

United Kingdom-Belfast: Refurbishment work
OJ S 232/2013 29/11/2013
Contract notice
Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Oaklee Homes Group
Postal address: Leslie Morrell House 37-41 May Street
Town: Belfast
Postal code: BT1 4DN
Country: United Kingdom
For the attention of: Chris Graham
E-mail: contracts@oaklee.org.uk
Telephone: +44 2890441398

Internet address(es):

General address of the contracting authority: www.oaklee.org.uk

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

II.1. Description

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

PF13-026 The Maples Refurbishment/Adaptation.

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

Works

Main site or place of performance: Northern Ireland.

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 proposed works is to refurbishment of 11No void flats into 5No disabled accessible flats, and upgrading the finishes within the communal areas of the scheme.

The scope of works includes the following;

- Demolition of internal walls;
- Improvements to internal layouts resulting in DDA compliance;
- Kitchen Replacements;
- Improvements to bathrooms;
- Replacement of internal doors, frames, architraves, skirting, etc;
- Modifications to fire detection, plumbing, heating, warden call & electrical installations;
- Internal & external decoration to communal areas;
- New floor coverings to communal areas.

II.1.6. CPV code(s)

45453100 Refurbishment work, 45300000 Building installation 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 proposed works is to refurbishment of 11No void flats into 5No disabled accessible flats, and upgrading the finishes within the communal areas of the scheme.

The scope of works includes the following:

- Demolition of internal walls;
- Improvements to internal layouts resulting in DDA compliance;
- Kitchen Replacements;
- Improvements to bathrooms;
- Replacement of internal doors, frames, architraves, skirting, etc;
- Modifications to fire detection, plumbing, heating, warden call & electrical installations;
- Internal & external decoration to communal areas;
- New floor coverings to communal areas.

Estimated value excluding VAT: 250 000 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: 3 (from the award of the contract)

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

The Contracting Authority reserve the right to require bonds, deposits, guarantees or other forms of undertaking or security to secure contract performance. 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

Tender pricing must be in pounds sterling (GBP). Payments made under the contract awarded will be in pounds sterling (GBP). Further information will be made available 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

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: no

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: Applicants must have a Constructionline or equivalent minimum category value of 0.25 million GBP [for a work category stated in Part B of the Pre-qualification Questionnaire]. Alternatively Applicants can complete PQQ1A Contractor Financial Addendum which will be assessed by Constructionline to confirm eligibility and calculate category value- Applicants must have a minimum category value of 0.25 million GBP. (i) Applicants must have minimum levels of insurance cover of GBP [10 million] for Public Liability and GBP [10 million] for Employers Liability (or provide confirmation from their current insurance broker that they are capable of obtaining the insurances to the values stipulated. The requirements are set out in full in the Memorandum of Information and the 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 Contracting Authority will require Economic Operators to satisfy minimum standards of technical capacity/professional ability. These are described in detail in the Pre-qualification

Questionnaire and can be summarised as follows:

Economic Operators must comply with the actions detailed in the Government Construction Clients Group Action Plan 2011 issued in February 2011 supporting the Buildsafe-NI initiative.

This plan replaces all previous Action Plans and Guidance:

http://www.dfpni.gov.uk/index/procurement-2/cpd/cpd-policy-and-legislation/content_-_cpd_policy_framework_for_construction_procurement/buildsafe-ni/buildsafe-ni_action_plan_2011.pdf

- compliance with equality and unlawful discrimination legislation.

The requirements are set out in full in the Memorandum of Information and the Pre-qualification Questionnaire.

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

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. Envisaged minimum number 6 and those with a tied score as determined in the Mol. Objective criteria for choosing the limited number of candidates: The Contracting Authority intends to invite a minimum of 6 candidates to submit tenders. Candidates will be selected on the basis of the order of ranking of those candidates which have passed all the pass/fail elements at the PQQ stage at which the criteria referred to in Part 4 of the public contracts Regulations implementing articles 45-52 inclusive of Directive 2004/18/EC) will be assessed and marked.

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

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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

20.12.2013 - 13:00

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

Participating in this tender competition. The cost of responding to the pre-qualification questionnaire package (PQQP) and any subsequent invitation to 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 within the scope of the applicable procurement regulations.

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] and ties Economic Operators .

VI.4. Procedures for review

VI.4.1. Review body

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The Contracting Authority will incorporate a standstill period at the point information on contract award is communicated to tenderers. The 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 (SI 2006 No.5) (as amended) 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 (Northern Ireland).

VI.4.3. Service from which information about the review procedure may be obtained

VI.5. Date of dispatch of this notice

27.11.2013