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Tender

CT0133 - Major Adaptation Construction Works to properties for people with disability for the Northern Ireland Housing Executive.

Northern Ireland Housing Executive

F02: Contract notice

Notice identifier: 2023/S 000-031422

Procurement identifier (OCID): ocds-h6vhtk-03ebb8

Published 25 October 2023, 9:51 am

Section I: Contracting authority

I.1) Name and addresses

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8BP

Contact

corporateprocurementnihe.gov.uk

Email

corporateprocurement@nihe.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.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

CT0133 - Major Adaptation Construction Works to properties for people with disability for the Northern Ireland Housing Executive.

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Housing Executive wishes to procure suitably qualified and competent contractors to carry out construction works in relation to the provision of Major Adaptations for Persons with a Disability throughout Northern Ireland. It is proposed to have 5 Lots consisting of four Lots with 3 Contractors and one Lot with 4 Contractors each awarded a Contract (subject to a sufficient number of compliant tenders being received) covering 5 areas as detailed in the Tender documents. Subject to the terms and conditions set out in the ITT and Contract documents, the initial service period is for 2 (two) years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such period(s) as the Client sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial service period. Tenderers will be assessed on a "most economically advantageous tender" basis.

II.1.5) Estimated total value

Value excluding VAT: £34,558,544

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

3

II.2) Description**II.2.1) Title**

LOT 1 - North 1 - East Area, South Antrim Areas

Lot No

1

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45453100 - Refurbishment work
- 45215210 - Construction work for subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

The Housing Executive wishes to procure suitably qualified and competent contractors to carry out construction works in relation to the provision of Major Adaptations for Persons with a Disability throughout Northern Ireland. It is proposed to have 5 Lots consisting of four Lots with 3 Contractors and one Lot with 4 Contractors each awarded a Contract (subject to a sufficient number of compliant tenders being received) covering 5 areas as detailed in the Tender documents. Subject to the terms and conditions set out in the ITT and Contract documents, the initial service period is for 2 (two) years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such period(s) as the Client sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial service period. Tenderers will be assessed on a “most economically advantageous tender” basis.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

II.2.6) Estimated value

Value excluding VAT: £3,951,485

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

A new competition will be run prior to the end of the CT0133 Contract.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Subject to the terms and conditions set out in this ITT and Contract, initial service period is for 24 months, with the option to extend the period by such period(s) as the Contracting Authority sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial term.

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 - South 2 - South, Mid Ulster and South West Areas

Lot No

2

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45453100 - Refurbishment work
- 45215210 - Construction work for subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

The Housing Executive wishes to procure suitably qualified and competent contractors to carry out construction works in relation to the provision of Major Adaptations for Persons with a Disability throughout Northern Ireland. It is proposed to have 5 Lots consisting of four Lots with 3 Contractors and one Lot with 4 Contractors each awarded a Contract (subject to a sufficient number of compliant tenders being received) covering 5 areas as detailed in the Tender documents. Subject to the terms and conditions set out in the ITT and Contract documents, the initial service period is for 2 (two) years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such period(s) as the Client sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial service period. Tenderers will be assessed on a “most economically advantageous tender” basis.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

II.2.6) Estimated value

Value excluding VAT: £7,512,855

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

A new competition will be run prior to the end of the CT0133 Contract

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Subject to the terms and conditions set out in this ITT and Contract, initial service period is for 24 months, with the option to extend the period by such period(s) as the Contracting Authority sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial term.

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 - North 2 - Causeway and West Area

Lot No

3

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45453100 - Refurbishment work
- 45215210 - Construction work for subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

The Housing Executive wishes to procure suitably qualified and competent contractors to carry out construction works in relation to the provision of Major Adaptations for Persons with a Disability throughout Northern Ireland. It is proposed to have 5 Lots consisting of four Lots with 3 Contractors and one Lot with 4 Contractors each awarded a Contract (subject to a sufficient number of compliant tenders being received) covering 5 areas as detailed in the Tender documents. Subject to the terms and conditions set out in the ITT and Contract documents, the initial service period is for 2 (two) years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such period(s) as the Client sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial service period. Tenderers will be assessed on a “most economically advantageous tender” basis.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

II.2.6) Estimated value

Value excluding VAT: £9,126,603

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

A new competition will be run prior to the end of the CT0133 Contract

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Subject to the terms and conditions set out in this ITT and Contract, initial service period is for 24 months, with the option to extend the period by such period(s) as the Contracting Authority sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial term.

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 - South 1 - North Down / Ards and South Down Area

Lot No

4

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45453100 - Refurbishment work
- 45215210 - Construction work for subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

The Housing Executive wishes to procure suitably qualified and competent contractors to carry out construction works in relation to the provision of Major Adaptations for Persons with a Disability throughout Northern Ireland. It is proposed to have 5 Lots consisting of four Lots with 3 Contractors and one Lot with 4 Contractors each awarded a Contract (subject to a sufficient number of compliant tenders being received) covering 5 areas as detailed in the Tender documents. Subject to the terms and conditions set out in the ITT and Contract documents, the initial service period is for 2 (two) years from the starting

date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such period(s) as the Client sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial service period. Tenderers will be assessed on a “most economically advantageous tender” basis.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

II.2.6) Estimated value

Value excluding VAT: £7,471,876

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

A new competition will be run prior to the end of the CT0133 Contract

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Subject to the terms and conditions set out in this ITT and Contract, initial service period is for 24 months, with the option to extend the period by such period(s) as the Contracting Authority sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial term.

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 - Belfast Region – North, South, East and West Areas and Lisburn / Castlereagh

Lot No

5

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45453100 - Refurbishment work
- 45215210 - Construction work for subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

The Housing Executive wishes to procure suitably qualified and competent contractors to carry out construction works in relation to the provision of Major Adaptations for Persons with a Disability throughout Northern Ireland. It is proposed to have 5 Lots consisting of four Lots with 3 Contractors and one Lot with 4 Contractors each awarded a Contract (subject to a sufficient number of compliant tenders being received) covering 5 areas as detailed in the Tender documents. Subject to the terms and conditions set out in the ITT and Contract documents, the initial service period is for 2 (two) years from the starting date, notwithstanding the date of the Contract if earlier. The Client has the option, at its sole discretion, to extend the period by such period(s) as the Client sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial service period. Tenderers will be assessed on a “most economically advantageous tender” basis.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

II.2.6) Estimated value

Value excluding VAT: £6,495,725

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

A new competition will be run prior to the end of the CT0133 Contract

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Subject to the terms and conditions set out in this ITT and Contract, initial service period is for 24 months, with the option to extend the period by such period(s) as the Contracting Authority sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial term.

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 III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

As stated in the procurement documents.

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 000-022184](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

24 November 2023

Local time

3:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Tender must be valid until: 24 May 2024

IV.2.7) Conditions for opening of tenders

Date

24 November 2023

Local time

3:30pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

The Royal Courts of Justice

Belfast

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

The Royal Courts of Justice

Belfast

Country

United Kingdom