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Contract

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

the Education Authority

F20: Modification notice

Notice identifier: 2025/S 000-079409

Procurement identifier (OCID): ocds-h6vhtk-05ee15

Published 3 December 2025, 2:43pm

### **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](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>

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## **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.2) Description**

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

NUTS codes

- UKN - Northern Ireland

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

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

Start date

4 December 2025

End date

31 March 2026

## **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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## **Section IV. Procedure**

### **IV.2) Administrative information**

#### **IV.2.1) Contract award notice concerning this contract**

Notice number: [2015/S 000-051289](#)

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## **Section V. Award of contract/concession**

### **Contract No**

2015/S 000-051289

### **V.2) Award of contract/concession**

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

8 October 2025

#### **V.2.2) Information about tenders**

The contract/concession 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](mailto:dmartinbuilding@gmail.com)

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

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

The contractor/concessionaire is an SME

Yes

**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: £4,000,000

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**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

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## **Section VII: Modifications to the contract/concession**

### **VII.1) Description of the procurement after the modifications**

#### **VII.1.1) Main CPV code**

- 45210000 - Building construction work

#### **VII.1.3) Place of performance**

NUTS code

- UKN - Northern Ireland

#### **VII.1.4) Description of the procurement:**

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

VEAT issued 28 May 2021, 15 April 2022, 13 December 2022, 7 September 2023, 27 October 2023, 8 February 2024, 28 March 2024 and 26 August 2025.

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

Start date

1 June 2022

End date

31 March 2026

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

Total value of the contract/lot/concession:

£4,000,000

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

D Martin Building

Moneyreagh

Email

[dmartinbuilding@gmail.com](mailto:dmartinbuilding@gmail.com)

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

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

The contractor/concessionaire is an SME

Yes

## **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):

This Notice concerns VEAT Notice issued on 26.08.25 detailing EANI's extension of the contract until 31.03.26 with further option for EANI, in its absolute discretion, to terminate the contract by providing two months' notice.

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. Further information in VII.2.2 below.

## **VII.2.2) Reasons for modification**

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

This, combined with the effect of inflation which not anticipated at the time of the original Contract Notice. The total value of the extension 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)). This uplift is in addition to the 4,000,000GBP applied detailed in the previous VEAT Notice 2024/S 000-010451 published on 28 March 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.

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. Contract varied on 8 September 2024.

### **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: £39,050,000

Total contract value after the modifications

Value excluding VAT: £43,050,000