

UK-Belfast: houses construction work  
OJ S 9/2012 14/01/2012  
Contract notice  
Works

Directive 2004/18/EC

## Section I: Contracting authority

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### I.1. Name and addresses

Official name: Oaklee Homes Group Ltd.

Postal address: Oaklee Homes Group Leslie Morrell House 37-41 May Street

Town: Belfast

Postal code: BT1 4DN

Country: United Kingdom

For the attention of: Ross McDonnell

E-mail: [developmentprogramme@oaklee.org.uk](mailto:developmentprogramme@oaklee.org.uk)

Telephone: +44 2890441398

#### Internet address(es):

General address of the contracting authority: [www.oaklee.org.uk](http://www.oaklee.org.uk)

#### Additional information can be obtained from:

the abovementioned address

**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:**

the abovementioned address

**Tenders or requests to participate must be submitted:** the abovementioned address

### I.2. Type of the contracting authority

Body governed by public law

### I.3. Main activity

Housing and community amenities

### I.4. Contract award on behalf of other contracting authorities

The contracting authority is purchasing on behalf of other contracting authorities: no

## Section II: Object of the contract

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### II.1. Description

#### II.1.1. Title attributed to the contract by the contracting authority

Longstone Road, Annalong.

#### II.1.2. Type of contract and place of performance or delivery

Works

Main site or place of performance: Longstone Road, Annalong.

NUTS code UKN Northern Ireland

#### II.1.3. Information about a framework agreement or a dynamic purchasing system

The notice involves a public contract

#### II.1.4. Information about framework agreement

#### **II.1.5. Short description of the contract or purchase(s)**

Project title: Longstone Road, Annalong.

Construction: traditional build (block-work/ brickwork).

End user: general needs (GN) family accommodation.

Mix: 6no 5P3B GN houses at 90/95sqm per unit.

Estimated Construction Cost: 669 000 GBP.

Estimated / anticipated start on site: July 2011.

Estimated / anticipated completion: March 2012.

Contract duration: 8 months.

Contract: NEC3 short form.

#### **II.1.6. CPV code(s)**

45211300 Houses construction work, 45211000 Construction work for multi-dwelling buildings and individual houses

#### **II.1.7. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: no

#### **II.1.8. Lots**

This contract is divided into lots: no

#### **II.1.9. Information about variants**

Variants will be accepted: no

### **II.2. Scope of the procurement**

#### **II.2.1. Total quantity or scope**

Estimated value excluding VAT: 669 000,00 GBP

#### **II.2.2. Information about options**

Options: no

#### **II.2.3. Information about renewals**

This contract is subject to renewal: no

### **II.3. Duration of the contract or time limit for completion**

Duration in months: 8 (from the award of the contract)

## **Section III: Legal, economic, financial and technical information**

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### **III.1. Conditions related to the contract**

#### **III.1.1. Deposits and guarantees required**

The Contracting Authority may require guarantees or other security acceptable to the Contracting Authority from tenderers. To be detailed in the invitation to tender.

#### **III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them**

To be detailed in the invitation to tender.

#### **III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded**

Subject to the status and involvement of the parties, the Contracting Authority may require parties to commit to joint and several liability in respect of the Contract. Alternatively, the

Contracting Authority may expect the lead operator to take total responsibility. The Contracting Authority may require collateral warranties, parent company guarantees and / or performance bonds (as applicable) to be entered into by other economic operators.

#### **III.1.4. Contract performance conditions**

The performance of the contract is subject to particular conditions: no

### **III.2. Conditions for participation**

#### **III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions: The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and pre-qualification questionnaire.

#### **III.2.2. Economic and financial ability**

List and brief description of conditions: The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and pre-qualification questionnaire.

Minimum level(s) of standards possibly required: Applicants must have a construction line or equivalent minimum category value of 1 000 000 GBP [for a work category stated in Part B of the pre-qualification questionnaire]. Alternatively applicants can complete PQQ1A Contractor Financial Addendum which will be assessed by construction line to confirm eligibility and calculate category value. Applicants must have a minimum category value of 1 000 000 GBP. Applicants must have minimum levels of insurance cover [per lot] of [10 000 000 GBP] for Public Liability and [10 000 000 GBP] for Employers Liability (or provide confirmation from their current insurance broker that they are capable of obtaining the insurances to the values stipulated. The requirements are set out in full in the Memorandum of Information and the pre-qualification questionnaire.

#### **III.2.3. Technical and professional ability**

List and brief description of conditions:

The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and pre-qualification questionnaire.

Minimum level(s) of standards possibly required:

The Contracting Authority will require Economic Operators to satisfy minimum standards of technical capacity/professional ability. These are described in detail in the pre-qualification questionnaire and can be summarised as follows:

- Applicants must hold (a) a 3rd party certification of a health and management system and (b) a valid CoPE health & safety certificate or alternatively pass all questions in the pre-qualification questionnaire health & safety Addendum,
- Compliance with equality and unlawful discrimination legislation.

The requirements are set out in full in the Memorandum of information and the pre-qualification questionnaire.

#### **III.2.4. Information about reserved contracts**

### **III.3. Conditions specific to services contracts**

#### **III.3.1. Information about a particular profession**

#### **III.3.2. Information about staff responsible for the performance of the contract**

## **Section IV: Procedure**

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### **IV.1. Type of procedure**

#### **IV.1.1. Type of procedure**

Restricted

#### **IV.1.2. Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates: In accordance with Regulation 16, the minimum number of economic operators shall not be less than 5. The envisaged number of operators is currently 6.

#### **IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue**

### **IV.2. Award criteria**

#### **IV.2.1. Award criteria**

The most economically advantageous tender in terms of Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **IV.2.2. Information about electronic auction**

An electronic auction will be used: no

### **IV.3. Administrative information**

#### **IV.3.1. File reference number attributed by the contracting authority**

Longstone Road, Annalong

#### **IV.3.2. Previous publication concerning this procedure**

no

#### **IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document**

Payable documents: no

#### **IV.3.4. Time limit for receipt of tenders or requests to participate**

25.1.2012 - 13:00

#### **IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

#### **IV.3.6. Languages in which tenders or requests to participate may be submitted**

English.

#### **IV.3.7. Minimum time frame during which the tenderer must maintain the tender**

#### **IV.3.8. Conditions for opening of tenders**

## **Section VI: Complementary information**

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### **VI.1. Information about recurrence**

This is a recurrent procurement: no

### **VI.2. Information about European Union funds**

### **VI.3. Additional information**

The estimated value of the [works] contract to which this notice relates falls below the relevant financial threshold under Directive 2004/18/EC (as amended). Neither the publication of this Notice nor the employment of any particular terminology or any other indication shall be taken to mean that the contracting authority intends to hold itself bound by Directive 2004/18/EC (as amended) as implemented by the Public Contracts Regulations 2006 (as amended).

The project is subject to planning approval and the NIHE SHDP financing participating in this tender competition. The cost of responding to the pre-qualification questionnaire package (PQQP) and any subsequent invitation to tender and participation in the procurement process generally will be borne solely by each economic operator participating. A Memorandum of information and pre-qualification questionnaire package (PQQP) is available in respect of the project referred to in Section I above. Economic Operators should note that the Contracting Authority reserves the right to cancel this procurement process at any stage.

Any expenditure, work or effort undertaken prior to the contract award is at the sole risk of the Economic Operator participating in this procurement process. All discussion and correspondence will be deemed strictly "subject to contract" until a formal contract is entered into. The formal contract shall not be binding until it has been signed and dated by the duly authorized representatives of the parties. Any date given in Section IV above is a best estimate at the time of despatch. The Contracting Authority reserves the right to extend any such date within the scope of the applicable procurement regulations.

Further to Section IV.1.2 above, and for the avoidance of doubt the number of Economic Operators who will be invited to tender will be restricted to [6] Economic Operators.

### **VI.4. Procedures for review**

#### **VI.4.1. Review body**

#### **VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: The Contracting Authority will incorporate a standstill period at the point information on contract award is communicated to tenderers. The notification will provide full 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.

#### **VI.4.3. Service from which information about the review procedure may be obtained**

### **VI.5. Date of dispatch of this notice**

11.1.2012