

UK-Belfast: construction work for houses

OJ S 95/2012 19/05/2012

Contract notice

Works

Directive 2004/18/EC

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: Ross McDonnell

E-mail: developmentprogramme@oaklee.org.uk

Telephone: +44 2890441398

Internet address(es):

General address of the contracting authority: 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

Section II: Object of the contract

II.1. Description

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

Mixed Social Housing Construction Works.

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

Works

Main site or place of performance: 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)

The Project will be split into four lots, Applicants may apply for all, lot 1, 2, 3 and or 4 as they see fit. A separate PQQP is required for each Lot and applications should clearly state which lot they are applying for. Lots are as follows:

Lot 1:

Project Title: The Heathers, Armagh.

Construction – 2 parts to be carried out in parallel:

(I) Refurbishment and internal re-configuration of existing building to provide additional ensuite facilities, staff accommodation and appropriate service upgrades.

(II) Construction of new building comprising 5no. supported housing units with communal facilities within curtilage of existing site.

End user: Supported Housing Complex Needs.

Mix: 1no.new-build 4/5B Supported Housing Unit + refurbishment of 1no. 7P/7B Existing Supported Housing Unit.

Estimated Construction Cost: 670,00k.

Breakdown: 250,000k refurb, £420,000k new-build.

Estimated/ Anticipated Start on Site: September 2012.

Estimated/ Anticipated Completion: March 2013.

Estimated Construction Period: 7 months.

Contract: NEC3 Short Form.

Notes: - Existing building may be partially tenanted during construction works.

— Site is already in OHG ownership.

Lot 2.

Project Title: Ashley House, Omagh.

Construction – 2 parts to be carried out in parallel:

(I) Refurbishment and internal re-configuration of existing building to provide additional ensuite facilities, staff accommodation and appropriate service upgrades including lift installation.

(II) Construction of new building comprising 4no.supported housing units with communal facilities within curtilage of existing site.

End user: Supported Housing Complex Needs.

Mix: 1no.new-build 4P/4B Supported Housing Unit + refurbishment of 1no. 7P/7B existing Supported Housing Unit.

Estimated Construction Cost: £440k.

Breakdown: £182k refurb, £258k new-build.

Estimated/ Anticipated Start on Site: September 2012.

Estimated/ Anticipated Completion: March 2013.

Estimated Construction Period: 7 months.

Contract: NEC3 Short Form.

Notes: - Existing building may be partially tenanted during construction works.

— Site is already in OHG ownership.

Lot 3:

Project Title: Todd Close.

Construction – 2 parts to be carried out in parallel:

(I) Refurbishment and internal re-configuration of existing building to provide additional ensuite facilities, staff accommodation and appropriate service upgrades.

(II) Construction of new building comprising 4no.supported housing units with communal facilities within curtilage of existing building

End user: Supported Housing Complex Needs.

Mix: 1no.new-build 4P/4B Supported Housing Unit + refurbishment of 1no. 11P/11B Existing Supported Housing Unit.

Estimated Construction Cost: £988k.

Breakdown: £616k refurb, £372k new-build.

Estimated/ Anticipated Start on Site: September 2012.

Estimated/ Anticipated Completion: March 2013.

Estimated Construction Period: 7 months.

Contract: NEC3 Short Form.

Notes: - Existing building may be partially tenanted during construction works.

— Site is already in OHG ownership.

Lot 4:

Project Title: 6 Nr Existing Satisfactory Purchases – North Belfast.

Construction – to be carried out in parallel:

(I) We wish to appoint a Contractor to undertake the refurbishment/upgrading works to 6 Nr existing properties in North Belfast to provide 6 Nr. 3P/2B self-contained general needs houses

End user: General Needs Housing.

Mix: 6 Nr. 3P/2B Houses.

Estimated Construction/refurbishment Cost: £200k.

Estimated/ Anticipated Start on Site: July 2012.

Estimated/ Anticipated Completion: September 2012.

Estimated Construction Period: 3 months.

Contract: NEC3 Short Form.

II.1.6. CPV code(s)

45211100 Construction work for houses, 45211300 Houses construction work, 45300000 Building installation work, 45400000 Building completion work

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: 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

The Project will be split into four lots, Applicants may apply for all, lot1,2,3 and or4 as they see fit. A separate PQQP is required for each Lot and applications should clearly state which lot they are applying for. Lots are as follows:

Lot 1:

Project Title: The Heathers, Armagh.

Construction – 2 parts to be carried out in parallel:

(I) Refurbishment and internal re-configuration of existing building to provide additional ensuite facilities, staff accommodation and appropriate service upgrades.

(II) Construction of new building comprising 5no.supported housing units with communal facilities within curtilage of existing site

End user: Supported Housing Complex Needs.

Mix: 1no.new-build 4/5B Supported Housing Unit + refurbishment of 1no. 7P/7B Existing Supported Housing Unit.

Estimated Construction Cost: 670,00k.

Breakdown: 250,000k refurb, £420,000k new-build.
Estimated/ Anticipated Start on Site: September 2012.
Estimated/ Anticipated Completion: March 2013.
Estimated Construction Period: 7 months.
Contract: NEC3 Short Form.

Notes:

- Existing building may be partially tenanted during construction works.
- Site is already in OHG ownership.

Lot 2.

Project Title: Ashley House, Omagh.

Construction – 2 parts to be carried out in parallel:

(I) Refurbishment and internal re-configuration of existing building to provide additional ensuite facilities, staff accommodation and appropriate service upgrades including lift installation.

(II) Construction of new building comprising 4no.supported housing units with communal facilities within curtilage of existing site.

End user: Supported Housing Complex Needs.

Mix: 1no.new-build 4P/4B Supported Housing Unit + refurbishment of 1no. 7P/7B existing Supported Housing Unit.

Estimated Construction Cost: £440k.

Breakdown: £182k refurb, £258k new-build.

Estimated/ Anticipated Start on Site: September 2012.

Estimated/ Anticipated Completion: March 2013.

Estimated Construction Period: 7 months.

Contract: NEC3 Short Form.

Notes:

- Existing building may be partially tenanted during construction works.
- Site is already in OHG ownership.

Lot 3:

Project Title: Todd Close.

Construction – 2 parts to be carried out in parallel:

(I) Refurbishment and internal re-configuration of existing building to provide additional ensuite facilities, staff accommodation and appropriate service upgrades.

(II) Construction of new building comprising 4no.supported housing units with communal facilities within curtilage of existing building

End user: Supported Housing Complex Needs.

Mix: 1no.new-build 4P/4B Supported Housing Unit + refurbishment of 1no. 11P/11B Existing Supported Housing Unit.

Estimated Construction Cost: £988k.

Breakdown: £616k refurb, £372k new-build.

Estimated/ Anticipated Start on Site: September 2012.

Estimated/ Anticipated Completion: March 2013.

Estimated Construction Period: 7 months.

Contract: NEC3 Short Form.

Notes:

- Existing building may be partially tenanted during construction works.
- Site is already in OHG ownership.

Lot 4:

Project Title: 6 Nr Existing Satisfactory Purchases – North Belfast.

Construction – to be carried out in parallel:

(I) We wish to appoint a Contractor to undertake the refurbishment/upgrading works to 6 Nr

existing properties in North Belfast to provide 6 Nr. 3P/2B self-contained general needs houses
End user: General Needs Housing.
Mix: 6 Nr. 3P/2B Houses.
Estimated Construction/refurbishment Cost: £200k.
Estimated/ Anticipated Start on Site: July 2012.
Estimated/ Anticipated Completion: September 2012.
Estimated Construction Period: 3 months.
Contract: NEC3 Short Form.
Estimated value excluding VAT: 2 200 000,00 GBP

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

Start 1.7.2012. Completion 30.9.2013

Information about lots

Lot No: 1

1) Short description

Construction – 2 parts to be carried out in parallel:

(I) Refurbishment and internal re-configuration of existing building to provide additional ensuite facilities, staff accommodation and appropriate service upgrades.

(II) Construction of new building comprising 5no.supported housing units with communal facilities within curtilage of existing site

End user: Supported Housing Complex Needs.

Mix: 1no.new-build 4/5B Supported Housing Unit + refurbishment of 1no. 7P/7B Existing Supported Housing Unit.

Estimated Construction Cost: 670,00k.

Breakdown: 250,000k refurb, £420,000k new-build.

Estimated/ Anticipated Start on Site: September 2012.

Estimated/ Anticipated Completion: March 2013.

Estimated Construction Period: 7 months.

Contract: NEC3 Short Form.

Notes:

— Existing building may be partially tenanted during construction works.

— Site is already in OHG ownership.

2) CPV code(s)

45211100 Construction work for houses, 45211300 Houses construction work, 45300000 Building installation work, 45400000 Building completion work

3) Quantity or scope

Construction – 2 parts to be carried out in parallel:

(I) Refurbishment and internal re-configuration of existing building to provide additional ensuite facilities, staff accommodation and appropriate service upgrades.

(II) Construction of new building comprising 5no.supported housing units with communal facilities within curtilage of existing site

End user: Supported Housing Complex Needs.

Mix: 1no.new-build 4/5B Supported Housing Unit + refurbishment of 1no. 7P/7B Existing

Supported Housing Unit.

Estimated Construction Cost: 670,00k.

Breakdown: 250,000k refurb, £420,000k new-build.

Estimated/ Anticipated Start on Site: September 2012.

Estimated/ Anticipated Completion: March 2013.

Estimated Construction Period: 7 months.

Contract: NEC3 Short Form.

Notes:

— Existing building may be partially tenanted during construction works.

— Site is already in OHG ownership.

Estimated value excluding VAT: 670 000,00 GBP

4) Indication about different time frame or duration

Duration in months: 13 (from the award of the contract)

5) Additional information about lots

Lot No: 2

Lot title: Ashley House, Omagh

1) Short description

Construction – 2 parts to be carried out in parallel:

(I) Refurbishment and internal re-configuration of existing building to provide additional ensuite facilities, staff accommodation and appropriate service upgrades including lift installation.

(II) Construction of new building comprising 4no.supported housing units with communal facilities within curtilage of existing site.

End user: Supported Housing Complex Needs.

Mix: 1no.new-build 4P/4B Supported Housing Unit + refurbishment of 1no. 7P/7B existing Supported Housing Unit.

Estimated Construction Cost: £440k.

Breakdown: £182k refurb, £258k new-build.

Estimated/ Anticipated Start on Site: September 2012.

Estimated/ Anticipated Completion: March 2013.

Estimated Construction Period: 7 months.

Contract: NEC3 Short Form.

Notes:

— Existing building may be partially tenanted during construction works.

— Site is already in OHG ownership.

2) CPV code(s)

45211100 Construction work for houses, 45211300 Houses construction work, 45300000 Building installation work, 45400000 Building completion work

3) Quantity or scope

Construction – 2 parts to be carried out in parallel:

(I) Refurbishment and internal re-configuration of existing building to provide additional ensuite facilities, staff accommodation and appropriate service upgrades including lift installation.

(II) Construction of new building comprising 4no.supported housing units with communal facilities within curtilage of existing site.

End user: Supported Housing Complex Needs.

Mix: 1no.new-build 4P/4B Supported Housing Unit + refurbishment of 1no. 7P/7B existing Supported Housing Unit.

Estimated Construction Cost: £440k.

Breakdown: £182k refurb, £258k new-build.

Estimated/ Anticipated Start on Site: September 2012.

Estimated/ Anticipated Completion: March 2013.

Estimated Construction Period: 7 months.

Contract: NEC3 Short Form.

Notes:

— Existing building may be partially tenanted during construction works.

— Site is already in OHG ownership.

Estimated value excluding VAT: 440 000,00 EUR

4) Indication about different time frame or duration

Duration in months: 7 (from the award of the contract)

5) Additional information about lots

Lot No: 3

Lot title: Todd Close

1) Short description

Construction – 2 parts to be carried out in parallel:

(I) Refurbishment and internal re-configuration of existing building to provide additional ensuite facilities, staff accommodation and appropriate service upgrades.

(II) Construction of new building comprising 4no.supported housing units with communal facilities within curtilage of existing building

End user: Supported Housing Complex Needs.

Mix: 1no.new-build 4P/4B Supported Housing Unit + refurbishment of 1no. 11P/11B Existing Supported Housing Unit.

Estimated Construction Cost: £988k.

Breakdown: £616k refurb, £372k new-build.

Estimated/ Anticipated Start on Site: September 2012.

Estimated/ Anticipated Completion: March 2013.

Estimated Construction Period: 7 months.

Contract: NEC3 Short Form.

Notes:

— Existing building may be partially tenanted during construction works.

— Site is already in OHG ownership.

2) CPV code(s)

45211100 Construction work for houses, 45211300 Houses construction work, 45300000 Building installation work, 45400000 Building completion work

3) Quantity or scope

Construction – 2 parts to be carried out in parallel:

(I) Refurbishment and internal re-configuration of existing building to provide additional ensuite facilities, staff accommodation and appropriate service upgrades.

(II) Construction of new building comprising 4no.supported housing units with communal facilities within curtilage of existing building

End user: Supported Housing Complex Needs.

Mix: 1no.new-build 4P/4B Supported Housing Unit + refurbishment of 1no. 11P/11B Existing Supported Housing Unit.

Estimated Construction Cost: £988k.

Breakdown: £616k refurb, £372k new-build.

Estimated/ Anticipated Start on Site: September 2012.

Estimated/ Anticipated Completion: March 2013.

Estimated Construction Period: 7 months.

Contract: NEC3 Short Form.

Notes:

— Existing building may be partially tenanted during construction works.

— Site is already in OHG ownership.

Estimated value excluding VAT: 1 000 000,00 GBP

4) Indication about different time frame or duration

Duration in months: 7 (from the award of the contract)

5) Additional information about lots

Lot No: 4

Lot title: 6 Nr Existing Satisfactory Purchases – North Belfast

1) Short description

Construction – to be carried out in parallel:

(I) We wish to appoint a Contractor to undertake the refurbishment/upgrading works to 6 Nr existing properties in North Belfast to provide 6 Nr. 3P/2B self-contained general needs houses

End user: General Needs Housing.

Mix: 6 Nr. 3P/2B Houses.

Estimated Construction/refurbishment Cost: £200k.

Estimated/ Anticipated Start on Site: July 2012.

Estimated/ Anticipated Completion: September 2012.

Estimated Construction Period: 3 months.

Contract: NEC3 Short Form.

2) CPV code(s)

45211100 Construction work for houses, 45211300 Houses construction work, 45300000 Building installation work, 45400000 Building completion work

3) Quantity or scope

Construction – to be carried out in parallel:

(I) We wish to appoint a Contractor to undertake the refurbishment/upgrading works to 6 Nr existing properties in North Belfast to provide 6 Nr. 3P/2B self-contained general needs houses

End user: General Needs Housing.

Mix: 6 Nr. 3P/2B Houses.

Estimated Construction/refurbishment Cost: £200k.

Estimated/ Anticipated Start on Site: July 2012.

Estimated/ Anticipated Completion: September 2012.

Estimated Construction Period: 3 months.

Contract: NEC3 Short Form.

Estimated value excluding VAT: 200 000,00 GBP

4) Indication about different time frame or duration

Duration in months: 3 (from the award of the contract)

5) Additional information about lots

Section III: Legal, economic, financial and technical information

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. subject to ITT.

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

Refer to tender documentation.

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.

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 criteria will be consistent with those allowed in Directive 2004/18/EC and will be detailed in the PQQ documents.

III.2.2. Economic and financial ability

List and brief description of conditions: The criteria will be consistent with those allowed in Directive 2004/18/EC and will be detailed in the PQQ documents.

Minimum level(s) of standards possibly required: The criteria will be consistent with those allowed in Directive 2004/18/EC and will be detailed in the PQQ documents.

III.2.3. Technical and professional ability

List and brief description of conditions:

The criteria will be consistent with those allowed in Directive 2004/18/EC and will be detailed in the PQQ documents.

Minimum level(s) of standards possibly required:

The criteria will be consistent with those allowed in Directive 2004/18/EC and will be detailed in the PQQ documents.

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

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: 6 and ties per lot, total number accepted 24.

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

Mixed Construction works 2012/13

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

11.6.2012 - 17:00

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

VI.3. Additional information

The estimated value of the (works/supplies/services) contract to which this notice relates falls below the relevant financial threshold under Directive 2004/18/EC (as amended). 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).

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

15.5.2012