

**United Kingdom-Holywood: Building construction work**

OJ S 201/2016 18/10/2016

Contract notice

Works

**Directive 2004/18/EC****Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Fold Properties Limited

Postal address: 3 Redburn Square

Town: Holywood

Postal code: BT18 9HZ

Country: United Kingdom

For the attention of: Paul Murtagh

E-mail: [developmenttenders@foldgroup.co.uk](mailto:developmenttenders@foldgroup.co.uk)

Telephone: +44 2890397195

**Internet address(es):**General address of the contracting authority: <http://www.foldgroup.co.uk>Electronic access to information: <https://www.foldgroup.co.uk/tenders/view/22/building-and-civil-work-at-drumalane-road-newry>**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**

Appointment of a Contractor for construction of circa 52 social housing units including Civil work at Drumalane Road, Newry.

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

Works

Main site or place of performance: Drumalane Road, Newry  
Northern Ireland.

NUTS code UKN05 West and South of Northern Ireland

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

### **II.1.4. Information about framework agreement**

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

The proposed works contract will involve the construction of 52 social housing units, extensive topographical/ground remodelling works, extensive rock breaking, construction of retaining structures and specialist geotechnical roadworks requiring TAS approval.

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

45210000 Building construction work, 45211100 Construction work for houses, 45215210 Construction work for subsidised residential accommodation, 45200000 Works for complete or part construction and civil engineering 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**

Construction of circa 52 social housing units at Drumalane Road, Newry.  
Estimated value excluding VAT: 6 575 000 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: 30 (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**

A Performance Guarantee Bond will be required. Please refer to the Pre-Qualification documentation for further information.

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

Details of the payment arrangements will be detailed 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**

Please refer to the Pre-Qualification documentation for further information.

#### **III.1.4. Contract performance conditions**

The performance of the contract is subject to particular conditions: yes  
Description of particular conditions: Details will be provided in the tender documents and draft contract documents.

### **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: Please refer to the Pre-Qualification documentation for further information.

#### **III.2.2. Economic and financial ability**

List and brief description of conditions: Please refer to the Pre-Qualification documentation for further information.

Minimum level(s) of standards possibly required: Please refer to the Pre-Qualification documentation for further information.

#### **III.2.3. Technical and professional ability**

List and brief description of conditions:

Please refer to the Pre-Qualification documentation for further information.

Minimum level(s) of standards possibly required:

Please refer to the Pre-Qualification documentation for further information.

#### **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: 5

Objective criteria for choosing the limited number of candidates: The purpose of this pre-qualification stage is to provide the Contracting Authority with sufficient information to allow Economic Operators to be selected for the tender stage for the contract. Economic Operators shortlisted from the pre-qualification process will be invited to participate in a competitive tender process for the contract. It is anticipated that the 5 Economic Operators that satisfy the completeness and compliance checks, the criteria for the rejection of economic operators, the information as to the economic and financial standing and who achieve the highest scores in the technical or professional ability evaluation process will be short-listed and invited to submit tenders for the contract. Where there is a tie for 5th place, then all economic operators in 5th place will be invited to tender. For the purpose of this exercise a tie for 5th place will have deemed to occur where 2 or more economic operators have been awarded identical scores. Economic Operators tender in the knowledge that the contract may not be tendered at the target dates set down in the procurement timetable. This is because the contract may be

unavoidably delayed or alternatively cancelled. In the event that procurement is unavoidably delayed, but not cancelled, the PQQ's will be assessed at the time of receipt and applicants notified of the outcome. The maximum period that the short-list will be maintained is 12 months from the PQQ submission date. When the procurement process is recommenced, then the Contracting Authority may seek confirmation that the short-listed economic operators still meet the required minimum standards for the competition.

#### **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**

Fold Drumalane PQQ

##### **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**

14.11.2016 - 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**

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

**VI.4.1. Review body**

Official name: High Court of Justice

Postal address: Chichester Street

Town: Belfast

Postal code: BT1 3JF

Country: United Kingdom

E-mail: [adminoffice@courtsni.gov.uk](mailto:adminoffice@courtsni.gov.uk)

Telephone: +44 2890235111

Fax: +44 2890313508

Internet address: <http://www.courtsni.gov.uk>

**VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: The Contracting Authority shall, as soon as possible after the decision has been made, inform tenderers of the decision to award the contract in accordance with Regulation 86 of the Public Contracts Regulations 2015. A standstill period shall apply during which the Contracting Authority shall not award the contract. Appeals against the decision of the Contracting Authority may be made to the High Court of Justice in Northern Ireland in accordance with Chapter 6 of the Public Contracts Regulations 2015, including the time limits set out therein.

**VI.4.3. Service from which information about the review procedure may be obtained****VI.5. Date of dispatch of this notice**

14.10.2016