

**Ireland-Dublin: Construction work**  
**OJ S 201/2016 18/10/2016**  
**Contract notice**  
**Works**

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

---

**I.1. Name and addresses**

Official name: Focus Housing Association

Postal address: 9-12 High Street

Town: Dublin

NUTS code: IE Éire / Ireland

Postal code: 8

Country: Ireland

Contact person: Philip Clarke

E-mail: [development@focusireland.ie](mailto:development@focusireland.ie)

Telephone: +353 18815900

**Internet address(es):**

Main address: [www.focusireland.ie](http://www.focusireland.ie)

Address of the buyer profile: <https://irl.eu-supply.com/ctm/Company/CompanyInformation/Index/78517>

**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=104129&B=ETENDERS\\_SIMPLE](http://irl.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=104129&B=ETENDERS_SIMPLE)

Additional information can be obtained from another address:

Official name: Gardiner & Theobald

Postal address: 31 Merrion Street Upper

Town: Dublin

NUTS code: IE Éire / Ireland

Postal code: 2

Country: Ireland

Contact person: Gavan Quinlan

E-mail: [g.quinlan@gardiner.com](mailto:g.quinlan@gardiner.com)

Telephone: +353 16344850

**Internet address(es):**

Main address: [www.gardiner.com](http://www.gardiner.com)

Address of the buyer profile: [www.focusireland.ie](http://www.focusireland.ie)

Tenders or requests to participate must be submitted to the following address:

Official name: Gardiner & Theobald

Postal address: 31 Upper Merrion Street

Town: Dublin

Postal code: 2

Country: Ireland

Contact person: Gavan Quinlan

Telephone: +353 16344850

E-mail: [g.quinlan@gardiner.com](mailto:g.quinlan@gardiner.com)

NUTS code: IE Éire / Ireland

**Internet address(es):**

Main address: [www.gardiner.com](http://www.gardiner.com)

Address of the buyer profile: [www.focusireland.ie](http://www.focusireland.ie)

**I.4. Type of the contracting authority**

Regional or local agency/office

**I.5. Main activity**

Housing and community amenities

**Section II: Object**

---

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

**II.1.1. Title**

Construction of 31 apartments in St. John's Lane, Dublin 8.

Reference number: Focus Housing Association Ltd

**II.1.2. Main CPV code**

45000000 Construction work

**II.1.3. Type of contract**

Works

**II.1.4. Short description**

New 6 floor over basement 31 unit residential development at Johns Lane West, Dublin 8. The residential development will have a BER A3 rating, approximate gross internal floor area of 2 700 m<sup>2</sup> and GSA of approximately 4 300 m<sup>2</sup>

The development will consist of 31 apartments and include for the loose furniture fittings and equipment fit-out of these apartments. Apartments will be a mix of 1, 2 and 3 bed units.

**II.1.5. Estimated total value**

Value excluding VAT: 5 500 000,00 EUR

**II.1.6. Information about lots**

This contract is divided into lots: yes

Tenders may be submitted for one lot only

Maximum number of lots that may be awarded to one tenderer: 1

**II.2. Description**

**II.2.1. Title**

Lot 1 — Main Contractor

Lot No: 1

**II.2.2. Additional CPV code(s)**

44212381 Cladding, 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45211200 Sheltered housing construction work, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences, 45215200 Construction work for social services buildings, 45215214 Residential homes construction work, 45215220 Construction work for

social facilities other than subsidised residential accommodation, 45220000 Engineering works and construction works, 45262650 Cladding works, 45300000 Building installation work, 45310000 Electrical installation work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45340000 Fencing, railing and safety equipment installation work, 45350000 Mechanical installations, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45441000 Glazing work, 45450000 Other building completion work

### **II.2.3. Place of performance**

NUTS code: IE Éire / Ireland

Main site or place of performance: Dublin 2.

### **II.2.4. Description of the procurement**

New 6 floor over basement 31 unit residential development at Johns Lane West, Dublin 8. The residential development will have a BER A3 rating, approximate gross internal floor area of 2 700 m<sup>2</sup> and GSA of approximately 4 300 m<sup>2</sup> The development will consist of 31 apartments and include for the loose furniture fittings and equipment fit-out of these apartments. Apartments will be a mix of 1, 2 and 3 bed units.

### **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: 5 500 000,00 EUR

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

Duration in months: 12

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: 6

### **II.2.10. Information about variants**

Variants will be accepted: no

### **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**

#### **II.2. Description**

#### **II.2.1. Title**

Lot 2 — Cladding Reserved Specialist

Lot No: 2

**II.2.2. Additional CPV code(s)**

44212381 Cladding, 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45211200 Sheltered housing construction work, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences, 45215200 Construction work for social services buildings, 45215214 Residential homes construction work, 45215220 Construction work for social facilities other than subsidised residential accommodation, 45220000 Engineering works and construction works, 45262650 Cladding works, 45300000 Building installation work, 45310000 Electrical installation work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45340000 Fencing, railing and safety equipment installation work, 45350000 Mechanical installations, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45441000 Glazing work, 45450000 Other building completion work

**II.2.3. Place of performance**

NUTS code: IE Éire / Ireland

Main site or place of performance: Dublin 2.

**II.2.4. Description of the procurement**

New 6 floor over basement 31 unit residential development at Johns Lane West, Dublin 8. The residential development will have a BER A3 rating, approximate gross internal floor area of 2 700 m<sup>2</sup> and GSA of approximately 4 300 m<sup>2</sup> The development will consist of 31 apartments and include for the loose furniture fittings and equipment fit-out of these apartments. Apartments will be a mix of 1, 2 and 3 bed units.

**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: 55 000,00 EUR

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

Duration in months: 12

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: 6

**II.2.10. Information about variants**

Variants will be accepted: no

**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**

#### **II.2. Description**

##### **II.2.1. Title**

Lot 3 — Glazing Reserved Specialist  
Lot No: 3

##### **II.2.2. Additional CPV code(s)**

44212381 Cladding, 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45211200 Sheltered housing construction work, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences, 45215200 Construction work for social services buildings, 45215214 Residential homes construction work, 45215220 Construction work for social facilities other than subsidised residential accommodation, 45220000 Engineering works and construction works, 45262650 Cladding works, 45300000 Building installation work, 45310000 Electrical installation work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45340000 Fencing, railing and safety equipment installation work, 45350000 Mechanical installations, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45441000 Glazing work, 45450000 Other building completion work

##### **II.2.3. Place of performance**

NUTS code: IE Éire / Ireland  
Main site or place of performance: Dublin 2.

##### **II.2.4. Description of the procurement**

New 6 floor over basement 31 unit residential development at Johns Lane West, Dublin 8. The residential development will have a BER A3 rating, approximate gross internal floor area of 2 700 m<sup>2</sup> and GSA of approximately 4 300 m<sup>2</sup> The development will consist of 31 apartments and include for the loose furniture fittings and equipment fit-out of these apartments. Apartments will be a mix of 1, 2 and 3 bed units.

##### **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: 385 000,00 EUR

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

Duration in months: 12  
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: 6

### **II.2.10. Information about variants**

Variants will be accepted: no

### **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**

#### **II.2. Description**

##### **II.2.1. Title**

Lot 4 — Mechanical Reserved Specialist

Lot No: 4

##### **II.2.2. Additional CPV code(s)**

44212381 Cladding, 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45211200 Sheltered housing construction work, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences, 45215200 Construction work for social services buildings, 45215214 Residential homes construction work, 45215220 Construction work for social facilities other than subsidised residential accommodation, 45220000 Engineering works and construction works, 45262650 Cladding works, 45300000 Building installation work, 45310000 Electrical installation work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45340000 Fencing, railing and safety equipment installation work, 45350000 Mechanical installations, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45441000 Glazing work, 45450000 Other building completion work

##### **II.2.3. Place of performance**

NUTS code: IE Éire / Ireland

Main site or place of performance: Dublin 2.

##### **II.2.4. Description of the procurement**

New 6 floor over basement 31 unit residential development at Johns Lane West, Dublin 8. The residential development will have a BER A3 rating, approximate gross internal floor area of 2 700 m<sup>2</sup> and GSA of approximately 4 300 m<sup>2</sup> The development will consist of 31 apartments and include for the loose furniture fittings and equipment fit-out of these apartments. Apartments will be a mix of 1, 2 and 3 bed units.

##### **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: 495 000,00 EUR

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

Duration in months: 12

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: 6

### **II.2.10. Information about variants**

Variants will be accepted: no

### **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**

#### **II.2. Description**

##### **II.2.1. Title**

Lot 5 — Electrical Reserved Specialist

Lot No: 5

##### **II.2.2. Additional CPV code(s)**

44212381 Cladding, 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45211200 Sheltered housing construction work, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences, 45215200 Construction work for social services buildings, 45215214 Residential homes construction work, 45215220 Construction work for social facilities other than subsidised residential accommodation, 45220000 Engineering works and construction works, 45262650 Cladding works, 45300000 Building installation work, 45310000 Electrical installation work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45340000 Fencing, railing and safety equipment installation work, 45350000 Mechanical installations, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45441000 Glazing work, 45450000 Other building completion work

##### **II.2.3. Place of performance**

NUTS code: IE Éire / Ireland

Main site or place of performance: Dublin 2.

##### **II.2.4. Description of the procurement**

New 6 floor over basement 31 unit residential development at Johns Lane West, Dublin 8. The

residential development will have a BER A3 rating, approximate gross internal floor area of 2 700 m<sup>2</sup> and GSA of approximately 4 300 m<sup>2</sup>. The development will consist of 31 apartments and include for the loose furniture fittings and equipment fit-out of these apartments. Apartments will be a mix of 1, 2 and 3 bed units.

**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: 495 000,00 EUR

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

Duration in months: 12

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: 6

**II.2.10. Information about variants**

Variants will be accepted: no

**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**

**II.2. Description**

**II.2.1. Title**

Lot 6 — Lift Reserved Specialist

Lot No: 6

**II.2.2. Additional CPV code(s)**

44212381 Cladding, 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45211200 Sheltered housing construction work, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences, 45215200 Construction work for social services buildings, 45215214 Residential homes construction work, 45215220 Construction work for social facilities other than subsidised residential accommodation, 45220000 Engineering works and construction works, 45262650 Cladding works, 45300000 Building installation work, 45310000 Electrical installation work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45340000 Fencing, railing and safety equipment installation work, 45350000 Mechanical installations, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45441000 Glazing work, 45450000 Other building completion work

### **II.2.3. Place of performance**

NUTS code: IE Éire / Ireland

Main site or place of performance: Dublin 2.

### **II.2.4. Description of the procurement**

New 6 floor over basement 31 unit residential development at Johns Lane West, Dublin 8. The residential development will have a BER A3 rating, approximate gross internal floor area of 2 700 m<sup>2</sup> and GSA of approximately 4 300 m<sup>2</sup> The development will consist of 31 apartments and include for the loose furniture fittings and equipment fit-out of these apartments. Apartments will be a mix of 1, 2 and 3 bed units.

### **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: 55 000,00 EUR

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

Duration in months: 12

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: 6

### **II.2.10. Information about variants**

Variants will be accepted: no

### **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.1.2. 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.2.3.**

## **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**

Restricted procedure

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

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

The procurement is covered by the Government Procurement Agreement: yes

#### **IV.2. Administrative information**

##### **IV.2.1. Previous publication concerning this procedure**

Notice number in the OJ S: [2016/S 200-360135](#)

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

Date: 14/11/2016 Local time: 11:00

##### **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

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

Duration in months: 6 (from the date stated for receipt of tender)

### **Section VI: Complementary information**

---

#### **VI.1. Information about recurrence**

This is a recurrent procurement: no

#### **VI.2. Information about electronic workflows**

Electronic invoicing will be accepted

Electronic payment will be used

#### **VI.3. Additional information**

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

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

Official name: The High Court

Postal address: Four Courts

Town: Dublin

Postal code: 7

Country: Ireland

##### **VI.4.2. Body responsible for mediation procedures**

Official name: The High Court

Postal address: Four Courts

Town: Dublin

Postal code: 7

Country: Ireland

**VI.5. Date of dispatch of this notice**

14/10/2016