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Tender

DoF 5055724 - Pan Government Small Works Framework 2024

CPD - Construction Division

F02: Contract notice

Notice identifier: 2023/S 000-034033

Procurement identifier (OCID): ocds-h6vhtk-041aae

Published 17 November 2023, 9:43am

The closing date and time has been changed to:

6 February 2024, 3:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

CPD - Construction Division

303 Airport Road West

BELFAST

BT3 9ED

Contact

construct.info@finance-ni.gov.uk

Email

construct.info@finance-ni.gov.uk

Telephone

+44 2890816555

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.2) Information about joint procurement

The contract is awarded by a central purchasing body

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>

Tenders or requests to participate must be submitted to 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

Body governed by public law

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

DoF 5055724 - Pan Government Small Works Framework 2024

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Framework Agreement For The Provision Of Small Works To The Northern Ireland Government Estate. Building, Mechanical And Electrical Works And Associated Specialist Subcontracts Associated With: Construction Of New Buildings And Extensions; Refurbishment Of Existing Buildings; Building Repairs; Installation Of Building Services Systems; Replacemt Of Building Services Installations The Agreement Will Comprise Four Lots By Geographic Areas Of Northern Ireland - North, South, West And Reserve. No Services Will Be Delivered Through The Agreement. Contracts Will Be Awarded Throught The Framework In Accordance With The Procedures Detailed Therein. The Appointment Of A Contractor To The Agreement Is Not A Guarantee Of Any Future Workload, But Demonstrates An Intention To Utilise The Appointed Contractors To Provide Services. The Overall Volume And Value Of Property Services That Will Be Delivered Through The Framework Will Be Wholly Dependent On Clients' Requirements And Budget Constraints.

II.1.5) Estimated total value

Value excluding VAT: £48,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 1

II.2) Description

II.2.1) Title

Small Works North

Lot No

1

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

Main site or place of performance

Northern Ireland (Northern area)

II.2.4) Description of the procurement

Framework Agreement For The Provision Of Small Works To The Northern Ireland Government Estate. Building, Mechanical And Electrical Works And Associated Specialist Subcontracts Associated With: Construction Of New Buildings And Extensions; Refurbishment Of Existing Buildings; Building Repairs; Installation Of Building Services Systems; Replacemt Of Building Services Installations The Agreement Will Comprise Four Lots By Geographic Areas Of Northern Ireland - North, South, West And Reserve. No Services Will Be Delivered Through The Agreement. Contracts Will Be Awarded Throught The Framework In Accordance With The Procedures Detailed Therein. The Appointment Of A Contractor To The Agreement Is Not A Guarantee Of Any Future

Workload, But Demonstrates An Intention To Utilise The Appointed Contractors To Provide Services. The Overall Volume And Value Of Property Services That Will Be Delivered Through The Framework Will Be Wholly Dependent On Clients' Requirements And Budget Constraints.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £12,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

The Agreement will be awarded for a period of up to 4 years. The Agreement shall be appointed, initially for two years with an option to extend the Agreement for two consecutive one year periods (renewed annually) up to a maximum 4 year period, (i.e. 2+1+1).

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.12) Information about electronic catalogues

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

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.2.14) Additional information

. The Authority wishes to appoint four Economic Operators (EOs), to enter into a Pan Government Small Works Framework 2024 (SWF2024) (hereafter referred to as 'the Agreement'). . The Authority intends to appoint four Integrated Supply Teams (ISTs) to the Agreement, (which includes a reserve IST) to the geographic areas of Northern Ireland as listed below. A map of the geographical areas is included in the procurement documents. . • Lot 1 – Small Works – North. • Lot 2 – Small Works – South. • Lot 3 – Small Works – West. • Lot 4 – Small Works – All NI - Reserve (for Lots 1-3 areas). The Agreement will provide the delivery of small new and refurbishment construction works projects not normally exceeding an estimated cost of £500,000 (whilst there is no lower limit, works will not normally be less than £75,000). This may include the provision of building, mechanical and electrical works and all associated specialist subcontracts.. The work may involve: . • Construction of new buildings and extensions; . • Refurbishment of existing buildings;. • Building repairs;. • Installation of new building services systems; and . • Replacement of building services installations. Many business areas such as Health Trusts, the Education Authority and Colleges already have their own small works construction frameworks in place so it is anticipated that most of the services will be in relation to:. • office estate;. • courts;. • Agricultural, Food & Rural Enterprise colleges;. • libraries;. • workshops;. • laboratories;. • forest facilities;. • storage facilities;. • amenity facilities;. • sports facilities;. • historic buildings and monuments; and . • business/industrial units.. In accordance with the Procurement Policy Note (PPN) 01/21 (Scoring Social Value Policy), the Agreement will deliver measurable social value outcomes. Schedule 9 of the Agreement details the Social Value requirements. . It is estimated that the aggregated value of services to be delivered through each individual Lot is as detailed below: Lot 1 North - £2.5m - £3m per annum.. Lot 2 South - £2.5m - £3m per annum.. Lot 3 West - £3m - £4m per annum.. Lot 4 Reserve - £1m per annum.. .. However, the appointment of a Contractor to the Agreement is not a guarantee of any future workload, but demonstrates an intention to utilise the appointed Contractors to provide services where appropriate. The overall volume and value of property services that will be delivered through the NEC4 ECSC and NEC4 ECC contracts will be wholly dependent on Clients' asset portfolios. The current budget constraints are anticipated to influence the volume of services and works delivered through the NEC4 contracts. . The Agreement will be available for use by public sector organisations requiring property related services in Northern Ireland . The list of public bodies can be found at <https://www.finance-ni.gov.uk/publications/list-public-bodies-which-can-participate-cpd-collaborative-frameworks>

II.2) Description

II.2.1) Title

Small Works South

Lot No

2

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

Main site or place of performance

Northern Ireland - Southern Area

II.2.4) Description of the procurement

Framework Agreement For The Provision Of Small Works To The Northern Ireland Government Estate. Building, Mechanical And Electrical Works And Associated Specialist Subcontracts Associated With: Construction Of New Buildings And Extensions; Refurbishment Of Existing Buildings; Building Repairs; Installation Of Building Services Systems; Replacemt Of Building Services Installations The Agreement Will Comprise Four Lots By Geographic Areas Of Northern Ireland - North, South, West And Reserve. No Services Will Be Delivered Through The Agreement. Contracts Will Be Awarded Throught The Framework In Accordance With The Procedures Detailed Therein. The Appointment Of A Contractor To The Agreement Is Not A Guarantee Of Any Future Workload, But Demonstrates An Intention To Utilise The Appointed Contractors To Provide Services. The Overall Volume And Value Of Property Services That Will Be Delivered Through The Framework Will Be Wholly Dependent On Clients' Requirements And Budget Constraints.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £12,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

The Agreement will be awarded for a period of up to 4 years. The Agreement shall be appointed, initially for two years with an option to extend the Agreement for two consecutive one year periods (renewed annually) up to a maximum 4 year period, (i.e. 2+1+1).

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.12) Information about electronic catalogues

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

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.2.14) Additional information

The Authority wishes to appoint four Economic Operators (EOs), to enter into a Pan Government Small Works Framework 2024 (SWF2024) (hereafter referred to as 'the Agreement'). . The Authority intends to appoint four Integrated Supply Teams (ISTs) to the Agreement, (which includes a reserve IST) to the geographic areas of Northern Ireland as listed below. A map of the geographical areas is included in the procurement documents. . • Lot 1 – Small Works – North. • Lot 2 – Small Works – South. • Lot 3 – Small Works – West. • Lot 4 – Small Works – All NI - Reserve (for Lots 1-3 areas). The Agreement will provide the delivery of small new and refurbishment construction works

projects not normally exceeding an estimated cost of £500,000 (whilst there is no lower limit, works will not normally be less than £75,000). This may include the provision of building, mechanical and electrical works and all associated specialist subcontracts.. The work may involve: . • Construction of new buildings and extensions; . • Refurbishment of existing buildings;. • Building repairs;. • Installation of new building services systems; and . • Replacement of building services installations. Many business areas such as Health Trusts, the Education Authority and Colleges already have their own small works construction frameworks in place so it is anticipated that most of the services will be in relation to:. • office estate;. • courts;. • Agricultural, Food & Rural Enterprise colleges;. • libraries;. • workshops;. • laboratories;. • forest facilities;. • storage facilities;. • amenity facilities;. • sports facilities;. • historic buildings and monuments; and. • business/industrial units.. In accordance with the Procurement Policy Note (PPN) 01/21 (Scoring Social Value Policy), the Agreement will deliver measurable social value outcomes. Schedule 9 of the Agreement details the Social Value requirements. . It is estimated that the aggregated value of services to be delivered through each individual Lot is as detailed below: Lot 1 North - £2.5m - £3m per annum.. Lot 2 South - £2.5m - £3m per annum.. Lot 3 West - £3m - £4m per annum.. Lot 4 Reserve - £1m per annum.. .. However, the appointment of a Contractor to the Agreement is not a guarantee of any future workload, but demonstrates an intention to utilise the appointed Contractors to provide services where appropriate. The overall volume and value of property services that will be delivered through the NEC4 ECSC and NEC4 ECC contracts will be wholly dependent on Clients' asset portfolios. The current budget constraints are anticipated to influence the volume of services and works delivered through the NEC4 contracts. . The AgThe list of public bodies can be found at <https://www.finance-ni.gov.uk/publications/list-public-bodies-which-can-participate-cpd-collaborative-frameworks>

II.2) Description

II.2.1) Title

Small Works West

Lot No

3

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

Main site or place of performance

Northern Ireland - Western Area

II.2.4) Description of the procurement

Framework Agreement For The Provision Of Small Works To The Northern Ireland Government Estate. Building, Mechanical And Electrical Works And Associated Specialist Subcontracts Associated With: Construction Of New Buildings And Extensions; Refurbishment Of Existing Buildings; Building Repairs; Installation Of Building Services Systems; Replacemt Of Building Services Installations The Agreement Will Comprise Four Lots By Geographic Areas Of Northern Ireland - North, South, West And Reserve. No Services Will Be Delivered Through The Agreement. Contracts Will Be Awarded Throught The Framework In Accordance With The Procedures Detailed Therein. The Appointment Of A Contractor To The Agreement Is Not A Guarantee Of Any Future Workload, But Demonstrates An Intention To Utilise The Appointed Contractors To Provide Services. The Overall Volume And Value Of Property Services That Will Be Delivered Through The Framework Will Be Wholly Dependent On Clients' Requirements And Budget Constraints.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £16,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

The Agreement will be awarded for a period of up to 4 years. The Agreement shall be appointed, initially for two years with an option to extend the Agreement for two consecutive one year periods (renewed annually) up to a maximum 4 year period, (i.e. 2+1+1).

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.12) Information about electronic catalogues

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

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.2.14) Additional information

The Authority wishes to appoint four Economic Operators (EOs), to enter into a Pan Government Small Works Framework 2024 (SWF2024) (hereafter referred to as 'the Agreement'). . The Authority intends to appoint four Integrated Supply Teams (ISTs) to the Agreement, (which includes a reserve IST) to the geographic areas of Northern Ireland as listed below. A map of the geographical areas is included in the procurement documents. . • Lot 1 – Small Works – North. • Lot 2 – Small Works – South. • Lot 3 – Small Works – West. • Lot 4 – Small Works – All NI - Reserve (for Lots 1-3 areas). The Agreement will provide the delivery of small new and refurbishment construction works projects not normally exceeding an estimated cost of £500,000 (whilst there is no lower limit, works will not normally be less than £75,000). This may include the provision of building, mechanical and electrical works and all associated specialist subcontracts.. The work may involve: . • Construction of new buildings and extensions; . • Refurbishment of existing buildings;. • Building repairs;. • Installation of new building services systems; and . • Replacement of building services installations. Many business areas such as Health Trusts, the Education Authority and Colleges already have their own small works construction frameworks in place so it is anticipated that most of the services will be in relation to:. • office estate;. • courts;. • Agricultural, Food & Rural Enterprise colleges;. • libraries;. • workshops;. • laboratories;. • forest facilities;. • storage facilities;. • amenity facilities;. • sports facilities;. • historic buildings and monuments; and. • business/industrial units.. In accordance with the Procurement Policy Note (PPN) 01/21 (Scoring Social Value Policy), the Agreement will deliver measurable social value outcomes. Schedule 9 of the Agreement details the Social Value requirements. . It is estimated that the aggregated value of services to be delivered through each individual Lot is as detailed below: Lot 1 North - £2.5m - £3m per annum.. Lot 2 South - £2.5m -

£3m per annum.. Lot 3 West - £3m - £4m per annum.. Lot 4 Reserve - £1m per annum.. .. However, the appointment of a Contractor to the Agreement is not a guarantee of any future workload, but demonstrates an intention to utilise the appointed Contractors to provide services where appropriate. The overall volume and value of property services that will be delivered through the NEC4 ECSC and NEC4 ECC contracts will be wholly dependent on Clients' asset portfolios. The current budget constraints are anticipated to influence the volume of services and works delivered through the NEC4 contracts . The list of public bodies can be found at <https://www.finance-ni.gov.uk/publications/list-public-bodies-which-can-participate-cpd-collaborative-frameworks>

II.2) Description

II.2.1) Title

All NI (Reserve)

Lot No

4

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

Main site or place of performance

Northern Ireland

II.2.4) Description of the procurement

Framework Agreement For The Provision Of Small Works To The Northern Ireland Government Estate. Building, Mechanical And Electrical Works And Associated Specialist Subcontracts Associated With: Construction Of New Buildings And Extensions; Refurbishment Of Existing Buildings; Building Repairs; Installation Of Building Services Systems; Replacemt Of Building Services Installations The Agreement Will Comprise Four Lots By Geographic Areas Of Northern Ireland - North, South, West And Reserve. No Services Will Be Delivered Through The Agreement. Contracts Will Be Awarded Throught The Framework In Accordance With The Procedures Detailed Therein. The Appointment Of A Contractor To The Agreement Is Not A Guarantee Of Any Future Workload, But Demonstrates An Intention To Utilise The Appointed Contractors To

Provide Services. The Overall Volume And Value Of Property Services That Will Be Delivered Through The Framework Will Be Wholly Dependent On Clients' Requirements And Budget Constraints.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £4,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

The Agreement will be awarded for a period of up to 4 years. The Agreement shall be appointed, initially for two years with an option to extend the Agreement for two consecutive one year periods (renewed annually) up to a maximum 4 year period, (i.e. 2+1+1).

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.12) Information about electronic catalogues

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

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.2.14) Additional information

The Authority wishes to appoint four Economic Operators (EOs), to enter into a Pan Government Small Works Framework 2024 (SWF2024) (hereafter referred to as 'the Agreement'). The Authority intends to appoint four Integrated Supply Teams (ISTs) to the Agreement, (which includes a reserve IST) to the geographic areas of Northern Ireland as listed below. A map of the geographical areas is included in the procurement documents.

- Lot 1 – Small Works – North.
- Lot 2 – Small Works – South.
- Lot 3 – Small Works – West.
- Lot 4 – Small Works – All NI - Reserve (for Lots 1-3 areas).

The Agreement will provide the delivery of small new and refurbishment construction works projects not normally exceeding an estimated cost of £500,000 (whilst there is no lower limit, works will not normally be less than £75,000). This may include the provision of building, mechanical and electrical works and all associated specialist subcontracts.. The work may involve:

- Construction of new buildings and extensions;
- Refurbishment of existing buildings;
- Building repairs;
- Installation of new building services systems; and
- Replacement of building services installations.

Many business areas such as Health Trusts, the Education Authority and Colleges already have their own small works construction frameworks in place so it is anticipated that most of the services will be in relation to:

- office estate;
- courts;
- Agricultural, Food & Rural Enterprise colleges;
- libraries;
- workshops;
- laboratories;
- forest facilities;
- storage facilities;
- amenity facilities;
- sports facilities;
- historic buildings and monuments; and
- business/industrial units..

In accordance with the Procurement Policy Note (PPN) 01/21 (Scoring Social Value Policy), the Agreement will deliver measurable social value outcomes. Schedule 9 of the Agreement details the Social Value requirements. It is estimated that the aggregated value of services to be delivered through each individual Lot is as detailed below: Lot 1 North - £2.5m - £3m per annum.. Lot 2 South - £2.5m - £3m per annum.. Lot 3 West - £3m - £4m per annum.. Lot 4 Reserve - £1m per annum..

However, the appointment of a Contractor to the Agreement is not a guarantee of any future workload, but demonstrates an intention to utilise the appointed Contractors to provide services where appropriate. The overall volume and value of property services that will be delivered through the NEC4 ECSC and NEC4 ECC contracts will be wholly dependent on Clients' asset portfolios. The current budget constraints are anticipated to influence the volume of services and works delivered through the NEC4 contracts. The Agreement will be available for use by public sector organisations requiring property related services in Northern Ireland. The list of public bodies can be found at <https://www.finance-ni.gov.uk/publications/list-public-bodies-which-can-participate-cpd-collaborative-frameworks>

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

The Economic Operators' performance on this Framework Agreement will be regularly.... monitored. As part of its contract management procedures, the Contracting Authority will use the Protocol for Managing Poor Supplier.... Performance contained in Annex K of the Construction Procurement Toolkit see <https://www.finance-ni.gov.uk/sites/default/files/....publications/dfp/Construction%20Toolkit%20%28pdf%20version%2030%20Sept%2022%20%281%29.PDF%29.PDF>. If an Economic.... Operator has received more than one current Notice of Written Warning or a Notice of Unsatisfactory Performance, the Contracting.... Authority, at its discretion, can consider an Economic Operator's exclusion from future procurements, being undertaken on behalf of.... bodies covered by the Northern Ireland Public Procurement Policy (NIPP), for a minimum period of 12 months or 3 years respectively.. A... list. of bodies subject to Northern Ireland Public Procurement Policy

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 4

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

Originally published as:

Date

18 January 2024

Local time

3:00pm

Changed to:

Date

6 February 2024

Local time

3:00pm

See the [change notice](#).

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: 13 October 2026

IV.2.7) Conditions for opening of tenders

Date

18 January 2024

Local time

3:30pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

The Authority expressly reserves the right (a) not to award any Contract as a result of the procurement process commenced by.... publication of this notice; (b) To make whatever changes it may see fit to the content and structure of the tendering competition; and in.... no circumstances will the Authority be liable for any costs incurred by candidates participating in this competition. Contracts awarded as... a result of this procurement process shall be considered as a contract made in Northern Ireland and subject to the exclusive jurisdiction... of the Northern Ireland Courts. The Contracting Authority reserves the right not to award any contracts as a result of this competition.... The process may be terminated or suspended at any time without cost or liability to the Contracting Authority. While it intends to do so,... the Contracting Authority does not bind itself or others to enter into any contract arising out of the procedures envisaged by this notice.... No contractual

rights expressed or implied arise out of the notice or procedures envisaged by it. The Contracting Authority reserves the... right to vary its requirements and the procedures relating to the conduct of the award process. The Contracting Authority shall disqualify... any Economic Operator which is ineligible under Regulation 57 of the Public Contracts Regulations (PCR) (subject to any overriding public... interest requirement) and reserves the right to disqualify any organisation which: (a) Provides information or confirmations which later... prove to be untrue or incorrect; (b) Does not supply the information within the timescale required by this notice or by the Invitation... to Tender Documentation or as otherwise required during the process. Instructions on how to submit a tender; - Suppliers must be... registered on the Contracting Authorities e-procurement portal, eTendersNI available on the following link: <https://etendersni.gov.uk/...> epps/home.do All suppliers should follow the instructions on how to submit a tender within the Introduction and Brief Explanation... document held within the documents area for this procurement on the eTendersNI portal..

VI.4) Procedures for review

VI.4.1) Review body

CPD

Clare House

Belfast

BT3 9ED

Country

United Kingdom