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Planning

## **South Region Roof Replacement**

Northern Ireland Housing Executive

F01: Prior information notice

Prior information only

Notice identifier: 2021/S 000-029031

Procurement identifier (OCID): ocds-h6vhtk-02f8d6

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

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

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8BP

#### **Contact**

Christopher Brown

#### **Email**

[christopher.brown@nihe.gov.uk](mailto:christopher.brown@nihe.gov.uk)

#### **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.3) Communication**

Additional information can be obtained from the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

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

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

Regional or local authority

**I.5) Main activity**

Housing and community amenities

## **Section II: Object**

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

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

South Region Roof Replacement

Reference number

CTO99

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

- 45210000 - Building construction work

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

Works

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

The Competition is expected to be carried out in accordance with Regulation 27 (the Open Procedure) as set out in the Public Contract Regulations 2015.

The Competition will be advertised on eTendersNI.

Form of contract is expected to be: NEC3 Engineering and Construction Short Contract

It is expected for the award of contract decision to be made to the tenderer whom meets the quality standards detailed in the mandatory selection criteria and obtains the highest commercial score i.e. lowest acceptable price. The highest commercial score will be awarded a percentage score of 100%.

Please note the above tender strategy and scope of works is subject to change without notice at the contracting authority's absolute discretion.

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

Value excluding VAT: £4,990,185.31

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

This contract is divided into lots: Yes

Maximum number of lots that may be awarded to one tenderer: 2

## **II.2) Description**

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

12.78.1001 - South West Area Roof Replacement (Kilmacormick, Enniskillen)

Lot No

1

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

- 45000000 - Construction work
- 45211100 - Construction work for houses
- 45215210 - Construction work for subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45453100 - Refurbishment work
- 45261000 - Erection and related works of roof frames and coverings
- 45261920 - Roof maintenance work
- 45261910 - Roof repair
- 45211340 - Multi-dwelling buildings construction work

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

NUTS codes

- UKN - Northern Ireland
- UKN0G - Fermanagh and Omagh

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

This project comprises a total of 150 dwellings consisting of 119 Houses and 31 Bungalows. There are also 8 garages within the scheme arranged in two blocks of three and five.

All dwellings have a pitched roof with a mixture of rafter and purlin and prefabricated truss construction. The scope and scale of works to be carried out will be set out in the tender documents but are expected to include the following:

Replacement of existing roofs to 150 dwellings and 8 garages including repairs to existing roofing timbers, additional roof void insulation, and PVC replacement fascia, soffit and barge boards.

Electrical upgrading work to 150 dwellings to ensure that power cables are not covered by insulation.

Additional electrical works to 31 Bungalows may entail the replacement of power cables from the internally located distribution board.

It is proposed during the scheme that works will involve replacement of existing roof coverings and associated fascia's, soffits, barge boards and rainwater goods. It is also anticipated that existing roof space insulation will be upgraded.

The contract duration is expected to be 57 weeks followed by a defects period.

#### **II.2.14) Additional information**

The estimated value of this lot is: £1,618,370.00. The estimated value is intended to be representative of the full duration of the Lot Contract. The estimated value should not be interpreted as an annual figure nor a guarantee of any volume of work that may be issued under the potential Lot Contract; as such the estimated value is subject to change.

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

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

16.78.1006 - South Down Roof Replacements (Ardglass/Ballynahinch)

Lot No

2

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

- 45000000 - Construction work
- 45211100 - Construction work for houses
- 45215210 - Construction work for subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45453100 - Refurbishment work
- 45261000 - Erection and related works of roof frames and coverings
- 45261920 - Roof maintenance work
- 45261910 - Roof repair
- 45211340 - Multi-dwelling buildings construction work

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

NUTS codes

- UKN - Northern Ireland

- UKN08 - Newry, Mourne and Down

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

This project comprises a total of 135Nr. dwellings consisting of 44Nr. Houses, 41Nr. Bungalows, 31Nr. Flats and 19Nr. Maisonettes.

The vast majority of dwellings have a pitched roof with a mixture of rafter and purlin and prefabricated truss construction, with the exception of 5Nr. Houses and 10Nr. Maisonettes which have a suspended timber and suspended concrete slab flat roof construction respectively with both roof types finished with built-up bitumen felt, presumably on insulation on plywood decking fixed to the roof structure.

The scope and scale of works to be carried out will be set out in the tender documents but are expected to include the following:

Replacement of existing roofs to 135 Nr. dwellings including repairs to existing roofing timbers, additional roof void insulation, and PVC replacement fascia, soffit and barge boards.

Replacing the built-up felt coverings to the aforementioned flat roof properties with a warm roof construction finished with a single layer polymeric roofing membrane.

Electrical upgrading work to 135Nr. dwellings to ensure that power cables are not covered by insulation. An allowance has been included for provision of a warm roof insulation solution to 41Nr. Bungalows to avoid the need of the replacement of power cables from the internally located distribution board.

The contract duration is expected to be 46 weeks followed by a defects period.

### **II.2.14) Additional information**

The estimated value of this lot is: 1,376,705.00. The estimated value is intended to be representative of the full duration of the Lot Contract. The estimated value should not be interpreted as an annual figure nor a guarantee of any volume of work that may be issued under the potential Lot Contract; as such the estimated value is subject to change.

## **II.2) Description**

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

14.78.1011 - South Region Roofs, Kinallen, Dromore

Lot No

3

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

- 45000000 - Construction work
- 45211100 - Construction work for houses
- 45215210 - Construction work for subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45453100 - Refurbishment work
- 45261000 - Erection and related works of roof frames and coverings
- 45261920 - Roof maintenance work
- 45261910 - Roof repair
- 45211340 - Multi-dwelling buildings construction work

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

NUTS codes

- UKN07 - Armagh City, Banbridge and Craigavon

- UKN - Northern Ireland

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

This project comprises a total of 91 dwellings consisting of 46 Houses and 45 Bungalows.

The properties are of traditional construction with wet dash finishes. All the properties have pitched roofs with concrete interlocking tiles. The dwellings have a mixture of stained or painted softwood timber and uPVC double glazed windows.

The scope and scale of works to be carried out will be set out in the tender documents but are expected to include the following:

Replacement of existing roof coverings to 91 dwellings.

It is proposed during the scheme that works will involve replacement of existing roof coverings and associated fascia's, soffits, barge boards and rainwater goods. It is also anticipated that existing roof space insulation will be upgraded.

The contract duration is expected to be 34 weeks followed by a defects period.

#### **II.2.14) Additional information**

The estimated value of this lot is: £1,024,364.00. The estimated value is intended to be representative of the full duration of the Lot Contract. The estimated value should not be interpreted as an annual figure nor a guarantee of any volume of work that may be issued under the potential Lot Contract; as such the estimated value is subject to change.

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

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

11.78.1002 - South Region Roof Replacements, West Area Roofs (Culmore/O'Kane)

Lot No

4

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

- 45000000 - Construction work
- 45211100 - Construction work for houses
- 45215210 - Construction work for subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45453100 - Refurbishment work
- 45261000 - Erection and related works of roof frames and coverings
- 45261920 - Roof maintenance work
- 45261910 - Roof repair
- 45211340 - Multi-dwelling buildings construction work

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

NUTS codes

- UKN - Northern Ireland
- UKN0G - Fermanagh and Omagh

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

This project comprises a total of 86 dwellings consisting of 73 Houses/0 Flats and 13 Bungalows.

The properties are of traditional construction with dry dash, wet dash or facing brick finishes. All the properties have pitched roofs with concrete interlocking tiles or slates. The dwellings have a mixture of stained or painted softwood timber and uPVC double glazed windows.

The scope and scale of works to be carried out will be set out in the tender documents but are expected to include the following:

Replacement of existing roof coverings and associated fascias soffits barge boards and rainwater goods to 86 dwellings.

Upgrading work insulation to 86 dwellings.

It is proposed during the scheme that works will involve replacement of existing roof coverings and associated fascias soffits barge boards and rainwater goods. It is also anticipated that existing roof space insulation will be upgraded.

The contract duration is expected to be 35 weeks followed by a defects period.

#### **II.2.14) Additional information**

The estimated value of this lot is: £970,746.31. The estimated value is intended to be representative of the full duration of the Lot Contract. The estimated value should not be interpreted as an annual figure nor a guarantee of any volume of work that may be issued under the potential Lot Contract; as such the estimated value is subject to change.

#### **II.3) Estimated date of publication of contract notice**

4 January 2022

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## **Section IV. Procedure**

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

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

The procurement is covered by the Government Procurement Agreement: Yes

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## **Section VI. Complementary information**

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

If you are interested in tendering, and you have not already done so, you must register with: <https://etendersni.gov.uk/epps/home.do>. Tenders will ONLY be accepted if submitted through eTendersNI and no tender documentation will be provided via email. It is also the Economic Operator's responsibility to locate this competition upon advertisement. eTendersNI is not a Housing Executive managed system. Should you experience any difficulties or have any questions regarding the system, please contact the eTendersNI help desk. The information contained within this PIN is indicative only and is subject to change at any time without notice.