

**United Kingdom-Belfast: Building construction work**  
**OJ S 81/2016 26/04/2016**  
**Contract notice**  
**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Clanmil Developments Ltd  
Postal address: Clanmil Developments, 3 Waring Street  
Town: Belfast  
Postal code: BT1 2DX  
Country: United Kingdom  
For the attention of: Logan Kevin  
E-mail: [procurement@clanmil.org.uk](mailto:procurement@clanmil.org.uk)  
Telephone: +49 90876000

**Internet address(es):**

General address of the contracting authority: <http://www.clanmil.org/>

**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**

The project is for the delivery of 62 social housing units for families and singles across two schemes at Coleshill Gardens Belfast and Annadale Embankment Belfast.

It is the intention of Clanmil to appoint a single contractor to deliver both schemes. The successful contractor will be required to enter separate construction contracts for each scheme. Full details of the evaluation approach for the appointment of contractor will be detailed in the ITT.

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

Works

Execution

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)**

The project is for the delivery of 62 social housing units for families and singles across two schemes at Coleshill Gardens Belfast and Annadale Embankment Belfast.

It is the intention of Clanmil to appoint a single contractor to deliver both schemes. The successful contractor will be required to enter separate construction contracts for each scheme. Full details of the evaluation approach for the appointment of contractor will be detailed in the ITT.

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

45210000 Building construction work, 45215210 Construction work for subsidised residential accommodation

**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**

The project is for the delivery of 62 social housing units for families and singles across two schemes at Coleshill Gardens Belfast and Annadale Embankment Belfast.

It is the intention of Clanmil to appoint a single contractor to deliver both schemes. The successful contractor will be required to enter separate construction contracts for each scheme. Full details of the evaluation approach for the appointment of contractor will be detailed in the ITT.

Coleshill Gardens

The Contract is for the provision of 7 social housing units comprised of 6 apartments for General needs tenants and 1 complex needs bungalow. The work includes the requirement for site development and engineering works. The contract will be for approximately 12 months from date of award and is scheduled to start by the end of July 2016. It is expected that ALL units built under this contract will achieve 'Secured By Design' and Lifetime Homes accreditation.

The scope of the Coleshill Gardens, Belvoir, Belfast project is the delivery of between 7 social housing units; the scale of the Coleshill Gardens, Belvoir project is approx GBP 700 000 and the complexity of the Coleshill Gardens project includes the construction of apartment block and single-storey house with engineering services and external and site development works which achieve, Secured by Design and Lifetime Homes standards.

General Site Description:

The 0.2 hectare site is located within Belvoir Estate and comprises an area of open space.

The land within the site is relatively flat and can be accessed from either Coleshill Gardens or Dunsverick Avenue. There are no boundaries to the site. There is some evidence that the land

may have been used in the past as a bonfire site. The lands surrounding the site to the north and east of the site are primarily residential in character with a mix of apartments, detached and semi-detached dwellings.

#### Annadale Embankment

The site is located approximately 2 miles south of Belfast City centre. The site occupies an area of approximately 2 370 square metres and consists of a basement car park that was constructed as part of The Embankment development. Four of five apartment blocks have already been constructed.

The proposed housing mix is — 28no. 3p/2b apts, 19no. 1p/1b apts, 3no. 3p/1b apts, 5no. 4p /2b apts.

The Works Contract will be for approximately 22 months from date of award and is scheduled to start by the end of July 2016. The dwellings will be built to be 'Lifetime Homes' compliant and achieve 'Secure by Design'.

Estimated value excluding VAT: 5 800 000 GBP

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

### **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: 22 (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: 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: Requirements will be consistent with those permitted under Directive 2004/18/EC of the European Parliament and of the Council and will be detailed in the Memorandum of Information.

### **III.2.2. Economic and financial ability**

List and brief description of conditions: Evidence must be provided to demonstrate that the Economic Operator and/or members of the consortium have the financial and economic standing required for the contract under the Public Contracts Regulations 2015.

Minimum level(s) of standards possibly required: Comply with the requirements of the appropriate section in the applicable selection questionnaire and memorandum of information. The memorandum of information and applicable questionnaire.

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

The requirements will be consistent with those permitted under 2004/18/EC of the European Parliament and of the Council and will be detailed in the Memorandum of Information and Selection 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 Selection 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**

#### **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**

TEN/170

#### **IV.3.2. Previous publication concerning this procedure**

no

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

Payable documents: no

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

19.5.2016 - 12:00

#### **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**

Suppliers Instructions How to Express Interest in this Tender~: 1. Register your company on the eSourcing portal (this is only required once): Suppliers Instructions How to Express Interest in this Tender~: 1. Register your company on the eSourcing portal (this is only required once): <https://e-sourcingni.bravosolution.co.uk> and click the link to register — Accept the terms and conditions and click 'I agree' — Enter your correct business and user details — Note the username you chose and click 'Save' when complete — You will shortly receive an email with your unique password (please keep this secure) 2. Express an Interest in the tender — Login to the portal with the username/password — Click the 'PQQs / ITTs Open To All Suppliers' link. (These are Pre-Qualification Questionnaires or Invitations to Tender open to any registered supplier) — Click on the relevant PQQ/ ITT to access the content. — Click the 'Express Interest' button at the top of the page. — This will move the PQQ /ITT into your 'My PQQs/ My ITTs' page. (This is a secure area reserved for your projects only) -You can now access any attachments by clicking 'Buyer Attachments' in the 'PQQ/ ITT Details' box 3. Responding to the tender — Click 'My Response' under 'PQQ/ ITT Details', you can choose to 'Create Response' or to 'Decline to Respond' (please give a reason if declining) — You can now use the 'Messages' function to communicate with the buyer and seek any clarification — Note the deadline for completion, then follow the onscreen instructions to complete the PQQ/ ITT — There may be a mixture of online & offline actions for you to perform (there is detailed online help available) You must then submit your reply using the 'Submit Response' button at the top of the page. If you require any further assistance please consult the online help, or contact the eTendering help desk.

#### **VI.4. Procedures for review**

##### **VI.4.1. Review body**

Official name: The High Court of Justice

Postal address: Chichester Street

Town: Belfast

Postal code: BT1 1EF

**VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: A standstill period at the point of information on the award of the contract is communicated to tenderers. That notification will provide full 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

The Public Contracts Regulations 2015 provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland).

**VI.4.3. Service from which information about the review procedure may be obtained**

**VI.5. Date of dispatch of this notice**

20.4.2016