

United Kingdom-Derry: Construction work for multi-dwelling buildings and individual houses
OJ S 52/2018 15/03/2018
Contract award notice
Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Apex Housing Association Limited

Postal address: 10 Butcher Street

Town: Derry/Londonderry

NUTS code: UKN0 Northern Ireland

Postal code: BT48 6HL

Country: United Kingdom

Contact person: Procurement Officer

E-mail: development@apex.org.uk

Internet address(es):

Main address: <http://www.apex.org.uk>

I.4. Type of the contracting authority

Body governed by public law

I.5. Main activity

Housing and community amenities

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Framework Agreement for the Provision of Sites and Design and Build of General Needs Social Housing and Affordable Housing for Sale Schemes

II.1.2. Main CPV code

45211000 Construction work for multi-dwelling buildings and individual houses

II.1.3. Type of contract

Works

II.1.4. Short description

Apex Housing Association ("Apex") provides housing and support at affordable costs for those in need. Apex aims to meet the particular requirements of families and individuals through the provision of accommodation and associated services for General Needs Social Housing and Affordable Housing for Sale. Apex has appointed qualified contractors onto a Framework Agreement for the Design and Build of General Needs Social Housing and Affordable Housing for Sale Schemes. The contractors will identify and bring forward sites and schemes for the provision of the delivery of General Needs Social Housing and/or Affordable Housing for Sale. The Framework is split into three different Lots, broadly within the areas of:

- 1) Belfast City, Ards and North Down and Lisburn City and Castlereagh;
- 2) Derry City and Strabane, Antrim and Newtownabbey Mid and East Antrim and Newry City, Mourne and Down; and
- 3) Mid-Ulster, Armagh City, Banbridge and Craigavon, Fermanagh and Omagh and Causeway Coast and Glens.

II.1.6. Information about lots

This contract is divided into lots: yes

II.1.7. Total value of the procurement

Value excluding VAT: 45 000 000,00 GBP

II.2. Description

II.2.1. Title

Belfast City, Ards and North Down and Lisburn City and Castlereagh

Lot No: 1

II.2.2. Additional CPV code(s)

45000000 Construction work, 45100000 Site preparation work, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses, 45211300 Houses construction work, 45215214 Residential homes construction work, 45400000 Building completion work, 45450000 Other building completion work

II.2.3. Place of performance

NUTS code: UKN0 Northern Ireland

Main site or place of performance: Sites for development should be located wholly or partly within Belfast City, Ards and North Down and Lisburn City and Castlereagh.

II.2.4. Description of the procurement

The intention is that call-off contracts for each Lot will be awarded directly to contractors appointed to the Framework Agreement without a further competition. Once the Framework Agreement is in place, Apex reserves the right at its sole direction to directly award contracts to a Developer who fulfils all the stated requirements to Apex's satisfaction where the Developer is able to demonstrate that they either:

- (i) own a site and can on transfer provide clear non-encumbered title to Apex; or
- (ii) have an exclusive contract to unconditionally purchase a site and could, on transfer, provide clear non-encumbered title to Apex. In addition, the Northern Ireland Housing Executive ("NIHE") must agree (in principle) to support each project brought forward for consideration.

Apex also reserves the right at its sole direction to award call-off contracts for each Lot by running a mini-competition between such contractors only. Where the Contractor does not own, nor have an exclusive contract to unconditionally purchase, a site for development, but where Apex owns a site which can be developed by the successful contractor(s), Apex may decide to use the Framework to run a mini-competition with all those contractors on the Framework who are eligible to take part in the mini-competition process to take forward a contract for building works.

II.2.5. Award criteria

Quality criterion - Name: Quality / Weighting: 30 %

Price - Weighting: 70 %

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

The Framework Agreement will be for a duration of 4 years. This project was procured competitively and in accordance with the Public Contracts Regulations 2015 (the "Regulations"). The procedure followed for this procurement was the Restricted Procedure (Regulation 28 of the Regulations).

II.2. Description

II.2.1. Title

Derry City and Strabane, Antrim and Newtownabbey Mid and East Antrim and Newry City, Mourne and Down
Lot No: 2

II.2.2. Additional CPV code(s)

45000000 Construction work, 45100000 Site preparation work, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses, 45211300 Houses construction work, 45215214 Residential homes construction work, 45400000 Building completion work, 45450000 Other building completion work

II.2.3. Place of performance

NUTS code: UKN0 Northern Ireland

Main site or place of performance: Sites for development should be located wholly or partly within Derry City and Strabane, Antrim and Newtownabbey Mid and East Antrim and Newry City, Mourne and Down.

II.2.4. Description of the procurement

The intention is that call-off contracts for each Lot will be awarded directly to contractors appointed to the Framework Agreement without a further competition. Once the Framework Agreement is in place, Apex reserves the right at its sole direction to directly award contracts to a Developer who fulfils all the stated requirements to Apex's satisfaction where the Developer is able to demonstrate that they either:

- (i) own a site and can on transfer provide clear non-encumbered title to Apex; or
- (ii) have an exclusive contract to unconditionally purchase a site and could, on transfer, provide clear non-encumbered title to Apex. In addition, the Northern Ireland Housing Executive ("NIHE") must agree (in principle) to support each project brought forward for consideration.

Apex also reserves the right at its sole direction to award call-off contracts for each Lot by running a mini-competition between such contractors only. Where the contractor does not own, nor have an exclusive contract to unconditionally purchase, a site for development, but where Apex owns a site which can be developed by the successful contractor(s), Apex may decide to use the Framework to run a mini-competition with all those contractors on the Framework who are eligible to take part in the mini-competition process to take forward a contract for building works.

II.2.5. Award criteria

Quality criterion - Name: Quality / Weighting: 30 %

Price - Weighting: 70 %

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

The Framework Agreement will be for a duration of 4 years. This project was procured competitively and in accordance with the Public Contracts Regulations 2015 (the "Regulations"). The procedure followed for this procurement was the Restricted Procedure (Regulation 28 of the Regulations).

II.2. Description

II.2.1. Title

Mid-Ulster, Armagh City, Banbridge and Craigavon, Fermanagh and Omagh and Causeway Coast and Glens

Lot No: 3

II.2.2. Additional CPV code(s)

45000000 Construction work, 45100000 Site preparation work, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses, 45211300 Houses construction work, 45215214 Residential homes construction work, 45400000 Building completion work, 45450000 Other building completion work

II.2.3. Place of performance

NUTS code: UKN0 Northern Ireland

Main site or place of performance: Sites for development should be located wholly or partly within Mid-Ulster, Armagh City, Banbridge and Craigavon, Fermanagh and Omagh and Causeway Coast and Glens.

II.2.4. Description of the procurement

The intention is that call-off contracts for each Lot will be awarded directly to contractors appointed to the Framework Agreement without a further competition. Once the Framework Agreement is in place, Apex reserves the right at its sole direction to directly award contracts to a Developer who fulfils all the stated requirements to Apex's satisfaction where the Developer is able to demonstrate that they either:

- (i) own a site and can on transfer provide clear non-encumbered title to Apex; or
- (ii) have an exclusive contract to unconditionally purchase a site and could, on transfer, provide clear non-encumbered title to Apex. In addition, the Northern Ireland Housing Executive ("NIHE") must agree (in principle) to support each project brought forward for consideration.

Apex also reserves the right at its sole direction to award call-off contracts for each Lot by running a mini-competition between such contractors only. Where the contractor does not own, nor have an exclusive contract to unconditionally purchase, a site for development, but where Apex owns a site which can be developed by the successful contractor(s), Apex may

decide to use the Framework to run a mini-competition with all those contractors on the Framework who are eligible to take part in the mini-competition process to take forward a contract for building works.

II.2.5. Award criteria

Quality criterion - Name: Quality / Weighting: 30 %

Price - Weighting: 70 %

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

The Framework Agreement will be for a duration of 4 years. This project was procured competitively and in accordance with the Public Contracts Regulations 2015 (the "Regulations"). The procedure followed for this procurement was the Restricted Procedure (Regulation 28 of the Regulations).

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

The procurement involves the establishment of a framework agreement

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.2.1. Previous publication concerning this procedure

Notice number in the OJ S: [2016/S 167-300063](#)

IV.2.8. Information about termination of dynamic purchasing system

IV.2.9. Information about termination of call for competition in the form of a prior information notice

Section V: Award of contract

Lot No: 1, 2 and 3

Title:

Lot 1, Lot 2 and Lot 3

A contract/lot is awarded: yes

V.2. Award of contract

V.2.1. Date of conclusion of the contract

01/10/2017

V.2.2. Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 9

The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: Western Building Systems Limited

Postal address: County Tyrone

Town: Coalisland

NUTS code: UKN0 Northern Ireland

Postal code: BT71 5DQ

Country: United Kingdom

The contractor is an SME: yes

V.2.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot: 45 000 000,00 GBP

Total value of the contract/lot: 45 000 000,00 GBP

V.2.5. Information about subcontracting**Section V: Award of contract**

Lot No: 1, 2 and 3**Title:**

Lot 1, Lot 2 and Lot 3

A contract/lot is awarded: yes

V.2. Award of contract**V.2.1. Date of conclusion of the contract**

01/10/2017

V.2.2. Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 9

The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: Dixon Contractors

Postal address: 143 Tullaghans Road

Town: Dunloy

NUTS code: UKN0 Northern Ireland

Postal code: BT44 9EA

Country: United Kingdom

The contractor is an SME: yes

V.2.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot: 45 000 000,00 GBP

Total value of the contract/lot: 45 000 000,00 GBP

V.2.5. Information about subcontracting

Section V: Award of contract

Lot No: 1, 2 and 3

Title:

Lot 1, Lot 2 and Lot 3

A contract/lot is awarded: yes

V.2. Award of contract

V.2.1. Date of conclusion of the contract

01/10/2017

V.2.2. Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 9

The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: Donaghmore Construction Limited

Postal address: 7 Dungannon Road, Coalisland

Town: Dungannon

NUTS code: UKN0 Northern Ireland

Postal code: BT71 4HP

Country: United Kingdom

The contractor is an SME: yes

V.2.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot: 45 000 000,00 GBP

Total value of the contract/lot: 45 000 000,00 GBP

V.2.5. Information about subcontracting

Section V: Award of contract

Lot No: 1, 2 and 3

Title:

Lot 1, Lot 2 and Lot 3

A contract/lot is awarded: yes

V.2. Award of contract

V.2.1. Date of conclusion of the contract

01/10/2017

V.2.2. Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 9

The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: Geda Construction
Postal address: 36 Moor Road, Coalisland
Town: Dungannon
NUTS code: UKN0 Northern Ireland
Postal code: BT71 4QB
Country: United Kingdom
The contractor is an SME: yes

V.2.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot: 45 000 000,00 GBP
Total value of the contract/lot: 45 000 000,00 GBP

V.2.5. Information about subcontracting**Section V: Award of contract**

Lot No: 1, 2 and 3

Title:

Lot 1, Lot 2 and Lot 3

A contract/lot is awarded: yes

V.2. Award of contract**V.2.1. Date of conclusion of the contract**

01/10/2017

V.2.2. Information about tenders

Number of tenders received: 9
Number of tenders received from SMEs: 9
The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: Glasgiven Contracts Limited
Postal address: 16 Ashleigh Ct, Annalong
Town: Newry
NUTS code: UKN0 Northern Ireland
Postal code: BT34 4PD
Country: United Kingdom
The contractor is an SME: yes

V.2.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot: 45 000 000,00 GBP
Total value of the contract/lot: 45 000 000,00 GBP

V.2.5. Information about subcontracting**Section V: Award of contract**

Lot No: 1, 2 and 3

Title:

Lot 1, Lot 2 and Lot 3

A contract/lot is awarded: yes

V.2. Award of contract

V.2.1. Date of conclusion of the contract

01/10/2017

V.2.2. Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 9

The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: P J Treacy and Sons

Postal address: Tempo Road

Town: Enniskillen

NUTS code: UKN0 Northern Ireland

Postal code: BT74 6HR

Country: United Kingdom

The contractor is an SME: yes

V.2.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot: 45 000 000,00 GBP

Total value of the contract/lot: 45 000 000,00 GBP

V.2.5. Information about subcontracting

Section V: Award of contract

Lot No: 1, 2 and 3

Title:

Lot 1, Lot 2 and Lot 3

A contract/lot is awarded: yes

V.2. Award of contract

V.2.1. Date of conclusion of the contract

01/10/2017

V.2.2. Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 9

The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: Cunningham Contracts Limited

Postal address: 5a Carrogs Road

Town: Newry

NUTS code: UKN0 Northern Ireland

Postal code: BT34 2NJ

Country: United Kingdom

The contractor is an SME: yes

V.2.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot: 45 000 000,00 GBP

Total value of the contract/lot: 45 000 000,00 GBP

V.2.5. Information about subcontracting

Section V: Award of contract

Lot No: 1, 2 and 3

Title:

Lot 1, Lot 2 and Lot 3

A contract/lot is awarded: yes

V.2. Award of contract

V.2.1. Date of conclusion of the contract

01/10/2017

V.2.2. Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 9

The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: Connolly and Fee

Postal address: 15A Creenagh Bridge Road

Town: Dungannon

NUTS code: UKN0 Northern Ireland

Postal code: BT71 6EY

Country: United Kingdom

The contractor is an SME: yes

V.2.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot: 45 000 000,00 GBP

Total value of the contract/lot: 45 000 000,00 GBP

V.2.5. Information about subcontracting

Section V: Award of contract

Lot No: 1, 2 and 3

Title:

Lot 1, Lot 2 and Lot 3

A contract/lot is awarded: yes

V.2. Award of contract

V.2.1. Date of conclusion of the contract

01/10/2017

V.2.2. Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 9

The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: BW Homes and Construction Ltd

Postal address: 25f Longfield Road, Eglinton

Town: Derry/Londonderry

NUTS code: UKN0 Northern Ireland

Postal code: BT47 3PY

Country: United Kingdom

The contractor is an SME: yes

V.2.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot: 45 000 000,00 GBP

Total value of the contract/lot: 45 000 000,00 GBP

V.2.5. Information about subcontracting

Section VI: Complementary information

VI.3. Additional information

For clarity, all 9 contractors submitted a tender and were successfully appointed to the Framework Agreement for each Lot. The initial estimated value for the Framework Agreement was 45 000 000 GBP (ex VAT). The total value under Lot 1 was estimated at 16 000 000 GBP (ex VAT); the total value under Lot 2 was estimated at 18 000 000 GBP (ex VAT); and the total value under Lot 3 was estimated at 8 000 000 GBP (ex VAT).

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court of Justice in Northern Ireland

Postal address: Royal Courts of Justice, Chichester Street

Town: Belfast

Postal code: BT1 3JF

Country: United Kingdom

E-mail: office@courtsni.gov.uk

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

Any appeals should be promptly brought to the attention of the Chief Executive of the Contracting Authority at the address set out in this notice, and will be dealt with in accordance with the requirements of the Public Contracts Regulations 2015. Any appeals must be brought within the time-scales specified by the applicable law, including, without limitation, the Public Contracts Regulations 2015. In accordance with such Regulations, the Contracting Authority will also incorporate a minimum 10 calendar days standstill period from the point information on award of contract is communicated to tenderers.

VI.4.4. Service from which information about the review procedure may be obtained

Official name: Apex Housing Association Limited

Postal address: 10 Butcher Street

Town: Derry/Londonderry
Postal code: BT48 6HL
Country: United Kingdom
E-mail: development@apex.org.uk
Internet address: <http://www.apexhousing.org>

VI.5. Date of dispatch of this notice

13/03/2018