works. It is a condition of the term service contract that Economic Operators shall make provision to have available resource

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

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Price / Weighting: 60

### **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 7 - Musgrave Park Hospital, Knockbracken Healthcare Park and South and East Belfast Community Reserve to Lot 3

Lot No

7

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

- 45215100 - Construction work for buildings relating to health
- 45453100 - Refurbishment work

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

NUTS codes

- UKN0 - Northern Ireland

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

The Contracting Authority is seeking to appoint up to 8 Nr Economic Operators to a framework, under which the Contracting Authority may enter into Call-off Contracts for the provision of Building Maintenance and Minor Building Works. Works will often be within complex, occupied, operational, clinical environments where the Contractor must work in accordance with strict constraints and control measures such as Infection Control Risk Assessments, Policies, Procedures and Permit Systems. Any Call-off Contracts awarded under the terms of the Framework Agreement shall be comprised of the NEC4 Term Service Short Contracts as amended by the Contracting Authority. The Call-off Contracts may incorporate, Civil Engineering, Roofing, Flooring, Windows, Painting, Glazing Works and other related specialist works. Minor works may comprise projects, new buildings, extensions to existing buildings, conversion/refurbishment of existing buildings, works to ensure compliance with various legislative requirements, e.g. legionella, fire safety, DDA, asbestos regulations, mechanical and electrical engineering works and enabling works in advance of major capital works schemes. The Contracting Authority is not under any obligation to award any Contracts or Call-off Contracts or instruct any Task Orders (as defined under the NEC4 Term Service Short Contract) under a Call-off Contract. The Contracting Authority is not responsible for meeting any costs incurred by the Economic Operator should the quantity of work fall short of Economic Operators' expectations. It is expected that the Economic Operators shall adopt an integrated supply chain approach to managing the provision of the works to be delivered under the Framework and any Call-off Contract. Each Economic Operator will be expected to have significant flexible and readily available resources in order to provide the Contracting Authority with a rapid response and an ability to deal with emergency type works. It is a condition of the term service contract that Economic Operators shall make provision to have available resource to carry out any works required 24 hours per day 365 days per year (including all weekends and all holiday periods). Successful tenderers shall be appointed to the framework for a period of three years, with an optional fourth year extension, at the sole discretion of the Contracting Authority. It is anticipated that any call-off Term Service Contracts awarded may have a term of up to three years, with an optional additional year extension, at the sole discretion of the Contracting Authority subject to the terms of the relevant Call-off Contract. Economic Operators should note that the Contracting Authority shall also seek to appoint separate Term Service Contracts with Electrical, Mechanical and Asbestos Removal Economic Operators. The Framework and any Term Service Contract with the Economic Operator will be based on partnering and may involve working in conjunction with other contractors appointed directly by the Contracting Authority. This role may be as Principal Contractor or as Partnering Contractor to other Term Service Contract providers appointed directly by the Contracting Authority.



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

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Price / Weighting: 60

### **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 8 - Mater Infirmorum Hospital, Muckamore Abbey Hospital and North and West Belfast Community Reserve to Lot 4

Lot No

8

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

- 45215100 - Construction work for buildings relating to health
- 45453100 - Refurbishment work

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

NUTS codes

- UKN0 - Northern Ireland

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

The Contracting Authority is seeking to appoint up to 8 Nr Economic Operators to a framework, under which the Contracting Authority may enter into Call-off Contracts for the provision of Building Maintenance and Minor Building Works. Works will often be within complex, occupied, operational, clinical environments where the Contractor must work in accordance with strict constraints and control measures such as Infection Control Risk Assessments, Policies, Procedures and Permit Systems. Any Call-off Contracts awarded



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

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Price / Weighting: 60

#### **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

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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

#### **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 000-007682](#)

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

### **Contract No**

1

### **Lot No**

1

A contract/lot is awarded: No

### **V.1) Information on non-award**

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

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## **Section VI. Complementary information**

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

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

Health Estates

Annex 2 Castle Buildings

BELFAST

BT4 3SQ

Email

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

Country

United Kingdom