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Contract

B978 (2022) Building Contractor Craigavon Office

Northern Ireland Electricity Networks

F06: Contract award notice – utilities

Notice identifier: 2025/S 000-030274

Procurement identifier (OCID): ocds-h6vhtk-02edc7

Published 5 June 2025, 2:15pm

Section I: Contracting entity

I.1) Name and addresses

Northern Ireland Electricity Networks

120 Malone Road,

Belfast,

BT9 5HT

Email

Anna.McWhirter@nienetworks.co.uk

Country

United Kingdom

Region code

UKN - Northern Ireland

Internet address(es)

Main address

www.nienetworks.co.uk

I.6) Main activity

Electricity

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

B978 (2022) Building Contractor Craigavon Office

Reference number

B978 (2022)

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

- The construction of a new-build energy efficient 2 storey office building on the existing Craigavon site (in the car park area) including all associated building, mechanical and Electrical works in accordance with the project design, Building and Planning Regulations, and any phasing temporary or permanent to facilitate the works
- The existing office building and stores facility is to remain operational throughout the duration of the works and a traffic management plan will be required to ensure that construction and site access for day to day business can be separated – NIE Networks will seek alternative car parking arrangements for some of its staff cars

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: £11,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45200000 - Works for complete or part construction and civil engineering work
- 45210000 - Building construction work
- 45213150 - Office block construction work
- 45213220 - Construction work for warehouses
- 45213221 - Warehouse stores construction work
- 45213250 - Construction work for industrial buildings
- 45213260 - Stores depot construction work
- 45220000 - Engineering works and construction works

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

Main site or place of performance

Craigavon, Northern Ireland

II.2.4) Description of the procurement

NIE Networks is currently undertaking a programme of refurbishment/upgrades on a number of its key office bases, with the most significant being the replacement of the current office at Craigavon with a new build circa 38,000 square foot office (over 2 floors), which is to be located on the existing site.

The primary works for this project will include the following:

- The construction of a new-build energy efficient 2 storey office building on the existing Craigavon site (in the car park area) including all associated building, mechanical and Electrical works in accordance with the project design, Building and Planning Regulations, and any phasing temporary or permanent to facilitate the works
- The existing office building and stores facility is to remain operational throughout the

duration of the works and a traffic management plan will be required to ensure that construction and site access for day to day business can be separated – NIE Networks will seek alternative car parking arrangements for some of its staff cars

- The existing mast and associated communications cabling are also to remain in place and operational throughout the duration of the works as this forms a critical part of NIE Networks distribution network
- Upon completion and occupation of the new building, the existing building is to be demolished, and the new car parking layout and associated landscaping completed.

The secondary works will include the following:

- Main contractor to fulfil the role of Principal Contractor under the CDM Regulations for the duration of the work.
- Any damage to hard standing areas required for equipment or materials storage or delivery, site cabins, offices etc as required by the main contractor within the site boundary, will be made good at the completion of the project.
- Any surface water removal during the construction stage will be the responsibility of the main contractor and should be factored into the costs.
- The design of any temporary works will be the main contractor's responsibility.
- The main contractor will assume full responsibility for:
 - Materials and equipment once they have been delivered to site. Any damage or theft will be the contractor's sole responsibility.
 - Co-ordination of all deliveries associated with the works including traffic management, flag men etc.
 - The provision, maintenance and repair of all necessary tools, plant, equipment and skips necessary to carry out the required works.
 - The provision, maintenance, repair and removal on completion of all necessary temporary electrics, potable water supply, lighting, edge protection or other temporary works as necessary to carry out the required works.
- The main contractor must ensure that all completed works are properly protected until handover of the site.

- Before the commencement of the works the main contractor shall inspect the conditions on site and notify the NIE Networks Client representative/Principal Designer of any conditions which may adversely or otherwise affect the scope of works.
- It is the responsibility of the main contractor to ensure that all plant, tools and equipment are used safely and that workers, other contractors, visitors to site and the general public are properly protected.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Commercial / Weighting: 70

II.2.11) Information about options

Options: Yes

Description of options

Contract Duration is from April 2025 to October 2026

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

Negotiated procedure with prior call for competition

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: [2021/S 000-026202](#)

Section V. Award of contract

Contract No

B978 (2022)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

14 April 2025

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 5

Number of tenders received from tenderers from non-EU Member States: 5

Number of tenders received by electronic means: 5

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

V.2.3) Name and address of the contractor

MSM Contracts Limited

Unit 45a Seagoe Industrial Estate

Portadown

BT63 5QE

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

The contractor is an SME

Yes

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

Total value of the contract/lot: £11,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Northern Ireland Electricity Networks Limited

120 Malone Road

Belfast

Country

United Kingdom

Internet address

www.nienetworks.co.uk

VI.4.2) Body responsible for mediation procedures

High Court of Justice In Northern Ireland

Royal Courts of Justice, Chichester Street

Belfast

Country

United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

High Court of Justice in Northern Ireland

Royal Courts of Justice, Chichester Street

Belfast

Country

United Kingdom