

Ireland-Dublin: Construction work for multi-dwelling buildings and individual houses

OJ S 119/2022 22/06/2022

Contract notice

Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Cluid Housing Association

National registration number: N/A

Postal address: 159 - 161 Sheriff Street Upper

Town: Dublin

NUTS code: IE Éire / Ireland

Postal code: Dublin 1

Country: Ireland

Contact person: Amy O'Farrell

E-mail: aofarrell@cluid.ie

Telephone: +353 17072088

Internet address(es):Main address: <http://www.cluid.ie>Address of the buyer profile: <https://irl.eu-supply.com/ctm/Company/CompanyInformation/Index/1165>**I.3. Communication**The procurement documents are available for unrestricted and full direct access, free of charge, at: http://irl.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=216937&B=ETENDERS_SIMPLE[PID=216937&B=ETENDERS_SIMPLE](http://irl.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=216937&B=ETENDERS_SIMPLE)

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: http://irl.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=216937&B=ETENDERS_SIMPLE

Tenders or requests to participate must be submitted to the abovementioned address

I.4. Type of the contracting authority

Body governed by public law

I.5. Main activity

Housing and community amenities

Section II: Object

II.1. Scope of the procurement**II.1.1. Title**

Innovation Partnership - Development Projects Lean and Green Construction Methodologies

II.1.2. Main CPV code

45211000 Construction work for multi-dwelling buildings and individual houses

II.1.3. Type of contract

Works

II.1.4. Short description

Clúid want to partner with a suitably qualified Contractor/ Developer to design and build large scale residential units nationwide with a focus on Green and Lean construction methodologies. The goal is to develop an appropriate methodology for measuring, recording, and reducing embodied carbon in the construction process. While Clúid's focus is on creating high quality residential developments, it is envisaged that this methodology would be shared with the wider construction industry. Please refer to the procurement documents published with this Contract Notice for further details.

II.1.5. Estimated total value

Value excluding VAT: 250 000 000,00 EUR

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.2. Additional CPV code(s)

45210000 Building construction work, 45211100 Construction work for houses, 71200000 Architectural and related services, 71240000 Architectural, engineering and planning services, 71300000 Engineering services, 71311000 Civil engineering consultancy services, 71312000 Structural engineering consultancy services, 71313450 Environmental monitoring for construction, 71314200 Energy-management services, 71324000 Quantity surveying services, 71334000 Mechanical and electrical engineering services, 71420000 Landscape architectural services, 90710000 Environmental management

II.2.3. Place of performance

NUTS code: IE Éire / Ireland

Main site or place of performance: nationwide

II.2.4. Description of the procurement

Clúid want to partner with a suitably qualified Contractor/ Developer to design and build large scale residential units nationwide with a focus on Green and Lean construction methodologies. The goal is to develop an appropriate methodology for measuring, recording, and reducing embodied carbon in the construction process. While Clúid's focus is on creating high quality residential developments, it is envisaged that this methodology would be shared with the wider construction industry. Please refer to the procurement documents published with this Contract Notice for further details.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 250 000 000,00 EUR

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 72

This contract is subject to renewal: no

II.2.9.

Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5
Objective criteria for choosing the limited number of candidates:

It is envisaged that the top 5 scoring candidates that meet the minimum selection criteria requirements as detailed in the procurement documents published with this Contract Notice will be invited to tender (Stage 2).

Please note that successive reduction will apply at the various stages of this competition.

II.2.10. Information about variants

Variants will be accepted: yes

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:
no

II.2.14. Additional information

Section III: Legal, economic, financial and technical information

III.1. Conditions for participation

III.1.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions:

The Economic Operator is required to submit details of their design team, environmental manager and lean construction expert as part of their application. Please note that reliance on other companies for this experience is permitted however collateral warranty agreements and letters of appointment will apply. These will be made available to invited tenderers at Stage 2.

III.1.2. Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3. Technical and professional ability

Selection criteria as stated in the procurement documents

III.2. Conditions related to the contract

III.2.2. Contract performance conditions

Please refer to the procurement documents for further details of the project requirements

III.2.3. 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

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Innovation partnership

IV.1.3. Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with a single operator

In the case of framework agreements, provide justification for any duration exceeding 4 years:

The Clúid Partnership Agreement will be the overarching document and it will set out the terms relating to contract call offs for development projects (which will be analogous to a single party framework agreement). It will also set out performance, KPI's and reporting requirements for the Innovation Partnership.

IV.1.4. Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

IV.1.8. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: no

IV.2. Administrative information

IV.2.2. Time limit for receipt of tenders or requests to participate

Date: 22/07/2022 Local time: 15:00

IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates

IV.2.4. Languages in which tenders or requests to participate may be submitted

English, Irish

IV.2.6. Minimum time frame during which the tenderer must maintain the tender

Duration in months: 12 (from the date stated for receipt of tender)

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

Clúid want to Partner with a suitably qualified contractor to design and develop high quality mixed tenure residential developments nationwide with a focus on lean and green construction methodologies. Clúid would like to work with the Partner to develop a suitable methodology for measuring, recording and reducing embodied carbon in the all stages of the construction process. While Clúid's focus is on high quality residential development, it is envisaged that this methodology would be shared with the wider construction industry.

Clúid and the Partner will work with other industry experts as appropriate to develop this methodology.

The Partnership will be established for 6 years, however contracts may extend beyond this term.

Clúid propose to use the Innovation Partnership for Development Projects in excess of 50 units nationwide.

Clúid will work in collaboration with Local Authorities, the Housing Agency, the Land Development Agency, semi state and charity organisations to acquire suitable sites for Development Projects. Clúid or the Innovation Partner may also purchase a Suitable Site to be developed under the terms of the Partnership.

A Suitable Site is a serviced site that is zoned Residential (or Residential is permitted in principle) in proximity to public amenities and with a confirmed demand for social housing by the relevant Local Authority.

The estimated value of the partnership is in the region of €200million to €250million. It should be emphasized that this value is not a guarantee of any spend over the lifetime of the partnership agreement.

The Innovation Partnership will be based on early contractor engagement, trust and collaboration between Clúid and the Partner. Subject to operational requirements this Partnership will be used for all Clúid Design and Build projects of 50 units or more.

The Partner will be engaged to (Design) and or Build each Development Project in accordance with proper planning and sustainable development, all relevant construction legislation including but not limited to Planning Regulations and BC(A)R Regulations, the Clúid Housing Design Guide and the Clúid Housing Greening Strategy.

Clúid will seek to engage the Partner at the earliest opportune stage to collaborate with a focus on optimising the development in terms of quality, cost and environmental objectives. Please refer to the procurement documents published for further details.

VI.4. Procedures for review

VI.4.1. Review body

Official name: The High Court

Postal address: Innes Quay

Town: Dublin 7

Country: Ireland

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

Please consult with your solicitor

VI.5. Date of dispatch of this notice

17/06/2022