

**UK-Belfast: houses construction work**  
**OJ S 68/2012 06/04/2012**  
**Contract notice**  
**Works**

**Directive 2004/18/EC**

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**Section I: Contracting authority**

**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: RossMcDonnell

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

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**Section II: Object of the contract**

**II.1. Description**

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

Killynure Road, Carryduff, C5.

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

Works

Main site or place of performance: Carryduff.

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)**

Project Title: Killynure Road, Carryduff, C5.

Development of 42 number Units Comprising - Houses and Apartments (at 2/3 storeys generally).

Designed to comply with Code: 5 + 6 of the Code for Sustainable Homes (3 No units are to comply with Code 6).

Construction: Structurally Insulated Panels with render finish.

Technology employed to achieve Code requirements include - Photo-voltaics, Solar Thermal panels, Mechanical Ventilation with Heat Recovery, highly efficient glazing and Winter Gardens; heating systems include gas and Air Source heat pumps.

Site-works: Significant bulk excavations, earth works, retaining and landscape works.

End user: General Needs (GN) family accommodation.

Mix: 32no units of social: 12no 5P3B GN Houses at 90/95sqm per unit/ 16no 3p2b GN houses at 70/75sqm/ 2no 3p2b apartments at 60/65sqm/ 2no duplex apartments at 80/85sqm.

10 units of affordable: 2no 6P4B houses at 115sqm & 8no 5P3B Houses at 100sqm – Total 42 units

Estimated Construction Cost: £6.2m for 42no units.

Estimated/ Anticipated Start on Site: September 2012.

Estimated/ Anticipated Completion: February 2014.

Contract Duration: 65 weeks (16 months).

Contract: NEC3 (Option B).

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

45211300 Houses construction work, 45211100 Construction work for houses, 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**

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Estimated Construction Cost: £6.2m for 42no units.

Estimated/ Anticipated Start on Site: September 2012.

Estimated/ Anticipated Completion: February 2014.

Contract Duration: 65 weeks (16 months).

Contract: NEC3 (Option B).

Estimated value excluding VAT: 6 200 000,00 GBP

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

Options: no

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

This contract is subject to renewal: yes

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

Duration in months: 18 (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: yes

Description of particular conditions: As detailed in the contract documentation. The project will be subject to the Association obtaining Planning.

Approval, Project Approval and grant funding from NIHE (DPG) for the scheme. Under this procurement the contractor is required to participate in fulfilling governmental obligations regarding the promotion of equality of opportunity and sustainable development.

#### **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.

### **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 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 per lot.

#### **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**

Killynure Road, Carryduff, C5

#### **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**

16.5.2012 - 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**

Any EU official language

#### **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**

The cost of responding to the prequalification 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. 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 per Lot.

#### **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**

4.4.2012