

United Kingdom-Belfast: Building construction work

OJ S 234/2013 03/12/2013

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Department of Finance and Personnel

Postal address: Contracts & Standards Branch, Clare House, 303 Airport Road West

Town: Belfast

Postal code: BT3 9ED

Country: United Kingdom

Contact person: Contracts & Standards Branch

E-mail: construct.info@dfpni.gov.uk

Telephone: +44 2890816555

Internet address(es):General address of the contracting authority: www.dfpni.gov.uk/cpd**Additional information can be obtained from:**

Official name: Department of Finance and Personnel, Central Procurement Directorate

Postal address: Contracts and Standards Branch, Clare House, 303 Airport Road West

Town: Belfast

Postal code: BT3 9ED

Country: United Kingdom

E-mail: help@bravosolution.co.uk

Telephone: +44 8003684850

Internet address: <https://e-sourcingni.bravosolution.co.uk>**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:**

Official name: Department of Finance and Personnel, Central Procurement Directorate

Postal address: Contracts and Standards Branch, Clare House, 303 Airport Road West

Town: Belfast

Postal code: BT3 9ED

Country: United Kingdom

E-mail: help@bravosolution.co.uk

Telephone: +44 8003684850

Internet address: <https://e-sourcingni.bravosolution.co.uk>**Tenders or requests to participate must be submitted:** Official name: Department of Finance and Personnel, Central Procurement Directorate

Postal address: Contracts and Standards Branch, Clare House, 303 Airport Road West

Town: Belfast

Postal code: BT3 9ED

Country: United Kingdom

E-mail: help@bravosolution.co.uk

Telephone: +44 8003684850

Internet address: <https://e-sourcingni.bravosolution.co.uk>**I.2. Type of the contracting authority**

Body governed by public law

I.3. Main activity

General public services

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

Strabane SSO New Build.

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

Works

Design and execution

Main site or place of performance: Strabane SSO, Northern Ireland.

NUTS code UKN05 West and South of 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 project is for the demolition of existing 2 storey building with a gross internal floor area of 764 m².

The detailed design and construction of high-standard office accommodation.

The gross internal floor area of the new 2-storey building is approximately 2370m².

The works will include site works with up to 50 car parking spaces.

II.1.6. CPV code(s)

45210000 Building construction work, 45213150 Office block construction work, 45111000

Demolition, site preparation and clearance work

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: no

II.2. Scope of the procurement

II.2.1. Total quantity or scope

The project will be for the Technical Design Development (from approximately Stage 4 RIBA Plan of Work) and Construction of a new high standard office building (approximately 2370m² gross floor area) on the site of the existing Social Security Office in Urney Road, Strabane.

The project includes demolition of the existing building and site works with up to 50 car parking spaces.

Obtaining planning permission will remain the responsibility of the Department of Finance and

Personnel, however the Economic Operator will be required to conform with the proposals and restrictions in the permission granted.

The Economic Operator will be required to obtain local authority building control and all other statutory approvals.

Mechanical Services installation will include a heating system, forced supply and extract ventilation system, automatic controls and building energy management control system, server room cooling plant, plumbing installation and soils and waste installations.

Electrical Services installation will include incoming mains electricity supply, main LV switchboard, low energy, high efficiency interior and exterior lighting and associated controls, general and small power, Cat 5E structured cabling installation. A fully automatic addressable fire alarm and detection installation will be provided, along with a Public Address / Bomb Alert System, Panic Alarm and Queue Management Systems. Comprehensive and fully integrated security systems will be provided including Internal and External Closed Circuit Television and electronic access control systems.

Estimated value excluding VAT: 4 100 000 GBP

II.2.2. Information about options

Options: no

II.2.3. Information about renewals

II.3. Duration of the contract or time limit for completion

Duration in months: 18 (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

A performance bond and/or parent company guarantee may be required.

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

As directed in the Invitation to Tender documentation.

The Economic Operator should note that the Contract Conditions will include a requirement to utilise a Project Bank Account (PBA). The Economic Operator will be required to execute a trust deed for the operation of the PBA.

The PBA will be provided by either the Employer or the Economic Operator and is to be used to make payments by the Employer to the Economic Operator and to first tier Sub-Contractors. The Economic Operator will be required to make payments to all subcontractors named in the PQQ through the PBA.

Further details of the PBA operation will be included in the invitation to tender documents.

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

No specific legal form is required but if a contract is awarded to a consortium the Contracting Authority will require the consortium members to be jointly and severally liable in respect of all obligations and liabilities relating to the contract before entering into the contract.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: Refer to the pre qualification documentation.

The EO's performance on this contract will be regularly monitored.

If an EO fails to reach satisfactory levels of performance the EO may be issued with a Certificate of Unsatisfactory Performance.

The issue of a Certificate of Unsatisfactory Performance will result in the EO being excluded from all procurement competitions being undertaken by Contracting Authorities on behalf of bodies covered by the Northern Ireland Procurement Policy for a period of twelve months from the date of issue of the certificate. A list of these bodies can be viewed at:

<http://www.dfpni.gov.uk/index/procurement-2/cpd/cpd-policy-and-legislation/ni-pppolicy/cpd-list-of-bodies-public-procurement-policy-applies.htm>

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: Economic Operators interested in the provision of the services will be required to complete a pre qualification questionnaire which is available from the address noted in Annex A

III.2.2. Economic and financial ability

List and brief description of conditions: as specified in the pre qualification documentation.
Minimum level(s) of standards possibly required: as specified in the pre qualification documentation.

III.2.3. Technical and professional ability

List and brief description of conditions:
as specified in the pre qualification documentation.
Minimum level(s) of standards possibly required:
as specified in the pre qualification documentation.

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: 5

Objective criteria for choosing the limited number of candidates: As specified in the pre qualification documentation.

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

project_15297 (387327AA)

IV.3.2. Previous publication concerning this procedure

no

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

24.1.2014 - 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

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

The Authority expressly reserves the rights:

i. not to award any contract as a result of the procurement process commenced by publication of this notice;

ii. to make whatever changes it may see fit to the content and structure of the tendering competition;

iii. to award (a) contract(S) in respect of any part(S) of the [services] covered by this notice; and
iv. to award contract(s) in stages.

and in no circumstances will the Authority be liable for any costs incurred by candidates.

This contract may be used to progress the Government's wider social, economic and environmental objectives.

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 'continue' - 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 & 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

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: This procurement is governed by the Public Contracts Regulations 2006 (as amended) and provides for economic operators who have suffered, or who risk suffering ,loss ,or damage, as a consequence of an alleged breach of the duty owed in accordance with regulation 47A or 47B to start proceedings in the High Court.

A standstill period will commence at the point information on the award of the contract is communicated to tenderers. That notification will provide 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. Any proceedings relating to any perceived non-compliance with the relevant law must be started within 30 days, beginning with the date when the economic operator first knew, or ought to have known that grounds for starting the proceedings had arisen.(A court may extend the time limit to 3 months, where the court considers that there is a good reason for doing so).

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

VI.5. Date of dispatch of this notice

29.11.2013