

Minor Building Works - Public Service Bodies - Commercial

Information Note

Minor Building Works Commercial Framework for Public Service Bodies

Multiparty Framework Agreement for Minor Building Works – Commercial – Public Service Bodies was advertised on www.etenders.gov.ie on the 29th of August 2019. Tenders will close on the 1st of November 2019 at 3:00pm. www.etenders.gov.ie System ID: 156424.

Multi-Party Framework Agreement

A Multi-Party Framework Agreement is a two-stage procurement mechanism whereby the Central Purchasing Body (the LGOPC) carries out a competition to appoint Contractors to a Framework for certain works or services. Public Service Bodies (Contracting Authorities) will then run Supplementary Request for Tenders amongst these Contractors for their particular region to procure the Minor Building Works.

Who should Apply?

Minor Building Works Contractors who are experienced in providing and managing multiple discipline trades associated with commercial works.

What defines a Commercial Building?

A Commercial Building is a structure in which a Public Service Body carries out its business purpose. That includes both direct uses, where the public service body conducts business out of the building itself, and indirect uses, where the building itself is the business. A Commercial Building is classified under the Building Control Act 2007 as a non-domestic building or apartment block which requires the granting of a Disability Access Certificate (DAC) by the local Building Control Authority which certifies that the design, in the opinion of the Building Control Authority, complies with Part M of the Building Regulations. In addition, revised procedures for issuing of Fire Safety Certificates (FSC), by local Building Control Authorities requires confirmation of compliance with Part B (Fire Safety) of the Building Regulations for the design of new Non-Domestic Buildings (offices, factories, shops, hotels etc.) and new Apartment Blocks.

What is the Minor Building Works Commercial Framework?

The Minor Building Works Commercial Framework relates to Works associated with:

- General repairs and maintenance to the building fabric;
- Roofing works;
- Modifications for Disability access;
- Internal modification and alterations to buildings;
- General electrical repairs and maintenance;
- General plumbing, heating and mechanical system repairs and maintenance;
- Replacement of windows and internal and external doors as nominated;
- 2nd fix internal carpentry works;
- Installation of new kitchens;
- Floor coverings and painting & decorating;
- Suspended ceiling works, dry-lining, jointing and plastering;
- Construction of small extensions;
- Repairs and maintenance to external works such as driveways, steps, paths, fences and boundary walls;
- Minor demolition works;

External site works, landscaping, drainage and waste and foul water treatment works;

Selection Criteria

Contractors applying for admittance to the Framework will be required to meet selection criteria in relation to the following:-

- Exclusion grounds and conflict of interest Declarations
- Health and Safety Declarations
- Financial and Economic Standing
- Technical Capability
- Management/Personnel Competency
- Satisfactory Execution of Works and Delivery of Services

Health & Safety

The contractor will be appointed Project Supervisor for the Construction Stage (PSCS) for all works contracts under the Framework Agreement.

Contract Value

While the scope and complexity of the works will vary noticeably, it is envisaged that the average contract value for Minor Building Works – Commercial will be in the region of €100,000.

Location of Works

Applicants can indicate which county or region they wish to apply for during the application process.

Who will this work be carried out for?

The works will be carried out for Public Service Bodies (e.g. Local Authorities, the HSE, the OPW, Teagasc, etc) following the completion of Supplementary Request for Tender competitions under the Framework.

How do I Apply?

The application process is made online through www.etenders.gov.ie. The tender documents are available for download at www.etenders.gov.ie. The eTenders system ID for this competition is 156424.

Call offs from the Framework

Supplementary Request for Tender competitions will be run separately through www.SupplyGov.ie by each of the contracting authorities. Details required at the Supplementary Request for Tender stage will be set out in the tender documents.

Duration of the Framework

It is anticipated the Framework will be established for a term of two (2) years with the option, to extend the term of the Framework Agreement for two (2) further periods of one (1) year each. Please note that the Framework will be closed to new applications during this term.

Who we are?

The Local Government Operational Procurement Centre (LGOPC) under the auspices of Kerry County Council is tasked with leading the two Categories of procurement of Plant Hire and Minor Building Works and Civils. The office delivers sourcing methodologies & procurement routes for Local Authorities, HSE, OPW and other Public Service bodies.

What you can do now to prepare

1. Register your company on www.etenders.gov.ie
2. Select at a minimum the following CPV codes -:

CPV Code 45000000-7 Construction Work

CPV Code 45210000-2 Building Construction Work


Note a Prior Information Notice has been published on www.etenders.gov.ie (PIN I.D. 137077)

Contact Us

Should you have any queries in respect of the Framework please feel free to contact the LGOPC Helpdesk Team at:

 eproc@kerrycoco.ie

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