

UK-Belfast: Architectural design services

OJ S 93/2013 15/05/2013

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Abacus Housing Consortium c/o Oaklee Homes Group

Postal address: 37-41 May Street

Town: Belfast

Postal code: BT1 4DN

Country: United Kingdom

For the attention of: Wesley Boyd

E-mail: contracts@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: yes

Official name: Abbeyfield and Wesley Housing Association

Postal address: 21 Glassillan Grove

Town: Carrickfergus

Postal code: BT38 8TE

Country: United Kingdom

Official name: Helm Housing

Postal address: 38-52 Lisburn Road

Town: Belfast

Postal code: BT9 6AA

Country: United Kingdom

Official name: Open Door Housing

Postal address: 3-5 Commercial Court

Town: Belfast

Postal code: BT1 2NB

Country: United Kingdom

Official name: South Ulster Housing Association

Postal address: 18-22 Carleton Street

Town: Portadown

Postal code: BT62 3EN

Country: United Kingdom

Official name: Oaklee Homes Group

Postal address: 37-41 May Street

Town: Belfast

Postal code: BT1 4DN

Country: United Kingdom

Official name: Clanmil Housing

Postal address: Northern Whig House, 3 Waring Street

Town: Belfast

Postal code: BT1 2DX

Country: United Kingdom

Official name: Connswater Homes

Postal address: 157 Upper Newtownards Road

Town: Belfast

Postal code: BT4 3HX

Country: United Kingdom

Section II: Object of the contract

II.1. Description

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

The provision of Building Surveyor Consultancy Services in respect of Disability Adaptations.

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

Services

Service category No 12: Architectural services; engineering services and integrated engineering services; urban planning and landscape engineering services; related scientific and technical consulting services; technical testing and analysis services

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 Contracting Authority will act as a central purchasing body and wishes to jointly procure a contract for Building Surveyor Consultancy Services in respect of disability adaptations on behalf of the following member housing associations (and their statutory successors and organisations created as a result of re-organisation or organisational changes);

— Oaklee Homes Group

— Abbeyfield and Wesley Housing Association

— Clanmil Housing

— Connswater Homes

— Helm Housing

— Open Door Housing Association

- South Ulster Housing Association
- Any other member of the Abacus Housing Consortium who wishes to avail of the Building Surveyor Consultancy Services during the duration of the Contract

The duration of the Contract is four years.

The Building Surveyor Consultancy Services are to include but will not be exclusive to the provision of:

- Pre inspection;
- Survey, design and advice services;
- Compliance with the DSD Adaptations Guide and design standards;
- Compliance with Lifetime Homes designation issues as appropriate;
- Application for and compliance with all statutory approvals etc;
- Liaison with Occupational Therapists, Tenants, Contractors & Housing Association Staff;
- Project Management and Control;
- Inspection and Measurement in accordance with Schedule of Rates (SORs) or tender documents;
- Post Inspection and issue of certification;
- Ad Hoc surveys; and
- Assistance with claims for grant.

The projected extent of the adaptations works is approximately 200 shower installations and approximately 30 other projects with a value of up to £30,000.00 per project per annum.

Projects with a value of up to £30,000.00 will include;

- Wash/dry toilets
- Lifts (stair and through floor)
- Ramps
- Extensions

II.1.6. CPV code(s)

71220000 Architectural design services, 71315200 Building consultancy services, 71315300 Building surveying services, 71324000 Quantity surveying services, 71317210 Health and safety consultancy services, 71321000 Engineering design services for mechanical and electrical installations for buildings

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

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- Ramps
- Extensions

Estimated value excluding VAT: 350 000 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

Duration in months: 48 (from the award of the contract)

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. 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: yes

Description of particular conditions: As detailed in the contract documentation.

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 requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and Pre-qualification Questionnaire.

III.2.2. Economic and financial ability

List and brief description of conditions: The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and Prequalification Questionnaire.

Minimum level(s) of standards possibly required: The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and Prequalification Questionnaire.

III.2.3. Technical and professional ability

List and brief description of conditions:

The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and Prequalification Questionnaire.

Minimum level(s) of standards possibly required:

The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and Prequalification Questionnaire. applicants are subject to the Buildsafe NI initiative.

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

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: In accordance with Regulation 16, the minimum number of economic operators shall not be less than 5. The envisaged number of operators is currently 6 and ties.

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

PF12-024

IV.3.2. Previous publication concerning this procedure

no

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

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

21.6.2013 - 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 prequalification questionnaire package (PQQP) and any subsequent invitation to tender and participation in the procurement process generally will be borne solely by each 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 discussion 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 authorized representatives of the parties. Any date given in Section IV above is a best estimate at the time of despatch. The Contracting Authority reserves the right to extend any such date. Further to Section IV.1.2 above, and for the avoidance of doubt the number of Economic Operators who will be invited to tender will be restricted to [6] Economic Operators.

The estimated value of the works 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

13.5.2013