

United Kingdom-Belfast: Architectural design services

OJ S 147/2015 01/08/2015

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Clanmil Developments

Postal address: Clanmil Housing, 3 Waring Street

Town: Belfast

Postal code: BT1 2DX

Country: United Kingdom

For the attention of: Logan Kevin

E-mail: procurement@clanmil.org.uk

Telephone: +44 2890876000

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

II.1. Description**II.1.1. Title attributed to the contract by the contracting authority**

Architect Led Design Team services for the construction of 48 social housing units at South Street Newtownards.

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: The 1.5 hectare site comprises the buildings and cartilage of several warehouse buildings including an engineering works. The site has a frontage to the

South Street of approximately 115 metres to the west, and has the bowling club to the South beyond the Newtownards Canal, the Castlebawn retail development to the East (still vacant land awaiting redevelopment) and a Youth and community centre to the North. The site is about 350 metres from the Town Hall.

The western boundary is comprised of a number of derelict terraced dwellings along the frontage of South Street which have been blocked up, and may have been incorporated into the warehouses behind. The northern boundary consists of security fencing, while the southern boundary with the Newtownards canal is maintained by a low stone wall. The eastern boundary of the site is the historic 'Bawn Wall', which is a scheduled monument.

The area surrounding the site comprises a number of mixed uses. In addition to the previously mentioned youth and community centre and retail, there are newly constructed apartments directly opposite the site, as well as parks and playing fields to the west and south.

Newtownards town centre is a short distance away to the north. All the nearby buildings are one-two storeys in height, except for the apartments opposite which are 3 storeys.

*Due to flood risk and ground conditions Flood Resilient/Flood Resistant construction will be a requirement for the site.

The exact mix needs to be confirmed with NIHE, however, preliminary layouts suggest the site could yield circa 48 general needs units consisting of the following dwelling mix: 18 Nr 5p/2b houses, 27 Nr 3p/2b houses and 3 Nr 3p/2b apartments.

The building will be constructed to Lifetime Homes, Secured by Design standards and Code for Sustainable Homes level 3.

'Tenderers should note that that the proposed mix and layout of the scheme is subject to change as more information becomes available from the Planning Department, Rivers Agency, and other statutory bodies'.

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)

Architect Led Design Team services for the construction of 48 social housing units at South Street Newtownards.

The units will be constructed to Lifetime Homes, Secured by Design standards and Code for Sustainable Homes level 3.

II.1.6. CPV code(s)

71220000 Architectural design services, 71221000 Architectural services for buildings, 71200000 Architectural and related services, 71000000 Architectural, construction, engineering and inspection services

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

ALDT to assist in the delivery of 48 units at South Street, Newtownards.
Estimated value excluding VAT: 301 500 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

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: 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 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 Directive 2004/18/EC 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

IV.1. Type of procedure

IV.1.1. Type of procedure

Open

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/115

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

31.8.2015 - 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

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): <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 on-screen instructions to complete the PQQ/ ITT.
 - There may be a mixture of online and 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 e-Tendering 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

27.7.2015