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Tender

## **FMM-23-004 The Education Authority Term Service Short Contract for the Provision of Building - Response, Planned Maintenance and Minor Works Lots 1, 2 and 3**

the Education Authority  
Libraries NI

F02: Contract notice

Notice identifier: 2024/S 000-036176

Procurement identifier (OCID): ocds-h6vhtk-04b4df

Published 7 November 2024, 8:19pm

The closing date and time has been changed to:

**16 January 2025, 3:00pm**

See the [change notice](#).

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

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

the Education Authority

40 Academy Street

Belfast

BT1 2NQ

#### **Contact**

minorworks.procureeani.org.uk

**Email**

[minorworks.procure@eani.org.uk](mailto:minorworks.procure@eani.org.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.1) Name and addresses**

Libraries NI

Lisburn City Library 23 Linenhall Street

Lisburn

BT28 1FJ

**Email**

[minorworks.procure@eani.org.uk](mailto:minorworks.procure@eani.org.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.2) Information about joint procurement**

The contract involves joint procurement

## **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

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

Body governed by public law

## **I.5) Main activity**

Education

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## **Section II: Object**

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

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

FMM-23-004 The Education Authority Term Service Short Contract for the Provision of Building - Response, Planned Maintenance and Minor Works Lots 1, 2 and 3

**II.1.2) Main CPV code**

- 45210000 - Building construction work

**II.1.3) Type of contract**

Works

**II.1.4) Short description**

The Measured Term Service Short Contract for the Provision of Building: Response, Planned Maintenance and Minor Works Lots 1, 2 and 3. Works / Services include the following Core Skill Disciplines: Building Works, Asbestos Services and a number of other related disciplines along with Supplementary Skill disciplines. Economic Operators are advised to refer to the tender documents for further information. The project may include task orders with a value of up to £500k. Lot 1 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council area of Causeway Coast and Glens. Lot 2 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council area of Newry, Mourne and Down. Lot 3 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Mid-Ulster.

**II.1.5) Estimated total value**

Value excluding VAT: £44,000,000

**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 Building maintenance service works (Area North) (Council Area Causeway Coast and Glens)

Lot No

1

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

- 45300000 - Building installation work
- 45453100 - Refurbishment work
- 45000000 - Construction work
- 45214000 - Construction work for buildings relating to education and research
- 45260000 - Roof works and other special trade construction works

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

NUTS codes

- UKN - Northern Ireland

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

The Measured Term Service Short Contract for the Provision of Building: Response, Planned Maintenance and Minor Works Lots 1, 2 and 3. Works / Services include the following Core Skill Disciplines: Building Works, Asbestos Services and a number of other related disciplines along with Supplementary Skill disciplines. Economic Operators are advised to refer to the tender documents for further information. The project may include task orders with a value of up to £500k. Lot 1 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council area of Causeway Coast and Glens. Lot 2 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council area of Newry, Mourne and Down. Lot 3 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Mid-Ulster.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Price / Weighting: 70

### **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

24

This contract is subject to renewal

Yes

Description of renewals

Lot Contract period of two years with the option of additional period(s) for a total maximum  
Lot Contract

duration of 4 years.

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: Yes

Description of options

Lot Contract period of two years with the option of additional period(s) for a total maximum  
Lot Contract

duration of 4 years.

### **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**

This Framework is let by the Northern Ireland Education Authority ("EA") and is open to  
the EA, including. NI educational bodies as follows and at some point during the life of the

contact these bodies may wish to utilise the Framework and.. should have access, at any point, with the permission of EA. This agreement is not intended to replace any current agreements that participating or non-participating institutions may already have in place. Due to the independent nature of these bodies and schools.. within Northern Ireland, there is no obligation to become party to the Framework. These bodies include: • Primary and Post Primary schools under the control of the EA, Catholic Maintained Schools, Independent Schools in NI, Irish Medium Schools in NI, both Controlled.. and, Voluntary Grammar Schools, Nursery School for NI (both controlled and Catholic Maintained), school meals kitchens onsite at all.. of these schools, Controlled Youth Centres and Libraries NI. <https://www.educationni.gov.uk/services/schools-plus>. • Grant Controlled.. Integrated Education Schools in NI. <https://www.nicie.org/parents/school-finder/>. Independent School in NI; and. <https://www.isc.co.uk/>.. schools/northern-ireland/. The value shown in II.2.6 is the highest value estimated in the following range for the requirement £12,000,000.. (ex VAT) and £14,400,000 (inc VAT) which has been calculated on the basis of a four year Framework with additional contingency should.. the demand increase for any reason. The Authority expressly reserves the rights: (I) not to award any Framework or Lot as a result of the.. procurement process commenced by publication of this notice; (II) to make whatever changes it may see fit to the content and structure.. of the tendering Competition; (III) to award (a) Framework in respect of any part(s) of the [services] covered by this notice; and (IV) to.. award the Framework in stages and in no circumstances will the Authority be liable for any costs incurred by candidates (V) to utilise the.. non-exclusivity clauses as outlined in the Framework documents at EA's sole discretion.

## II.2) Description

### II.2.1) Title

Lot 2 Building maintenance service works (Area East) (Council Area Newry, Mourne and Down )

Lot No

2

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

- 45300000 - Building installation work
- 45453100 - Refurbishment work
- 45000000 - Construction work
- 45214000 - Construction work for buildings relating to education and research
- 45260000 - Roof works and other special trade construction works

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

NUTS codes

- UKN - Northern Ireland

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

The Measured Term Service Short Contract for the Provision of Building: Response, Planned Maintenance and Minor Works Lots 1, 2 and 3. Works / Services include the following Core Skill Disciplines: Building Works, Asbestos Services and a number of other related disciplines along with Supplementary Skill disciplines. Economic Operators are advised to refer to the tender documents for further information. The project may include task orders with a value of up to £500k. Lot 1 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council area of Causeway Coast and Glens. Lot 2 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council area of Newry, Mourne and Down. Lot 3 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Mid-Ulster.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Price / Weighting: 70

### **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

24

This contract is subject to renewal

Yes

Description of renewals



Lot Contract period of two years with the option of additional period(s) for a total maximum Lot Contract

duration of 4 years.

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: Yes

Description of options

Lot Contract period of two years with the option of additional period(s) for a total maximum Lot Contract

duration of 4 years.

#### **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**

This Framework is let by the Northern Ireland Education Authority ("EA") and is open to the EA, including.. NI educational bodies as follows and at some point during the life of the contact these bodies may wish to utilise the Framework and.. should have access, at any point, with the permission of EA. This agreement is not intended to replace any current agreements that.. participating or non-participating institutions may already have in place. Due to the independent nature of these bodies and schools.. within Northern Ireland, there is no obligation to become party to the Framework. These bodies include: • Primary and Post Primary. schools under the control of the EA, Catholic Maintained Schools, Independent Schools in NI, Irish Medium Schools in NI, both Controlled and, Voluntary Grammar Schools, Nursery School for NI (both controlled and Catholic Maintained), school meals kitchens onsite at all.. of these schools, Controlled Youth Centres and Libraries NI. <https://www.educationni.gov.uk/services/schools-plus>. • Grant Controlled.. Integrated Education Schools in NI. <https://www.nicie.org/parents/school-finder/>. Independent School in NI; and. <https://www.isc.co.uk/>.. schools/northern-ireland/. The value shown in II.2.6 is the highest value estimated in the following range for the requirement £16,000,000.. (ex VAT) and £19,200,000 (inc VAT) which has been

calculated on the basis of a four year Framework with the as well as additional.. contingency should the demand increase for any reason. The Authority expressly reserves the rights: (I) not to award any Framework. or. Lot as a result of the procurement process commenced by publication of this notice; (II) to make whatever changes it may see fit to. the. content and structure of the tendering Competition; (III) to award (a) Framework in respect of any part(s) of the [services] covered. by this. notice; and (IV) to award the Framework in stages and in no circumstances will the Authority be liable for any costs incurred by. candidates. (V) to utilise the non-exclusivity clauses as outlined in the Framework documents at EA's sole discretion.

## **II.2) Description**

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

Lot 3 Building maintenance service works (Area South West) (Council Area Mid-Ulster)

Lot No

3

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

- 45300000 - Building installation work
- 45453100 - Refurbishment work
- 45000000 - Construction work
- 45214000 - Construction work for buildings relating to education and research
- 45260000 - Roof works and other special trade construction works

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

NUTS codes

- UKN - Northern Ireland

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

The Measured Term Service Short Contract for the Provision of Building: Response, Planned Maintenance and Minor Works Lots 1, 2 and 3. Works / Services include the following Core Skill Disciplines: Building Works, Asbestos Services and a number of other related disciplines along with Supplementary Skill disciplines. Economic Operators are advised to refer to the tender documents for further information. The project may include task orders with a value of up to £500k. Lot 1 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens),

primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council area of Causeway Coast and Glens. Lot 2 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council area of Newry, Mourne and Down. Lot 3 Building: comprising administration premises, youth service premises, special schools (including school meals kitchens), primary and nursery schools, post-primary schools (including school meal kitchens) and transport premises and depots in the council areas of Mid-Ulster.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Price / Weighting: 70

### **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

24

This contract is subject to renewal

Yes

Description of renewals

Lot Contract period of two years with the option of additional period(s) for a total maximum Lot Contract

duration of 4 years.

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: Yes

## Description of options

Lot Contract period of two years with the option of additional period(s) for a total maximum Lot Contract

duration of 4 years.

### **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**

This Framework is let by the Northern Ireland Education Authority ("EA") and is open to the EA, including.. NI educational bodies as follows and at some point during the life of the contact these bodies may wish to utilise the Framework and.. should have access, at any point, with the permission of EA. This agreement is not intended to replace any current agreements that.. participating or non-participating institutions may already have in place. Due to the independent nature of these bodies and schools.. within Northern Ireland, there is no obligation to become party to the Framework. These bodies include: • Primary and Post Primary schools under the control of the EA, Catholic Maintained Schools, Independent Schools in NI, Irish Medium Schools in NI, both Controlled.. and, Voluntary Grammar Schools, Nursery School for NI (both controlled and Catholic Maintained), school meals kitchens onsite at all.. of these schools, Controlled Youth Centres and Libraries NI. <https://www.educationni.gov.uk/services/schools-plus>. • Grant Controlled.. Integrated Education Schools in NI. <https://www.nicie.org/parents/school-finder/>. Independent School in NI; and. <https://www.isc.co.uk/..schools/northern-ireland/>. The value shown in II.2.6 is the highest value estimated in the following range for the requirement £16,000,000.. (ex VAT) and £19,200,000 (inc VAT) which has been calculated on the basis of a four year Framework with the as well as additional.. contingency should the demand increase for any reason. The Authority expressly reserves the rights: (I) not to award any Framework. or. Lot as a result of the procurement process commenced by publication of this notice; (II) to make whatever changes it may see fit to. the. content and structure of the tendering Competition; (III) to award (a) Framework in respect of any part(s) of the [services] covered. by this. notice; and (IV) to award the Framework in stages and in no circumstances will the Authority be liable for any costs incurred by. candidates. (V) to utilise the non-exclusivity clauses as outlined in the Framework documents at EA's sole discretion.

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

Originally published as:

Date

12 December 2024

Local time

3:00pm

Changed to:

Date

16 January 2025

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: 11 April 2025

**IV.2.7) Conditions for opening of tenders**

Date

12 December 2024

Local time

3:30pm

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**Section VI. Complementary information****VI.1) Information about recurrence**

This is a recurrent procurement: Yes

**VI.3) Additional information**

Contract Monitoring: The Successful Contractor's performance on this Framework will be managed as per the Framework documents and.. regularly monitored (see Department of Finance Protocol for. Managing Supplier Poor Performance: Protocol for Managing Supplier Poor.. Performance [pdf stand-alone version].PDF ([finance-ni.gov.uk](https://finance-ni.gov.uk))).

Contractors not delivering on requirements is a serious matter. It means.. the public purse is not getting what it is paying for. If a Contractor fails to reach satisfactory levels of performance they will be given a.. specified time to improve. If, after the specified time, they still fail to reach satisfactory levels of performance, the matter will be escalated.. to senior management in EA for further action. If this occurs and the Contractor's performance still does not improve to satisfactory.. levels within the specified period, it may be regarded as an act of grave professional. misconduct and they may be issued with a Notice of.. Unsatisfactory Performance and this Framework may be terminated.

Any Contractor in receipt of a Notice of Unsatisfactory. Performance.. will be required to declare this in future tender submissions for a period of three years from the date of issue of the Notice. It may also.. result in the Contractor being. excluded from all procurement competitions being undertaken by the EA. Education. Authority Northern.. Ireland (EA) are committed to the promotion of social inclusion and equal opportunities, as well as the responsible use and protection. of. natural resources and reducing our carbon footprint as key objectives in the Sustainable Development Strategy for. Northern Ireland.. The. Authority has included with the Framework documents a Social Considerations Schedule. To help achieve the EA's objectives and. address. the strategic. aims, it is required that the successful Contractor, as a condition of Framework, deliver measurable social value. outcomes as. set within this Social Considerations Schedule. The Authority cannot give any commitment as to the usage, volume, or value. of products.. required under this Framework. Any levels, or aggregate values of services referred to are. indicative only

and shall not be binding on the Client. The Contracting Authority has included Social Considerations Clauses within the Framework.. The value shown in II.1.5 is the highest value estimated in the following range for the requirement £44,000,000 (ex VAT) and £52,800,000 (inc VAT) which has been calculated on the basis of a four year Framework with the as well as additional contingency should the demand increase for any reason.. The Authority expressly reserves the rights: (I) not to award any Framework or Lot as a result of the procurement process commenced by publication of this notice; (II) to make whatever changes it may see fit to the content and structure of the tendering Competition; (III) to award (a) Framework in respect of any part(s) of the [services] covered by this notice; and (IV) to award the Framework in stages and in no circumstances will the Authority be liable for any costs incurred by candidates (V) to utilise the non-exclusivity clauses as outlined in the Framework documents at EA's sole discretion.

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

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

The UK does not currently have any such bodies with responsibilities for appeal/mediation procedures.

Belfast

Country

United Kingdom

### **VI.4.2) Body responsible for mediation procedures**

The UK does not currently have any such bodies with responsibilities for appeal/mediation procedures.

Belfast

Country

United Kingdom