

Ireland-Dublin: Construction work
OJ S 76/2015 18/04/2015
Contract notice
Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Oaklee Housing Trust
Postal address: 36-39 James's Street
Town: Dublin
Postal code: 8
Country: Ireland
Contact person: Procurement Team
E-mail: developmentprogramme@oakleetrinity.org.uk
Telephone: +44 2890441398

Internet address(es):

General address of the contracting authority: <http://www.oakleetrinity.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

Section II: Object of the contract

II.1. Description

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

Oaklee Housing Trust is seeking expressions of interest in the Design and Build of Social Housing on Developer owned/controlled land.

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

Works
Design and execution
Main site or place of performance: Ireland.
NUTS code IE Éire / 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)

Expressions of interest are sought from suitably resourced and experienced contractors /developers for the Design and Build of social housing on developer owned/controlled land banks. It is envisaged that the developments will consist of between 10 and 50 dwellings (other quantities outside these parameters will be considered based on location, cost and demand) and the sites will be in areas where there is a strong social housing demand. The proposed sites should have the requisite planning consents, copies of which will be required if the applicant is selected for the tender stage.

II.1.6. CPV code(s)

45000000 Construction work, 45210000 Building construction work, 45211100 Construction work for houses, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211200 Sheltered housing construction work, 45211300 Houses construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45211360 Urban development construction 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: yes
Tenders may be submitted for all 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

Expressions of interest are sought from suitably resourced and experienced contractors /developers for the Design and Build of social housing on developer owned/controlled land banks. It is envisaged that the developments will consist of between 10 and 50 dwellings (other quantities outside these parameters will be considered based on location, cost and demand) and the sites will be in areas where there is a strong social housing demand. The proposed sites should have the requisite planning consents, copies of which will be required if the applicant is selected for the tender stage.

Estimated value excluding VAT:

Range: between 1 500 000 and 7 500 000 EUR

II.2.2. Information about options

Options: no

II.2.3. Information about renewals

This contract is subject to renewal: no

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

Duration in months: 24 (from the award of the contract)

Information about lots

Lot No: 1

Lot title: Lot No. 1

1)

Short description

Oaklee Housing Trust is seeking expressions of interest in the Design and Build of Social Housing on Developer owned/controlled land.

2) CPV code(s)

45000000 Construction work, 45210000 Building construction work, 45211100 Construction work for houses, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211200 Sheltered housing construction work, 45211300 Houses construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45211360 Urban development construction work

3) Quantity or scope

Oaklee Housing Trust is seeking expressions of interest in the Design and Build of Social Housing on Developer owned/controlled land. It is envisaged that the developments will consist of between 10 and 50 dwellings (other quantities outside these parameters will be considered based on location, cost and demand) and the sites will be in areas where there is a strong social housing demand. The proposed sites should have the requisite planning consents, copies of which will be required if the applicant is selected for the tender stage.

Estimated value excluding VAT:

Range: between 1 500 000 and 5 100 000 EUR

4) Indication about different time frame or duration**5) Additional information about lots**

Lots are divided into 2 classifications — works contracts below the EU threshold and works contracts above the EU threshold.

Lot No: 2

Lot title: Lot No. 2

1) Short description

Oaklee Housing Trust is seeking expressions of interest in the Design and Build of Social Housing on Developer owned/controlled land.

2) CPV code(s)

45000000 Construction work, 45210000 Building construction work, 45211100 Construction work for houses, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211200 Sheltered housing construction work, 45211300 Houses construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45211360 Urban development construction work

3) Quantity or scope

Oaklee Housing Trust is seeking expressions of interest in the Design and Build of Social Housing on Developer owned/controlled land. It is envisaged that the developments will consist of between 10 and 50 dwellings (other quantities outside these parameters will be considered based on location, cost and demand) and the sites will be in areas where there is a strong social housing demand. The proposed sites should have the requisite planning consents, copies of which will be required if the applicant is selected for the tender stage.

Estimated value excluding VAT:

Range: between 5 186 000 and 7 500 000 EUR

4) Indication about different time frame or duration**5)**

Additional information about lots

Lots are divided into two classifications — works contracts below EU threshold and works contracts above the EU threshold.

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

To be agreed during dialogue.

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

To be agreed during dialogue.

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

To be agreed during dialogue.

III.1.4. Contract performance conditions

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

Description of particular conditions: To be agreed during dialogue. Sale and transfer of land upon contract signing.

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: To be agreed during dialogue.

III.2.2. Economic and financial ability

List and brief description of conditions: To be agreed during dialogue.

Minimum level(s) of standards possibly required: To be agreed during dialogue.

III.2.3. Technical and professional ability

List and brief description of conditions:

To be agreed during dialogue.

Minimum level(s) of standards possibly required:

To be agreed during dialogue.

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

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 minimum number 6: and Maximum number 12

Objective criteria for choosing the limited number of candidates: Completion of minimum criteria and standards to be agreed during dialogue.

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

OHT Design & Build (R)

IV.3.2. Previous publication concerning this procedure

Prior information notice

Notice number in the OJ S: [2014/S 178-313790](#) of 17.9.2014

Other previous publications

Notice number in the OJ S: [2014/S 250-444021](#) of 30.12.2014

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

Time limit for receipt of requests for documents or for accessing documents: 27.4.2015 - 12:00

Payable documents: no

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

27.4.2015 - 15:00

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

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 pre-qualification package (PQQP) and any subsequent tender information and / or participation exercise in the procurement process generally will be borne solely by the 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 discussions 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 authorised representatives of the parties. Any date given in Section IV above is a best estimate at the time of dispatch. The Contracting Authority reserves the right to extend any such date. Neither the publication of this Notice nor the employment of any particular terminology or any other indication shall be taken to mean that the Contracting Authority intends to hold itself bound by Directive 2004/18/EC (as amended) as implemented by the Public Contracts Regulations 2006 (as amended) or Directive 2014/24/EU as implemented by the Public Contracts Regulations 2015.

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court of Ireland

Town: Dublin

Country: Ireland

Body responsible for mediation procedures

Official name: High Court of Ireland

Town: Dublin

Country: Ireland

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

14.4.2015