

**UK-Belfast: houses construction work**  
**OJ S 140/2012 24/07/2012**  
**Contract notice**  
**Works**

**Directive 2004/18/EC**

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**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](mailto:developmentprogramme@oaklee.org.uk)

Telephone: +44 2890441398

**Internet address(es):**

General address of the contracting authority: [www.oaklee.org.uk](http://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

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**Section II: Object of the contract**

**II.1. Description**

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

Somervale, Ballygomartin Road, Belfast.

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

Works

Main site or place of performance: Belfast.

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 works consist of the construction of 41 number general needs houses and wheelchair bungalows with engineering services and external site development works at Ballygomartin Road, Belfast. The contract will be for approximately 24 months from the date of award and is scheduled to start in November 2012.

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

45211300 Houses construction work, 45211100 Construction work for houses, 45211000 Construction work for multi-dwelling buildings and individual houses

#### **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 works consist of: the construction of 41 number general needs houses and wheelchair bungalows with engineering services and external site development works at Ballygomartin Road, Belfast. The contract will be for approximately 24 months from the date of award and is scheduled to start in November 2012.

Estimated value excluding VAT: 3 800 000,00 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**

Duration in months: 24 (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. 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**

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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 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.

#### **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**

Ballygomartin

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

###### **Other previous publications**

Notice number in the OJ S: [2011/S 156-156142](#) of 9.11.2011

##### **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**

27.8.2012 - 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**

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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 Contracting Authority will not be responsible for any costs, charges or expenses incurred by candidates participating in this tender competition. The cost of responding to the pre-qualification 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 within the scope of the applicable procurement regulations.

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 per Lot.

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

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

##### **VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: The Contracting Authority will incorporate a standstill period at the point information on contract award is communicated to tenderers. The 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 (SI 2006 No.5) (as amended) 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 (Northern Ireland).

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

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

19.7.2012