

**United Kingdom-Belfast: Building construction work**  
**OJ S 194/2014 09/10/2014**  
**Contract notice**  
**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: OakleeTrinity Ltd  
Postal address: 37-41 May Street  
Town: Belfast  
Postal code: BT1 4DN  
Country: United Kingdom  
Contact person: Contracts  
E-mail: [contracts@oaklee.org.uk](mailto:contracts@oaklee.org.uk)  
Telephone: +44 2890441398

**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**

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**II.1. Description**

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

PF12-006 Remodelling/Refurbishment Works at 15-18 Essex Street, Carrickfergus.

**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)**

The proposal is for:

— The remodelling of 5 No 4 and 5 bedroom shared flats and 1 No 3 bedroom shared flat to provide 10 No x 1-2 bedroom and 1 x 3 bedroom self contained units.

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

45210000 Building construction work

**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 work will comprise:

- i. Reconfiguring 5 No x 4 & 5 bedroom shared flats to provide 10 No 1-2 bedroom self contained units.
- ii. Reconfiguring 1 No x 3 bedroom shared flat to provide 1 No x 3 bedroom self contained unit.
- iii. Drainage and linking/connection to incoming utilities
- iv. Supply and installation of:
  - Windows
  - Low level internal glazing
  - Kitchens
  - Bath/shower rooms
  - Plumbing installations
  - Air extract equipment
  - Electrical installations
  - Gas fired heating boilers and systems
  - New woodwork including internal doors, frames, architraves, skirting, etc.
  - Floor coverings
  - Door entry system
  - Fire detection equipment
  - Internal decoration/redcoration.

Estimated value excluding VAT: 342 599 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: 6 (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. 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: 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. Under this procurement the contractor is required to participate in fulfilling governmental obligations regarding the promotion of equality of opportunity and sustainable development. The proposed number and type of dwellings may be subject to change upon above approvals.

### **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 requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and Pre-qualification Questionnaire.

#### **III.2.2. Economic and financial 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 Pre-qualification Questionnaire.

Minimum level(s) of standards possibly required: The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and Pre-qualification 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 Pre-qualification Questionnaire.

Minimum level(s) of standards possibly required:

The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and Pre-qualification Questionnaire. applicants are subject to the Build-safe NI initiative.

#### **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. The envisaged number of operators is currently 6.

#### **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**

Lowest price

#### **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**

PF12-006

#### **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**

27.10.2014 - 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**

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. 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.

The estimated value of the works contract to which this notice relates falls below the relevant financial threshold under Directive 2004/18/EC (as amended). Neither the publication of this Notice nor the employment of any particular terminology or any other indication shall be taken to mean that the contracting authority intends to hold itself bound by Directive 2004/18/EC (as amended) as implemented by the Public Contracts Regulations 2006 (as amended).

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

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

### **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**

7.10.2014