

**United Kingdom-Belfast: Surveying services**

OJ S 55/2014 19/03/2014

Contract notice

Services

**Directive 2004/18/EC****Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Department for Social Development

Postal address: Lighthouse Building, Gasworks Business Park, 1 Cromac Place

Town: Belfast

Postal code: BT7 2JB

Country: United Kingdom

For the attention of: Morris McCracken

E-mail: [morris.mccracken@dfpni.gov.uk](mailto:morris.mccracken@dfpni.gov.uk)

Telephone: +44 2890816475

**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**

DSD Social Housing Reform Programme – Asset Consultancy Services and Associated Technical Services.

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

Services

Service category No 12: Architectural services; engineering services and integrated engineering services; urban planning and landscape engineering services; related scientific and technical consulting services; technical testing and analysis services

Main site or place of performance: Northern Ireland.

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)**

The Department for Social Development (DSD) require Asset Consultancy Services and Associated Technical Services in order to facilitate the consideration of options for landlord arrangements as well as informing and enhancing Northern Ireland Housing Executive (NIHE) business-as-usual activity in the interim and in this respect a collateral warranty to NIHE as current landlord will be required. A critical line of business requirement also exists to determine the condition, future investment requirements and value of the public housing asset and if and when the circumstances require it, subject to the decisions of the relevant Departmental Minister and the Northern Ireland Executive, to provide collateral warranties in respect of that requirement to NIHE (or a successor or assign) as potential transferor and to potential transferee landlords and their funders. It is possible that no transfer will take place and thus there can be no guarantee of work beyond Part 1 of this contract. Alternatively transfers may take place over a number of years.

NIHE is Northern Ireland's comprehensive public housing authority. It has a wide range of landlord and non-landlord functions and it is a non-departmental public body which is monitored by the Department. This contract relates to the landlord component of the NIHE's business. In total, the organisation has some 90 000 properties under its ownership and management, the vast majority being traditional two storey terraced and semi-detached dwellings. The organisation currently spends around GBP 135 m annually (based on 2012 /2013) on repairs, maintenance, adaptation and improvement activity related to the stock and its land holdings.

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

71355000 Surveying services, 71315100 Building-fabric consultancy services, 71315300 Building surveying services

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

The procurement is covered by the Government Procurement Agreement: yes

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

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

Variants will be accepted: no

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

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

In relation to this contract, Asset management and property consultancy services required include the following:

- a sample stock condition survey of all assets linked to the Northern Ireland Housing Executive Landlord function;
- associated asset management, property and housing consultancy services;
- including a costed assessment of future repairs, maintenance and improvement requirements;
- including a costed assessment of future repairs, maintenance and improvement backlogs;
- including a variety of valuations;
- and a valuation(s) possibly in relation to the transfer of the Housing Stock to a new Landlord (s) the nature and number of which have yet to be determined through assessment by business case and the political decision-making process;
- supporting due diligence activities.

Part 1 of the contract comprising stock condition surveys, stock valuations, quality assurance activities, asset performance modelling, landlord business planning and asset strategy formation in relation to business-as-usual activities, potential stock transfer(s) and/or raising finance is expected to commence on or around 18.7.2014 and to be completed on or around 31.3.2015. If required by DSD in its sole discretion, Part 2 of the contract comprising quality assurance activities, service continuity planning, implementation planning, transaction due diligence, contract formation, refreshing valuations and top-up surveys in relation to business-as-usual activities, potential stock transfer(s) and/or raising finance would be expected to commence on or around April 2015 and to complete on or around April 2017. In addition, where required by DSD in its sole discretion, the successful tenderer may be required to update the information as necessary to support any transfers as set out at section II.1.5) above

Estimated value excluding VAT:

Range: between 4 000 000 and 6 400 000 GBP

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

Options: yes

Description of options: The contract includes an option to provide additional Asset Consultancy Services and Associated Technical Services depending on the outcome of the initial project (Part 1) and other conditions as further specified in the Pre-Qualification Questionnaire or in the Project Information Memorandum. It is envisaged that this option (Part 2), if exercised would be expected to commence on or around April 2015.

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

This contract is subject to renewal: no

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

Start 18.7.2014.

## **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 Candidate must confirm that it is willing to provide a parent company guarantee, performance bond, collateral warranties and/or other security arrangements to the satisfaction of the Authority each as required by the proposed contract and/or Invitation to Participate in Dialogue.

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

As set out in the invitation to participate in dialogue documentation.

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

No specific legal form is required but if a contract is awarded to a consortium the Contracting Authority will generally require the consortium members to be jointly and severally liable in respect of all obligations and liabilities relating to the contract agreement before entering into the contract.

The Contracting Authority may at its sole discretion consider appointing a lead contracting entity whose performance is fully guaranteed by other members of the consortium. Applicants will be required to provide full details of any proposed consortium arrangements when expressing an interest in this contract.

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

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

Description of particular conditions: If an Economic Operator (EO) fails to reach satisfactory levels of performance the EO may be issued with a Certificate of Unsatisfactory Performance. The issue of a Certificate of Unsatisfactory Performance will result in the EO being excluded from all procurement competitions being undertaken by Contracting Authorities on behalf of bodies covered by the Northern Ireland Procurement Policy for a period of twelve months from the date of issue of the certificate.

A list of these bodies can be viewed at: <http://www.dfpni.gov.uk/index/procurement-2/cpd/cpd-policy-and-legislation/ni-pppolicy/cpd-list-of-bodies-public-procurement-policy-applies.htm>

#### **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: Details are included in the pre-qualification documentation.

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

List and brief description of conditions: As specified in the pre-qualification documentation.

Minimum level(s) of standards possibly required: The Candidate, in their expression of interest, must provide the following: a) evidence that it has the ability to take out and maintain the following minimum insurances:- Professional Indemnity Insurance of 10 000 000 GBP (for each and every claim); Statutory Employer's Liability Insurance; and, Public Liability Insurance of 10 000 000 GBP.

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

List and brief description of conditions:

As specified in the pre-qualification documentation.

Minimum level(s) of standards possibly required:

As specified in the pre-qualification documentation.

##### **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**

competitive dialogue

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

Envisaged number of candidates: 3

Objective criteria for choosing the limited number of candidates: As set out in the Pre-Qualification Questionnaire in accordance with the Public Contracts Regulations 2006 (as amended).

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

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated no

**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**

Project 15412.

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

no

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

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

21.4.2014

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

9.5.2014

**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**

Duration in months: 6 (from the date stated for receipt of 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**

Suppliers Instructions How to Express Interest in this Tender:

1. Register your company on the eSourcing portal (this is only required once): <https://e-sourcingni.bravosolution.co.uk> and click the link to register - Accept the terms and

conditions and click 'continue' - Enter your correct business and user details - Note the username you chose and click 'Save' when complete - You will shortly receive an email with your unique password (please keep this secure).

2. Express an Interest in the tender - Login to the portal with the username/password - Click the 'PQQs / ITTs Open To All Suppliers' link. (These are Pre-Qualification Questionnaires or Invitations to Tender open to any registered supplier) - Click on the relevant PQQ/ ITT to access the content. - Click the 'Express Interest' button at the top of the page. - This will move the PQQ /ITT into your 'My PQQs/ My ITTs' page. (This is a secure area reserved for your projects only) -You can now access any attachments by clicking 'Buyer Attachments' in the 'PQQ/ ITT Details' box.

3. Responding to the tender - Click 'My Response' under 'PQQ/ ITT Details', you can choose to 'Create Response' or to 'Decline to Respond' (please give a reason if declining) - You can now use the 'Messages' function to communicate with the buyer and seek any clarification - Note the deadline for completion, then follow the onscreen instructions to complete the PQQ/ ITT - There may be a mixture of online and offline actions for you to perform (there is detailed online help available) You must then submit your reply using the 'Submit Response' button at the top of the page. If you require any further assistance please consult the online help, or contact the eTendering help desk.

Please note with regard to Section I.2, under the question relating to whether the Contracting Authority is purchasing on behalf of other bodies. The Northern Ireland Housing Executive has rights in respect of the relevant properties and requires the benefit of a collateral warranty. However the contract will be with the Department for Social Development.

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

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

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

Precise information on deadline(s) for review procedures: DSD will incorporate a standstill period at the point information on the award of the contract is communicated to tenderers. That notification will provide information as required by Regulations 32 and 32A of the Public Contracts Regulations 2006 (as amended). 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.

The Public Contracts Regulations 2006 (SI 2006 No 5) provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland).

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

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

14.3.2014