

**United Kingdom-Belfast: Ice rink construction work**

OJ S 97/2014 21/05/2014

Contract notice

Supplies

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Castlereagh Borough Council

Postal address: Civic Centre, 1 Bradford Court, Upper Galwally

Town: Belfast

Postal code: BT8 6RB

Country: United Kingdom

Contact person: McAdam Design, 1c Montgomery House, Castlereagh Business Park, 478 Castlereagh Road, BT5 6BQ

For the attention of: Stephen Wright

E-mail: [swright@mcadamdesign.co.uk](mailto:swright@mcadamdesign.co.uk)**Internet address(es):**General address of the contracting authority: <http://www.castlereagh.gov.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**

Regional or local authority

**I.3. Main activity**

General public services

**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**

Dundonald International Ice Bowl - Specialist Ice Contract.

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

Supplies

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)**

Dundonald International Ice Bowl (DIIB) is owned and operated by Castlereagh Borough Council (the Council). The facility has been a popular attraction for over 27 years, attracting approximately 600,000 visitors per year. Facilities at DIIB currently include the only public Olympic size ice rink in Northern Ireland, a tenpin bowling alley and Indiana Land jungle gym. The Council plans to construct a new standalone leisure facility adjacent to the existing facility at the DIIB site. A full planning application has been submitted for a circa 17,000 sqm leisure complex at DIIB. The new facilities will include the following, together (the New Facilities):

- 60 x 30m ice rink suitable for ice hockey, figure and leisure skating;
- 24 lane ten-pin bowling centre;
- Fitness gym;
- Fitness studio;
- Multi-purpose function rooms/studio/party rooms;
- Restaurant (short order type);
- Café/Social hub space;
- Climbing centre combining artificial climbing walls and 'clip-n-climb';
- Health and well-being centre;
- 12 court sports hall; and
- Kids soft play zone.

It is the Council's intention to shortly commence a procurement process for the identification of a main contractor to construct the New Facilities. Hereafter, the contract for the construction of the New Facilities is referred to as the "Main Contract".

The purpose of the current procurement exercise is to identify a specialist ice contractor with whom the Council will enter into a contract to provide specialist consultancy support on the integration of the ice rink into the New Facilities and thereafter to supply and install the Olympic size ice rink (the Ice Contract). The Ice Contract will take the form of an NEC Option A contract.

The Ice Contract will require the provision of the following elements:

- Refrigeration system;
- Heat recovery systems;
- Header and ice pad pipework, glycol circuit pipes, insulation, vapour membranes and heat mat; and
- Jet Ice Reverse Osmosis system and water storage.

The successful Tenderer for the Ice Contract may also be required to attend workshops for the Main Contract, prior to the advertisement of the Main Contract in the Official Journal, to provide the Council with design and integration consultancy advice.

Candidates should note that it is currently envisaged that once the Main Contract for the New Facilities has been awarded, the Ice Contract will be novated from the Council to the contractor appointed to carry out the Main Contract (the Main Contractor). The Main Contractor will take responsibility for the management and delivery of all aspects of the New Facilities, including those elements to be delivered under the Ice Contract.

The existing complex at DIIB will remain operational throughout the duration of the Ice Contract and the Main Contract.

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

45212211 Ice rink construction work, 42513000 Refrigerating and freezing equipment, 42530000 Parts of refrigerating and freezing equipment and heat pumps, 31700000 Electronic, electromechanical and electrotechnical supplies, 45350000 Mechanical installations

### **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: no

**II.1.9. Information about variants**

Variants will be accepted: yes

**II.2. Scope of the procurement**

**II.2.1. Total quantity or scope**

Estimated value excluding VAT:

Range: between 800 000 and 1 100 000 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**

**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 Council reserves the right to request deposits, guarantees or other forms of security as appropriate. Further details will be provided in the tender documents.

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

The main financing conditions and payment arrangements will be set out in the tender documents.

Candidates should note that the Ice Contract will be novated from the Council to the contractor appointed to the Main Contract as referred to in section II.1.5. Further information is available in the pre qualification documents.

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

Requests to participate may be submitted by a single candidate capable of providing all of the disciplines required or a grouping of economic operators (consortia). In the event of a successful consortium bid, the Council may specify that the consortium takes a particular legal form and/or require that a single consortium member takes primary liability or that each member contracts on the basis of joint and several liability irrespective of the legal form adopted.

**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: In accordance with Regulations 23 to 25 of the Public Contracts Regulations 2006 and as set out in the pre qualification documents.

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

List and brief description of conditions: In accordance with Regulation 24 of the Public Contracts Regulations 2006 and as set out in the pre qualification documents.

Minimum level(s) of standards possibly required: As set out in the pre qualification questionnaire.

Candidates should note the Council requires a minimum turnover of GBP 1,000,000 in at least 1 of the last 3 financial years. Candidates should also note that any other sub-contractor either named in the response to the pre qualification questionnaire or who will be responsible for either the ice pad or the refrigeration system must also be able to demonstrate a similar turnover.

Candidates are also required to have in place/evidence that it will obtain insurance to the following levels:

Employer's liability insurance – GBP 10,000,000.

Public liability insurance – GBP 10,000,000.

Professional indemnity insurance – GBP 5,000,000.

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

List and brief description of conditions:

In accordance with Regulation 25 of the Public Contracts Regulations and as set out in the pre qualification documents.

Minimum level(s) of standards possibly required:

As set out in section 7 of the pre qualification 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**

Envisaged minimum number 5

Objective criteria for choosing the limited number of candidates: As set out in section 7 of the pre qualification documents.

#### **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****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**

20.6.2014 - 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**

Requests to participate must be made by completion and return of the pre qualification questionnaire by the date and time specified in section IV.3.4 and in accordance with the instructions set out in the pre qualification documentation. Pre qualification questionnaires submitted after the deadline may not be considered.

Candidates should supply to the Council a contact name, address and email when submitting a request for documents. Failure to do so may result in the candidate not receiving important information regarding such clarifications and/or permitted amendments, and the Council does not accept any liability in respect of any loss incurred as a result of a failure by candidates to provide a contact email address to the Council.

The Council shall not be responsible for any costs, charges or expenses, irrespective of the outcome of the competition, or if the competition is cancelled or postponed.

All dates and time periods specified in this notice are provisional only and the Council reserves the right to change these.

The Council reserves the right to cancel this procurement at any stage.

All discussion and correspondence shall be deemed strictly subject to contract until the contract is entered into. The contract shall not be binding until it has been signed and dated by duly authorised representatives of both the Council and the successful Tenderer.

The value provided at section II.2.1 is an estimate only.

Candidates should note that variants will only be accepted when agreed in advance with the Council.

Candidates should note that as a result of the ongoing Review of Public Administration in Northern Ireland, the Council will cease to exist in its current form. The name of the successor body, which will come into existence in 2015, will be that as defined under the Review of Public Administration and any subsequent enabling legislation. It is likely that the Main Contract will be assigned to the successor body when it comes into existence.

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

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

Official name: High Court of Justice in Northern Ireland

Postal address: The Royal Courts of Justice, Chichester Street

Town: Belfast

Postal code: BT1 3JF

Country: United Kingdom

##### **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**

16.5.2014