

United Kingdom-Belfast: Construction work for multi-dwelling buildings and individual houses

OJ S 197/2015 10/10/2015

Contract notice

Works

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

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**

Ministry or any other national or federal authority, including their regional or local subdivisions

I.3. Main activity**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**

Clanmil Developments — Provision of Site, Design and Build Social Housing Scheme — Downpatrick.

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

Works

Design and execution

Main site or place of performance: Downpatrick, Northern Ireland.

NUTS code UKN0 Northern Ireland

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

The procurement involves the establishment of a framework agreement

II.1.4. Information about framework agreement

Framework agreement with several operators

Maximum number Envisaged maximum number of participants to the framework agreement : 15

Duration of the framework agreement

Duration in years: 4

II.1.5. Short description of the contract or purchase(s)

The Project is for the provision of land for Design and Build Contracts in Downpatrick, Northern Ireland. Participants must provide the land, design, construct and ensure completion of the scheme for Clanmil in accordance with the DSD Housing Association Guide; Clients Requirements and Statutory Body Requirements.

Clanmil requires potential Developers to put forward schemes which offer a high quality development and which broadly accord with the housing mix specified by Clanmil in the MOI. In the interest of providing an efficient housing management service, Clanmil will not generally consider sites which provide less than 10 units. Clanmil values good working relationships with Developers and recognises that collaboration will be required in order to successfully deliver this Project (including finalisation of design and obtaining the necessary approvals from Clanmil, the NI planning service as well as overall funding approval from the Department of Social Development).

Clanmil will conduct the procurement using the Open Procedure. A key requirement of the Selection stage is the suitability of the site for social housing. Participants must be able to demonstrate that they either:

- (i) own the site and can provide clear non-encumbered title to Clanmil; or
- (ii) have an exclusive contract to unconditionally purchase clear non-encumbered title to Clanmil.

Following submission of Responses, Clanmil will liaise with the NIHE to ascertain whether it would, in principle, be willing to support particular Projects.

Clanmil intends to enter into a framework agreement with the most economically advantageous Developer(s). Developers may be called of the framework based on the MEAT Rank. Clanmil may enter into a conditional land sale agreement, These agreements will become unconditional upon design approval, planning approval and confirmation of Clanmil securing support from the Department of Social Development. Clanmil and the Developer(s) will be required to act collaboratively to ensure these conditions can be satisfied.

Clanmil will only consider those Responses relating to Projects which NIHE has agreed, in principle, to support.

Any concerns in relation to the support of potential sites should be directed to procurement@clanmil.org.uk who will assist tenderers in relation to the NIHE requirements.

II.1.6. CPV code(s)

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: 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

As above, this Project is for the area of Downpatrick and the provision of Land, Design and Build.

Clanmil reserves the right to enter into conditional contracts (potentially on a phased basis) with one or more Developers. The number of projects will depend upon the availability of support from the Department for Social Development.

Clanmil encourages Developers to propose schemes which will deliver at least 10 units. Clanmil does not intend to set an upper limit on the number of units which can be delivered under any individual scheme, however acceptance will be linked to affordability and the availability of support. On this basis, it is difficult for Clanmil to estimate the value of this potential opportunity. The estimate below is intended to reflect this uncertainty and whilst the range will be appropriate for certain schemes, Clanmil recognises that it may not be appropriate for all schemes.

Estimated value excluding VAT:

Range: between 1 000 000 and 60 000 000 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

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them

III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded

III.1.4. Contract performance conditions

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: Detailed within the ITT.

III.2.2. Economic and financial ability

List and brief description of conditions: Detailed within the ITT.

Minimum level(s) of standards possibly required: Detailed within the ITT.

III.2.3. Technical and professional ability

List and brief description of conditions:

Detailed within the ITT.

Minimum level(s) of standards possibly required:

Detailed within the ITT.

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

IV.3.2. Previous publication concerning this procedure

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

IV.3.4. Time limit for receipt of tenders or requests to participate

9.11.2015 - 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 onscreen 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 eTendering 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
Country: United Kingdom

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: Clanmil will incorporate a standstill period at the point 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

5.10.2015