

**United Kingdom-Newtownards: Demolition work**  
**OJ S 20/2014 29/01/2014**  
**Contract notice**  
**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Ards Borough Council  
Postal address: 2 Church Street, Co. Down  
Town: Newtownards  
Country: United Kingdom  
Contact person: Kennedy FitzGerald Architects LLP  
For the attention of: Jonny Cassidy  
E-mail: [j.cassidy@kennedyfitzgerald.com](mailto:j.cassidy@kennedyfitzgerald.com)  
Telephone: +44 2890661632

**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**

Regional or local authority

**I.3. Main activity**

Recreation, culture and religion

**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**

KFA-3727 - Redevelopment of Sports Facilities in Londonderry Park, Newtownards, Northern Ireland.

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

Works

Execution

Main site or place of performance: Londonderry Park Portaferry Road, Newtownards, Co. Down.

NUTS code

**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)**

The redevelopment of Londonderry Park in Newtownards looks to develop the existing sports facilities found within the existing parkland.

The proposed siteworks includes a new vehicular access to the parkland from the Portaferry Road, new internal vehicular access roads leading to a new car park with an approximate capacity of 150nr cars, site-wide pedestrian paths and running trails, 2nr new 3G synthetic football pitches with associated floodlights/fencing, 1nr new sand- dressed synthetic hockey pitch with associated floodlights/fencing and re-landscaping of informal grass areas.

The proposed building works include the demolition of 2nr existing changing pavilions to allow the construction of a new purpose-built sports pavilion, the construction of a new toilet facility adjacent to the existing play park area and a new cricket storage pavilion with 2nr adjoining cricket

batting practise nets. The sports pavilion will contain 14nr changing rooms, social facilities, staff offices/areas and associated ancillary accommodation with a proposed floor area of approximately 2 000 sqm.

The construction of the proposed buildings and siteworks is anticipated to be completed by June 2015.

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

45111100 Demolition work, 45113000 Siteworks, 45212100 Construction work of leisure facilities, 45212220 Multi-purpose sports facilities construction work, 45212230 Installation of changing rooms, 45212600 Pavilion construction work, 45310000 Electrical installation work, 45316100 Installation of outdoor illumination equipment, 45342000 Erection of fencing, 45351000 Mechanical engineering installation works, 45400000 Building completion work

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

The procurement is covered by the Government Procurement Agreement: yes

#### **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**

The redevelopment of Londonderry Park in Newtownards looks to develop the existing sports facilities found within the existing parkland.

The proposed siteworks includes a new vehicular access to the parkland from the Portaferry Road, new internal vehicular access roads leading to a new car park with an approximate capacity of 150nr cars, site-wide pedestrian paths and running trails, 2nr new 3G synthetic football pitches with associated floodlights/fencing, 1nr new sand- dressed synthetic hockey pitch with associated floodlights/fencing and re-landscaping of informal grass areas.

The proposed building works include the demolition of 2nr existing changing pavilions to allow the construction of a new purpose-built sports pavilion, the construction of a new toilet facility adjacent to the existing play park area and a new cricket storage pavilion with 2nr adjoining cricket batting practise nets. The sports pavilion will contain 14nr changing rooms, social facilities, staff offices/areas and associated ancillary accommodation with a proposed floor area of approximately 2 000 sqm.

The construction of the proposed buildings and siteworks is anticipated to be completed by June 2015.

Estimated value excluding VAT: 6 500 000 GBP

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

Options: no

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

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

Duration in months: 12 (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**

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

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

The contract is intended to be awarded to a single Main Contractor. If a number of contractors apply as a consortium, a lead Main Contractor must be nominated who will be the main point of contact and will be responsible for providing the service OR a Joint Venture/consortium must be formed or have been in existence prior to the date of this contract notice with whom the Awarding Authority will sign the contract.

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

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: NEC3 Professional Services Contract (April 2013 Edition), utilising Option A (Activity Schedule)

### **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: As outlined in 'Londonderry Park Redevelopment PQQ Document Part 3 - Selection Questionnaire' (available from [www.etenders.gov.ie](http://www.etenders.gov.ie))

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

List and brief description of conditions: Evidence of turnover and relevant insurances as outlined in 'Londonderry Park Redevelopment PQQ Document Part 3 - Selection Questionnaire' (available from [www.etenders.gov.ie](http://www.etenders.gov.ie))

Minimum level(s) of standards possibly required: Minimum Annual Turnover - GBP 12 000 000

Public Liability Insurance and Employer's Liability Insurance as outlined in 'Londonderry Park Redevelopment PQQ Document Part 3 - Selection Questionnaire' (available from [www.etenders.gov.ie](http://www.etenders.gov.ie)).

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

List and brief description of conditions:

Evidence of technical capacity of previous relevant experience as outlined in 'Londonderry Park Redevelopment PQQ Document Part 4 - Quality Questionnaire' (available from [www.etenders.gov.ie](http://www.etenders.gov.ie)).

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

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

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

Execution of the service is reserved to a particular profession: no

#### **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

##### **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**

3727 Londonderry Park Redevelopment

##### **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**

25.2.2014 - 17:00

##### **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**

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

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

To receive more information about this tender, including any amendments and/or clarifications and to request any clarifications and/or to respond to this tender, you must register your interest to this tender on the following site: [https://irl.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=73333&B=ETENDERS\\_SIMPLE](https://irl.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=73333&B=ETENDERS_SIMPLE)

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

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

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

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

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

24.1.2014