

Ireland-Dublin: Architectural, construction, engineering and inspection services

OJ S 80/2015 24/04/2015

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

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**I.1. Name and addresses**

Official name: Oaklee Housing Trust  
National registration number: 337270  
Postal address: 36-39 James's Street  
Town: Dublin  
Postal code: 8  
Country: Ireland  
For the attention of: David Brown  
E-mail: [davidb@oaklee.ie](mailto:davidb@oaklee.ie)  
Telephone: +353 14002650

**Internet address(es):**

Address of the buyer profile: <http://irl.eu-supply.com/ctm/Supplier/CompanyInformation/Index/78625>

Electronic access to information: [http://irl.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=87286&B=ETENDERS\\_SIMPLE](http://irl.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=87286&B=ETENDERS_SIMPLE)

Electronic submission of tenders and requests to participate: [http://irl.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=87286&B=ETENDERS\\_SIMPLE](http://irl.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=87286&B=ETENDERS_SIMPLE)

**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**

Oaklee Housing Trust Competitive Design and Build project.

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

Works

Main site or place of performance: Dublin 8.  
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)**

71000000 Architectural, construction, engineering and inspection services, 45000000  
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 one or more 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**

Information about lots

Lot No: 1

Lot title: Oaklee Housing Trust Competitive Design and Build project (1 500 000 EUR - 5 100 000 EUR)

**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)**

71000000 Architectural, construction, engineering and inspection services, 45000000 Construction work

**3) Quantity or scope**

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

**5) Additional information about lots**

Lot No: 2

Lot title: Oaklee Housing Trust Competitive Design and Build project (5 200 000 EUR - 7 500 000 EUR)

**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)**

71000000 Architectural, construction, engineering and inspection services, 45000000 Construction work

**3) Quantity or scope**

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

**5) Additional information about lots**

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**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: no

**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**

Execution of the service is reserved to a particular profession: no

##### **III.3.2. 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: no

## **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: 12

#### **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**

CompD&B/OHT

#### **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

Notice number in the OJ S: [2015/S 76-133035](#) of 18.4.2015

**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: 27.5.2015 - 12:00  
Payable documents: no

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

27.5.2015 - 14:00

**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**

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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 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.

**VI.4. Procedures for review**

**VI.4.1. Review body**

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**  
20.4.2015