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Contract

FEC 2996796 FE (Further Education) Colleges Sector Framework for Planned Preventative Maintenance, Response Maintenance and minor works

CPD - Construction Division

F20: Modification notice

Notice identifier: 2025/S 000-047966

Procurement identifier (OCID): ocds-h6vhtk-0585ee

Published 12 August 2025, 12:03pm

Section I: Contracting authority/entity

I.1) Name and addresses

CPD - Construction Division

303 Airport Road West

BELFAST

BT3 9ED

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>

Section II: Object**II.1) Scope of the procurement****II.1.1) Title**

FEC 2996796 FE (Further Education) Colleges Sector Framework for Planned Preventative Maintenance, Response Maintenance and minor works

Reference number

415042-2021

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.2) Description**II.2.2) Additional CPV code(s)**

- 45214300 - Construction work for college buildings

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

Main site or place of performance

Lot1 Belfast Metropolitan College, Lot 2 Northern Regional College, Lot 3 North West Regional College, Lot 4 South Easter Regional College, Lot 5 Southern Regional College, Lot 6 South West College,

II.2.4) Description of the procurement at the time of conclusion of the contract:

The Framework Agreement is for the provision of a wide range of construction related property maintenance services for the 6 NI Regional Colleges (Belfast Metropolitan College – BMC; Northern Regional College – NRC; North West Regional College – NWRC; South Eastern Regional College –SERC; Southern Regional College – SRC; and South West College – SWC) as follows: Planned Preventative Maintenance (PPM) - the regular routine inspection, testing and servicing of plant and equipment. Response Maintenance / Minor Works – for individual Task Orders for repairs or maintenance to buildings, equipment, and mechanical and electrical systems. Response Maintenance is a 365 day / 24 hour service. Minor Works projects – the provision of building, mechanical, electrical, and / or specialist construction works projects to meet specific client requirements. All works are undertaken in compliance with all relevant statutory, regulatory, and other authoritative requirements.

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

Duration in months

48

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.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2020/S 152-373547](#)

Section V. Award of contract/concession

Contract No

1

Title

Property Maintenance Belfast Metropolitan College (PM- BMC)

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

6 July 2021

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor/concessionaire

IRWIN ME LTD

Craigavon

BT63 5WE

Email

adam.robinson@irwinelectrical.com

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

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

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Graham Asset Management Ltd

Hillsborough

BT26 6HX

Email

Carla.montgomery@graham.co.uk

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

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

The contractor/concessionaire is an SME

No

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Graham Asset Management Ltd

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Internet address

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The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Irwin Me Ltd

Craigavon

BT63 5WE

Email

adam.robinson@irwinelectrical.com

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

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

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

LM Services NI Ltd

Belfast

BT8 8EY

Email

ian@lmservicesni.com

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

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

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

HJ Martin

Belfast

BT3 9HA

Email

Rachael.mcdonagh@hjmartin.co.uk

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

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

The contractor/concessionaire is an SME

No

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £817,357.20

Section VI. Complementary information

VI.3) Additional information

CPD in its capacity as a Central Purchasing Body, is administering this procurement on behalf of the Contracting Authority. The Contracting Authority expressly reserves the right: . i. to award one, some, all or no Lots;. ii. not to award any contract/framework agreement as a result of the procurement process commenced by publication of this notice or to cancel the procurement at any stage; and. iii. 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 Economic Operators or Candidates. Any expenditure, work or effort undertaken prior. to the contract award is accordingly at the sole risk of the Economic Operator or Candidate participating in this procurement process. This project will be used to process the Government's wider social, economic and environmental objectives. No business whatsoever. is guaranteed under any resulting contract or framework agreement, indeed there is no guarantee that any contract or framework. agreement will be put in place in relation to this notice... No compensation, etc, will be paid if a contract or framework agreement is. withdrawn for any reason. Economic Operators should take part in this process only on the basis that they fully understand and accept. this position

VI.4) Procedures for review

VI.4.1) Review body

Department of Finance, Construction Procurement Delivery CPD, Procurement Operations Branch

Belfast

Email

construct.info@finance-ni.gov.uk

Telephone

+44 2890816555

Country

United Kingdom

Internet address

<https://www.finance-ni.gov.uk/contact>

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

This procurement is governed by the Public Contracts Regulations 2015 and provides for economic operators who have suffered, or who risk suffering, loss, or damage, as a consequence of an alleged breach of the duty owed in accordance with Regulation 91 to start proceedings in the High Court.. A standstill period will commence at the point information on the award of the contract is communicated to tenderers. That notification will provide information on the award decision. The standstill period, which will be for a minimum of 10 calendar days, provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into.. Any proceedings relating to any perceived non-compliance with the relevant law must be started within 30 days, beginning with the date when the economic operator first knew, or ought to have known that grounds for starting the proceedings had arisen. (A court may extend the time limit to 3 months, where the court considers that there is a good reason for doing so)..

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45453100 - Refurbishment work

VII.1.2) Additional CPV code(s)

- 45214300 - Construction work for college buildings
- 45431000 - Tiling work
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45351000 - Mechanical engineering installation works

VII.1.3) Place of performance

NUTS code

- UKN - Northern Ireland

Main site or place of performance

Northern Ireland

VII.1.4) Description of the procurement:

The Framework Agreement is for the provision of a wide range of construction related property maintenance services for the 6 NI Regional Colleges (Belfast Metropolitan College – BMC; Northern Regional College – NRC; North West Regional College – NWRC; South Eastern Regional College – SERC; Southern Regional College – SRC; and South West College – SWC) as follows: Planned Preventative Maintenance (PPM) - the regular routine inspection, testing and servicing of plant and equipment. Response Maintenance / Minor Works – for individual Task Orders for repairs or maintenance to buildings, equipment, and mechanical and electrical systems. Response Maintenance is a 365 day / 24 hour service. Minor Works projects – the provision of building, mechanical, electrical, and / or specialist construction works projects to meet specific client requirements. All works are undertaken in compliance with all relevant statutory, regulatory, and other authoritative requirements.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

12

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£34,112,290

VII.1.7) Name and address of the contractor/concessionaire

Irwin ME Ltd

Unit 4 Diviny Drive

Craigavon

BT63 5WE

Email

adam.robinson@irwinelectrical.com

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

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

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Graham Asset Management Ltd

Hillsborough

Email

Carla.montgomery@graham.co.uk

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

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

The contractor/concessionaire is an SME

No

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adam.robinson@irwinelectrical.com

Country

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NUTS code

- UKN - Northern Ireland

Internet address

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

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

LM Services NI Ltd

Belfast

BT88EY

Email

ian@lmservicesni.com

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

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

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

HJ Martin

Belfast

BT39HA

Email

Rachael.mcdonagh@hjmartin.co.uk

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

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

The contractor/concessionaire is an SME

No

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

The scope, terms, and conditions of the Framework[s] remain unchanged; the modification is strictly limited to additional call-off orders and associated value of approximately 20% of the value to ensure uninterrupted service delivery. Further the additional orders are limited in duration to the minimum period necessary to allow for the completion of a procurement process and the award of new contracts.

The current spend for Lot 1 is £4,883,564.17, the estimated modification value is £1,135,833 therefore the new estimated value for Lot 1 is £6,019,397.47.

The current spend for Lot 2 is £2,455,933.33, the estimated modification value is £362,083 therefore the new estimated value for Lot 2 is £2,818,016.63.

The current spend for Lot 3 is £2,315,930.00, the estimated modification value is £625,000 therefore the new estimated value for Lot 3 is £2,940,930.00.

The current spend for Lot 4 is £8,795,498.10, the estimated modification value is

£1,208,333 therefore the new estimated value for Lot 4 is £10,003,831.40.

The current spend for Lot 5 is £5,131,975.83, the estimated modification value is £987,500 therefore the new estimated value for Lot 5 is £6,119,475.83.

The current spend for Lot 6 is £5,168,972.50, the estimated modification value is £1,041,666 therefore the new estimated value for Lot 6 is £6,210,639.20.

VII.2.2) Reasons for modification

Need for additional works, services or supplies by the original contractor/concessionaire.

Description of the economic or technical reasons and the inconvenience or duplication of cost preventing a change of contractor:

The modification is justified under Regulation 72(1)(e) of the Public Contracts Regulations 2015, as the changes are not substantial within the meaning of Regulation 72(8). The modification does not render the Framework[s] materially different in character, does not introduce new conditions that would have allowed for the admission of other candidates or attracted additional participants, does not change the economic balance in favour of the contractors, does not considerably extend the scope, and does not involve a change of contractor. The modification is strictly limited to the value necessary to ensure continuity of essential services while a new procurement process is completed. The Colleges have a statutory obligation to maintain these services and cannot permit a gap in provision.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £28,751,873.93

Total contract value after the modifications

Value excluding VAT: £34,112,290