

United Kingdom-Belfast: Building construction work

OJ S 155/2014 14/08/2014

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

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**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

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

Dundonald International Ice Bowl - Procurement of Main Contractor.

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

Works

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. There is also a climbing centre tenant and airsoft laser tenant within the facility.

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):

- (a) 60x30m ice rink suitable for ice hockey, figure and leisure skating;
- (b) 24 lane tenpin bowling centre;
- (c) Fitness gym;
- (d) Fitness studio;
- (e) Multi-purpose function rooms/studio/party rooms;
- (f) Restaurant (short order type);
- (g) Café/Social hub space;
- (h) Climbing centre combining artificial climbing walls and climbing centre;
- (i) Health and well-being centre;
- (j) 12 court sports hall; and
- (k) Kids soft play zone.

The works will include extensive site works, car-parking, landscaping and the demolition of the existing centre at DIIB.

The purpose of this procurement exercise is to identify a contractor with whom the Council will enter into a contract to provide the New Facilities (the Main Contract). The Main Contract will take the form of an NEC3 Engineering and Construction Contract (Option A: Priced contract with activity schedule) with Targeted Contractor Design Responsibility.

The Council, via a separate procurement process, is in the process of appointing a specialist ice contractor 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 Council will also separately procure and appoint a specialist bowling contractor to deliver and install the 24 lane tenpin bowling centre (the Bowling Contract).

Applicants should note that it is currently envisaged that once the Main Contract for the New Facilities has been awarded, the Ice Contract and the Bowling Contract will be novated from the Council to the contractor appointed to carry out the Main Contract (the Successful Tenderer). The Successful Tenderer 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 and the Bowling Contract. Full disclosure of the terms of the appointment of the Ice Contractor and the Bowling Contractor will be available to Tenderers during the tender period. As the development of the New Facilities is nearing completion, the Successful Tenderer will be required to afford access to various tenants of the New Facilities to fit out, for example, the climbing centre and the café.

The existing complex at DIIB will remain operational throughout the duration of the development of the New Facilities.

II.1.6. CPV code(s)

45210000 Building construction work, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants, 45212200 Construction work for sports facilities, 45212222 Gymnasium construction work, 45212110 Leisure centre construction work, 45212225 Sports hall construction work, 45212220 Multi-purpose sports facilities construction work, 45111000 Demolition, site preparation and clearance work, 45262400

Structural steel erection work, 45351000 Mechanical engineering installation works, 45315100 Electrical engineering installation works

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 28 000 000 and 32 000 000 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: 24 (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 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.

Applicants should note that the Ice Contract and the Bowling 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 tender 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 Applicant capable of providing or managing 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.

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 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

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 6

Objective criteria for choosing the limited number of candidates: As set out in 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

29.9.2014 - 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

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.

Applicants 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 Applicant 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 Applicants 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 range provided at section II.2.1 is an estimate only.

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

Applicants 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

11.8.2014