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Award

Provision of Planned and Responsive Maintenance and Minor Works - Dundonald Building Lot 1 Reference number: Dundonald Building Lot 1

the Education Authority

F15: Voluntary ex ante transparency notice

Notice identifier: 2025/S 000-051289

Procurement identifier (OCID): ocids-h6vhtk-058dd4

Published 26 August 2025, 2:11pm

Section I: Contracting authority/entity

I.1) Name and addresses

the Education Authority

40 Academy Street

Belfast

BT1 2NQ

Email

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.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Education

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Provision of Planned and Responsive Maintenance and Minor Works - Dundonald Building Lot 1 Reference number: Dundonald Building Lot 1

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The award of a contract by Education Authority Northern Ireland (EANI) without prior publication of a call for competition in the Official Journal of the European Union, in respect of the continued provision of Contract Lot 3: Term Service Contracts for Building Maintenance and Minor Works in the old South Eastern Education and Library Board area, Contract Lot 1 as further described in OJEU Contract Notice and as outlined in the previous VEATs issued on 28 May 2021, 15 April 2022, 13 December 2022, September 2023, 8 February 2024 and 28 March 2024.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £4,000,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

Provision of Planned and Responsive Maintenance Works for EANI across its property

portfolio in the old Western Education and Library Board area (Area 1), Contract Lot 3 which includes but is not limited to controlled and uncontrolled schools.

II.2.11) Information about options

Options: Yes

Description of options

The VEAT 2024/S 000-004326 issued on 8 February 2024 extended this contract until 31 August 2025 with an option for the EANI to terminate, at its sole discretion, the contract by providing the contractor with written notice of its intention to terminate the contract.

The previous VEAT Notice 2024/S 000-010451 issued on 28 March 2024 detailed EANI's intention, upon receipt of compelling evidence, to consider the review of certain prices in the price lists for specific elements of which the impact of inflation is higher than what could have reasonably and diligently anticipated.

EANI are now required to extend the contract until 31 March 2026 with the further option for EANI, in its absolute discretion, to terminate the contract by providing the contractor with two months' written notice of its intention to terminate the contract. EANI are also required to increase the value of this contract. The overall nature of contract is not altered and the Modification value does not exceed 50 % of original contract value.

The total value of the extension is 4,000,000.00GBP.

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.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

EANI needs to extend the duration and value of this contract as additional expenditure has been incurred due to unforeseen additional budget release which the consequent additional funding facilitated additional works and unforeseen demand in respect of response works and for works to accommodate children with SEN. A rise in statutory compliance works and reactive maintenance works that EANI had to undertake has resulted in substantial expenditure.

At the time of the previous VEAT Notice, EANI hoped that another tender would be awarded resulting in decreased demand on this contract, however, the award has been delayed. The current procurement is intended to be replaced by 6 procurements, representing a portion of the services previously delivered. Procurements 1 + 2 have been awarded. A challenge lodged in respect of Procurement 3, caused significant and unforeseen delay and subsequent procurements. This challenge, and the time required to address it, was not foreseeable.

As a result, it has not yet been possible to finalise the awards the remaining Procurements. Therefore, it has become necessary to continue delivering the services under the current contract to ensure continuity of service delivery. This requires an extension of the current contract beyond its original transition period.

An uplift is required to reflect the extended duration. The delays to the replacement procurements + ongoing operational reliance on this contract, means the contract must remain active for longer than could have been foreseen. It is necessary to increase the contract value to allow services to continue during this extended period.

Delays in the implementation of key systems required, including those necessary to support digital integration, have impacted project timelines. The implementation of the contractor's API with the EA's systems has taken longer than anticipated. This has had an unexpected effect on Procurements 3, 4, 5 and 6, dependencies not foreseeable at the time of the original procurement and have led to additional delays with the award timeline.

This, combined with the effect of inflation which not anticipated at the time of the original Contract Notice or subsequent VEAT Notices, has precipitated a more rapid consumption of the value of the contract stated in the previous VEAT Notice.

The total value of the extension is 4,000,000GBP which does not exceed 50 % of the original contract value. This uplift is in addition to the 4,000,000GBP applied detailed in the previous VEAT Notice 2024/S 000-004326 published, 8 Feb 2024.

The uplift in value is also being sought as a precautionary measure to ensure continued service delivery of the SEN programme and potential of ongoing response maintenance works.

Reg 72(1)(c) permits this extension+increase in value of the Contract, due to unforeseen circumstances; the demand caused by delayed tenders; reallocation of works due to contractor withdrawal; API implementation timeframe. The overall nature of the contract is not altered and Modification value is 4,000,000GBP which does not exceed 50% of the original contract value. This contingency includes sums to permit work in other Lots (as per contract + Reg 72 (1)(a)).

To ensure continued access to schools and the scale, complexity and nature of the construction works and possible duplication of costs it is not possible to change the current provider. Regulation 72(1)(b) further permits this as a change of provider:

(i) cannot be made for economic and technical reasons as requirements of interchangeability or interoperability of services procured under the original procurement and given the need to ensure continued access to EANI schools and facilities and could result in partial/total closure of schools; and

(ii) will cause significant inconvenience and duplication of costs. EANI envisages new contract award by 31/03/26 and the contract extension permits the CA to terminate the contract before this date upon the provision of two months' notice.

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract/concession

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

22 July 2025

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

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

D Martin Building

Moneyreagh

Email

dmartinbuilding@gmail.com

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

<https://www.linkedin.com/company/d-martin-building-contracting/?originalSubdomain=uk>

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession: £4,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The UK does not have any special review body with responsibility for appeal/mediation procedures in public procurement competitions

Belfast

Country

United Kingdom