

United Kingdom-Belfast: Architectural, construction, engineering and inspection services

OJ S 47/2019 07/03/2019

Contract notice

Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: CPD — Construction Division

Postal address: 303 Airport Road West

Town: Belfast

NUTS code: UK United Kingdom

Postal code: BT3 9ED

Country: United Kingdom

Contact person: Construct.Infinance-ni.gov.uk

E-mail: Construct.info@finance-ni.gov.uk

Telephone: +44 2890816555

Internet address(es):Main address: <https://etendersni.gov.uk/epps>Address of the buyer profile: <https://etendersni.gov.uk/epps>**I.2. Information about joint procurement**

The contract is awarded by a central purchasing body

I.3. CommunicationThe procurement documents are available for unrestricted and full direct access, free of charge, at: <https://etendersni.gov.uk/epps>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://etendersni.gov.uk/epps/home.do>Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at: <https://etendersni.gov.uk/epps/home.do>**I.4. Type of the contracting authority**

National or federal agency/office

I.5. Main activity

General public services

Section II: Object

II.1. Scope of the procurement**II.1.1. Title**

NIAO 2049226 Appointment of EOT for NIAO Accommodation Refurbishment Project

II.1.2.

Main CPV code

71000000 Architectural, construction, engineering and inspection services

II.1.3. Type of contract

Services

II.1.4. Short description

This procurement is to appoint an Economic Operator Team (EOT) to develop the Employer's Brief relating to the complete internal refurbishment of the NIAO building at 106 University Street, Belfast, BT7 1EU. The refurbished accommodation will create an open plan environment, to be supplemented with Meeting Rooms of various sizes, Tea Points, Local Services Areas and Breakout Areas on each level. The existing core area, including Toilet facilities, Staircases and lobby areas shall be upgraded. The NIAO will be accommodated in University Street wing that faces onto University Street and a tenant will occupy the return wing to the rear of the building. A new entrance into the building from University Street shall be provided to establish a visible presence of the NIAO on University Street. A building survey is required to identify and undertake necessary building repairs as part of the construction /refurbishment works.

II.1.5. Estimated total value

Value excluding VAT: 160 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description**II.2.2. Additional CPV code(s)**

71541000 Construction project management services, 71220000 Architectural design services, 71321000 Engineering design services for mechanical and electrical installations for buildings, 71322000 Engineering design services for the construction of civil engineering works, 71312000 Structural engineering consultancy services, 71324000 Quantity surveying services

II.2.3. Place of performance

NUTS code: UKN0 Northern Ireland

II.2.4. Description of the procurement

This procurement is to appoint an Economic Operator Team (EOT) to develop the Employer's Brief relating to the complete internal refurbishment of the NIAO building at 106 University Street, Belfast, BT7 1EU. The refurbished accommodation will create an open plan environment, to be supplemented with meeting rooms of various sizes, tea points, local services areas and breakout areas on each level. The existing core area, including toilet facilities, staircases and lobby areas shall be upgraded. The NIAO will be accommodated in University Street wing that faces onto University Street and a tenant will occupy the return wing to the rear of the building. A new entrance into the building from University Street shall be provided to establish a visible presence of the NIAO on University Street. A building survey is required to identify and undertake necessary building repairs as part of the construction /refurbishment works.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 160 000,00 GBP

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 40

This contract is subject to renewal: no

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5 Objective criteria for choosing the limited number of candidates:

In accordance with Regulation 65(3) of the Public Contract Regulation. 2015, 5 candidates will be invited. This offers adequate competition to ensure that the employer is assured value for money and that there is sufficient opportunity offered to tenders. However, this limit also protects the industry from wasting valuable resources which are required to prepare a tender submission.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

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

II.2.14. Additional information

Refer to draft ITT package for complete description of the works. Draft ITT package is located in the CfT. Document Area.

Section III: Legal, economic, financial and technical information

III.1. Conditions for participation

III.1.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions:

In order for a contractor/consultant to be eligible to participate in this competition they must hold licenses, accreditations or certificates for specific categories and sectors as set out below:

— project manager.

Employees must have and maintain 1 of the following:

- registration with the Architect's Registration Board (ARB),
- chartered membership of the Institution of Structural Engineers (IStructE),
- chartered membership of the Royal Institution of Chartered Surveyors (RICS),
- chartered membership of the Institution of Civil Engineers (ICE),
- chartered membership of the Chartered Institution of Building Services Engineers (CIBSE),
- chartered membership of the Institution of Mechanical Engineers (IMechE),
- chartered membership of the Institution of Engineering and Technology (IET),
- chartered membership of The Association of Project Management (APM) in a construction related role,
- chartered membership of The Chartered Institute of Architectural Technologists (CIAT),
- chartered membership of The Chartered Institute of Building (CIOB),

- chartered membership of The Royal Institute of British Architects (RIBA),
- chartered membership of The Royal Society of Ulster Architects (RSUA),
- equivalent professional body within your own jurisdiction architect.

Employees must have and maintain:

- registration with the Architect's Registration Board (ARB), or
- equivalent professional body within your own jurisdiction,
- structural engineer.

Employees must have and maintain:

- chartered membership of the Institution of Structural Engineers (IStructE),
- chartered membership of Engineers Ireland, or
- equivalent professional body within your own jurisdiction,
- quantity surveyor.

Employees must have and maintain:

- chartered membership of the Royal Institution of Chartered Surveyors (RICS), or
- equivalent professional body within your own jurisdiction,
- electrical engineer.

Employees must be from the electrical discipline and have and maintain:

- chartered membership of the Chartered Institution of Building Services Engineers (CIBSE),
- chartered membership of the Institution of Engineering and Technology (IET), or
- equivalent professional body within your own jurisdiction,
- mechanical engineer.

Employees must be from the mechanical discipline and have and maintain:

- chartered membership of the Chartered Institution of Building Services Engineers (CIBSE),
- chartered membership of the Institution of Mechanical Engineers (IMechE), or
- equivalent professional body within your own jurisdiction,
- civil engineer.

Employees must have and maintain:

- chartered membership of the Institution of Civil Engineers (ICE),
- chartered membership of Engineers Ireland, or
- equivalent professional body within your own jurisdiction.

III.1.2. Economic and financial standing

List and brief description of selection criteria:

Consultants are required to be registered and have Verified Status on Constructionline and should have the minimum category value in at least one of the Constructionline Categories specified below. Should Verified Status by a Constructionline member not be held by the consultant then a financial compliance check must be made of the consultant's accounts and references through the Constructionline database for the work category they have offered. If the latest financial accounts and references are not up to date in accordance with the Constructionline registration and this has contributed to unverified status then the consultant will be rejected. If the economic operator is a consortium, then the Lead Enterprise for the Consortium must have a minimum. Category value of at least 40 % and the sum of each member's category values must be equal to or greater than the value set out below. Minimum category value for consultant 40 000,00 GBP. Group of economic operators or other entity members only-each member must have a minimum category value of 20 000,00 GBP and the sum of their category values must be equal to or greater than the value set out above.

Public liability insurance [10 000 000 GBP].

Employer's liability insurance [10 000 000 GBP].

Professional Indemnity Insurance [1 250 000 GBP].

Minimum level(s) of standards possibly required:

Project Manager-Project Management-71541000-2, Architect-Architectural and. Design Services-71220000-6, Building Services Engineer-Mechanical and Electrical Engineering-71321000-4, Civil Engineering-Civil. Engineering-71321000-1, Structural Engineer-Structural Engineering-71312000-8, Quantity Surveyor-Quantity Surveying-71324000-5.

III.1.3. Technical and professional ability

List and brief description of selection criteria:

The economic operator (or where the economic operator is a group of economic operators, all parties forming the group of economic operators) must provide at least 1 of the core disciplines listed below from within its own resources: core disciplines:

- project manager,
- architect,
- Consultant Team Member (CTM).

For the purposes of pre-qualification, the following CTMs will be assessed:

- project manager,
- architect,
- electrical engineer,
- mechanical engineer,
- structural engineer,
- civil engineer,
- quantity surveyor,
- Principal Designer (PD).

Minimum level(s) of standards possibly required:

Details are provided in the pre-qualification questionnaire..

Prior involvement: it should be noted that the firm listed below was appointed by Strategic Investment Board on behalf of Northern Ireland Audit Office to carry out an Occupational Capacity Survey of their existing building on University Street. This work was completed in 2017 and the firm. has no involved, in any capacity, with the current NIAO Accommodation Refurbishment Project. Consequently the firm is not prevented from participation in this procurement competition. Hamilton Architects 3 Joy St, Belfast BT2 8LE. The Occupational Capacity Survey Report has been included as part of the tender documents.

III.2. Conditions related to the contract

III.2.2. Contract performance conditions

The economic operators' performance on this contract will be regularly monitored. As part of its contract management procedures, the Contracting Authority will use the protocol for managing poor supplier performance contained in Procurement Guidance Note PGN 01/12 — Contract Management Principles and Procedures: <https://www.finance-ni.gov.uk/publications/procurement-guidance-note-0112-contract-management-principles-and-procedures>

If an economic operator has received more than one current Notice of Written Warning or a Notice of Unsatisfactory Performance, the Contracting Authority, at its discretion, can consider an Economic Operator's exclusion from future procurements, being undertaken on behalf of bodies covered by the Northern Ireland Public Procurement Policy (NIPP), for a minimum period of 12 months or 3 years respectively.

III.2.3. Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Restricted procedure

IV.1.3. Information about a framework agreement or a dynamic purchasing system

IV.1.8. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

IV.2. Administrative information

IV.2.2. Time limit for receipt of tenders or requests to participate

Date: 05/04/2019 Local time: 15:00

IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates

IV.2.4. Languages in which tenders or requests to participate may be submitted

English

IV.2.6. Minimum time frame during which the tenderer must maintain the tender

Tender must be valid until: 04/07/2019

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

CPD, in its capacity as a Central Purchasing Body, is administering this procurement on behalf of the Contracting Authority. The Contracting Authority expressly reserves the right:

(i) to award one, some, all or no lots;

(ii) not to award any contract/Framework Agreement as a result of the procurement process commenced by publication of this notice or to cancel the procurement at any stage; and

(iii) to make whatever changes it may see fit to the content and structure of the tendering competition and in no circumstances will the Authority be liable for any costs incurred by economic operators or candidates. Any expenditure, work or effort undertaken prior to

contract award is accordingly at the sole risk of the economic operator or candidate participating in this procurement process. This project will be used to progress the Government's wider social, economic and environmental objectives.

No business whatsoever is guaranteed under any resulting Framework Agreement or contract indeed there is no guarantee that any Framework Agreement or contract will be put in place in relation to this notice. No compensation, etc. will be paid if a contract or Framework Agreement is withdrawn for any reason. Economic operators should take part in this process only on the basis that they fully understand and accept this position.

No business whatsoever is guaranteed under any resulting Framework Agreement or contract indeed there is no guarantee that any Framework Agreement or contract will be put in place in relation to this notice. No compensation, etc. will be paid if a contract or Framework Agreement is withdrawn for any reason. Economic operators should take part in this process only on the basis that they fully understand and accept this position.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Department of Finance, Construction and Procurement Delivery, Procurement Operations Branch

Postal address: Department of Finance, Construction and Procurement Delivery, Procurement Operations Branch, Clare House, 303 Airport Road West

Town: Belfast
Postal code: BT3 9ED
Country: United Kingdom
E-mail: construct.info@finance-ni.gov.uk
Telephone: +44 2890816555
Internet address: <https://www.finance-ni.gov.uk/contact>

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

This procurement is governed by the Public Contracts Regulations 2015 and provides for economic operators who have suffered, or who risk suffering, loss, or damage, as a consequence of an alleged breach of the duty owed in accordance with Regulation 91 to start proceedings in the High Court. A standstill period will commence at the point information on the award of the contract is communicated to tenderers. That notification will provide 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. Any proceedings relating to any perceived non-compliance with the relevant law must be started within 30 days, beginning with the date when the economic operator first knew, or ought to have known that grounds for starting the proceedings had arisen (a court may extend the time-limit to 3 months, where the court considers that there is a good reason for doing so).

VI.5. Date of dispatch of this notice

05/03/2019