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Not applicable

Building Contractor Craigavon Office

Northern Ireland Electricity Networks

F14: Notice for changes or additional information

Notice identifier: 2023/S 000-037411

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

Published 20 December 2023, 10:23am

Section I: Contracting authority/entity

I.1) Name and addresses

Northern Ireland Electricity Networks

120 Malone Road,

Belfast

BT9 5HT

Contact

Anna McWhirter

Email

anna.mcwhirter@nienetworks.co.uk

Telephone

+44 3457643643

Country

United Kingdom

Region code

UKN - Northern Ireland

Internet address(es)

Main address

www.nienetworks.co.uk

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

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 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 Contracting Entity estimates that the total spend under the Contract, based on current requirements is between £5million to £8million.

Section VI. Complementary information

VI.6) Original notice reference

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

Section VII. Changes

VII.1.2) Text to be corrected in the original notice

Section number

II.1.4

Instead of

Text

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 Contracting Entity estimates that the total spend under the Contract, based on current requirements is between £5million to £8million

Read

Text

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.

Following a review of future requirements, NIE Networks has carried out a level of re-design on the new Craigavon office building. The re-design has increased the overall size of the building, and also incorporated changes to the Control Centre. Due to the design

changes a new planning application was required. This has been submitted and it is NIE Networks' intention to conclude the Contract award in parallel with planning.

This re-design process has resulted in the estimated cost of the construction increasing. The Contracting Entity now estimates that the total spend under the Contract is between £8 million to £11 million. The review of requirements and re-design of the building has also led to a delay in the procurement process and NIE Networks now anticipates that it shall be requesting updated best and final offers from the Economic Operators remaining in the process in January 2024, with a view to the Contract starting September 2024.

Section number

II.2.4

Instead of

Text

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 30,000 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.

Read

Text

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.

Section number

II.2.7

Instead of

Text

Start date 3 May 2022

End date 4 January 2023

Read

Text

Start date September 2024

End date March 2026