

United Kingdom-Belfast: Construction work
OJ S 240/2015 11/12/2015
Contract notice
Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Helm Housing Association
Postal address: Helm House, 38-52 Lisburn Road
Town: Belfast
NUTS code: UKN Northern Ireland
Postal code: BT9 6AA
Country: United Kingdom
E-mail: development@helmhousing.org
Internet address(es):
Main address: <http://www.helmhousing.org>

I.3. Communication

Access to the procurement documents is restricted. Further information can be obtained at:
<http://www.helmhousing.org/tenders>
Additional information can be obtained from the abovementioned address
Tenders or requests to participate must be submitted to the abovementioned address

I.4. Type of the contracting authority

Body governed by public law

I.5. Main activity

Housing and community amenities

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Competitive Design and Build Contract.

II.1.2. Main CPV code

45000000 Construction work

II.1.3. Type of contract

Works

II.1.4. Short description

In order to fulfil its development programme, the Contracting Authority is seeking to appoint developers to provide land for development of social housing (each a Contract). The Contracts are for the provision of land for design and build contracts in Northern Ireland. Economic Operators must provide the land, design, construct and ensure completion of the scheme for

the Contracting Authority in accordance with the Department for Social Development Housing Guide, the Contracting Authority's requirements and statutory body requirements.

A key requirement of the PQQ stage is the suitability of the Economic Operators' sites for the development of social housing. Economic Operators must be able to demonstrate that they either:

- (i) Own the site and can provide clear non-encumbered title to the Contracting Authority; or
- (ii) Have an exclusive contract to unconditionally purchase clear, non-encumbered title and transfer to the Contracting Authority.

II.1.5. Estimated total value

Value excluding VAT: 53 500 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: yes

Tenders may be submitted for all lots

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Economic Operators should be aware that all Lots are independent of each other and will be evaluated separately. The Contracting Authority reserves the right to award some or no Lots and to enter into more than 1 Contract in respect of each Lot. The Contracting Authority also reserves the right to award Lots on a phased basis.

II.2. Description

II.2.1. Title

Groomsport

Lot No: 1

II.2.2. Additional CPV code(s)

45210000 Building construction work, 45215210 Construction work for subsidised residential accommodation

II.2.3. Place of performance

NUTS code: UKN0 Northern Ireland

Main site or place of performance: A map detailing the location of this Lot is provided at Annex 2 of the Memorandum of Information.

II.2.4. Description of the procurement

Further information in relation to the specific requirements of this Lot can be found in Annex 2 of the Memorandum of Information.

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: 2 500 000,00 GBP

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

Duration in months: 36

This contract is subject to renewal: no

II.2.9.

Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5Maximum number: 10Objective criteria for choosing the limited number of candidates:

As specified in the pre-qualification questionnaire documents.

II.2.10. Information about variants

Variants will be accepted: yes

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

The values provided at sections II.2.6) and II.2.7) are estimates only.

Please note that variant bids may be accepted by the Contracting Authority provided that their form and nature are approved by the Contracting Authority in advance.

II.2. Description

II.2.1. Title

Newcastle

Lot No: 2

II.2.2. Additional CPV code(s)

45210000 Building construction work, 45215210 Construction work for subsidised residential accommodation

II.2.3. Place of performance

NUTS code: UKN Northern Ireland

Main site or place of performance: A map detailing the location of this Lot is provided at Annex 2 of the Memorandum of Information.

II.2.4. Description of the procurement

Further information in relation to the specific requirements of this Lot can be found in Annex 2 of the Memorandum of Information.

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: 20 500 000,00 GBP

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

Duration in months: 36

This contract is subject to renewal: no

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5Maximum number: 10Objective criteria for choosing the limited number of candidates:

As specified in the pre-qualification questionnaire documents.

II.2.10. Information about variants

Variants will be accepted: yes

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

The values provided at sections II.2.6) and II.2.7) are estimates only.

Please note that variant bids may be accepted by the Contracting Authority provided that their form and nature are approved by the Contracting Authority in advance.

II.2. Description

II.2.1. Title

Coalisland

Lot No: 3

II.2.2. Additional CPV code(s)

45210000 Building construction work, 45215210 Construction work for subsidised residential accommodation

II.2.3. Place of performance

NUTS code: UKN Northern Ireland

Main site or place of performance: A map detailing the location of this Lot is provided at Annex 2 of the Memorandum of Information.

II.2.4. Description of the procurement

Further information in relation to the specific requirements of this Lot can be found in Annex 2 of the Memorandum of Information.

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: 3 500 000,00 GBP

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

Duration in months: 36

This contract is subject to renewal: no

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5Maximum number: 10Objective criteria for choosing the limited number of candidates:

As specified in the pre-qualification questionnaire documents.

II.2.10. Information about variants

Variants will be accepted: yes

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

The values provided at sections II.2.6) and II.2.7) are estimates only.
Please note that variant bids may be accepted by the Contracting Authority provided that their form and nature are approved by the Contracting Authority in advance.

II.2. Description

II.2.1. Title

Hollywood
Lot No: 4

II.2.2. Additional CPV code(s)

45210000 Building construction work, 45215210 Construction work for subsidised residential accommodation

II.2.3. Place of performance

NUTS code: UKN Northern Ireland

Main site or place of performance: A map detailing the location of this Lot is provided at Annex 2 of the Memorandum of Information.

II.2.4. Description of the procurement

Further information in relation to the specific requirements of this Lot can be found in Annex 2 of the Memorandum of Information.

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: 14 500 000,00 GBP

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

Duration in months: 36

This contract is subject to renewal: no

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5Maximum number: 10Objective criteria for choosing the limited number of candidates:

As specified in the pre-qualification questionnaire documents.

II.2.10. Information about variants

Variants will be accepted: yes

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

The values provided at sections II.2.6) and II.2.7) are estimates only.
Please note that variant bids may be accepted by the Contracting Authority provided that their form and nature are approved by the Contracting Authority in advance.

II.2. Description

II.2.1. Title

Comber
Lot No: 5

II.2.2. Additional CPV code(s)

45210000 Building construction work, 45215210 Construction work for subsidised residential accommodation

II.2.3. Place of performance

NUTS code: UKN Northern Ireland
Main site or place of performance: A map detailing the location of this Lot is provided at Annex 2 of the Memorandum of Information.

II.2.4. Description of the procurement

Further information in relation to the specific requirements of this Lot can be found in Annex 2 of the Memorandum of Information.

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: 2 500 000,00 GBP

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

Duration in months: 36
This contract is subject to renewal: no

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5 Maximum number: 10 Objective criteria for choosing the limited number of candidates:
As specified in the pre-qualification questionnaire documents.

II.2.10. Information about variants

Variants will be accepted: yes

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

The values provided at sections II.2.6) and II.2.7) are estimates only.
Please note that variant bids may be accepted by the Contracting Authority provided that their form and nature are approved by the Contracting Authority in advance.

II.2. Description

II.2.1. Title

Saintfield
Lot No: 6

II.2.2. Additional CPV code(s)

45210000 Building construction work, 45215210 Construction work for subsidised residential accommodation

II.2.3. Place of performance

NUTS code: UKN Northern Ireland

Main site or place of performance: A map detailing the location of this Lot is provided at Annex 2 of the Memorandum of Information.

II.2.4. Description of the procurement

Further information in relation to the specific requirements of this Lot can be found in Annex 2 of the Memorandum of Information.

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: 2 500 000,00 GBP

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

Duration in months: 36

This contract is subject to renewal: no

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5 Maximum number: 10 Objective criteria for choosing the limited number of candidates:

As specified in the pre-qualification questionnaire documents.

II.2.10. Information about variants

Variants will be accepted: yes

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

The values provided at sections II.2.6) and II.2.7) are estimates only.

Please note that variant bids may be accepted by the Contracting Authority provided that their form and nature are approved by the Contracting Authority in advance.

II.2. Description**II.2.1. Title**

Camlough
Lot No: 7

II.2.2.

Additional CPV code(s)

45210000 Building construction work, 45215210 Construction work for subsidised residential accommodation

II.2.3. Place of performance

NUTS code: UKN Northern Ireland

Main site or place of performance: A map detailing the location of this Lot is provided at Annex 2 of the Memorandum of Information.

II.2.4. Description of the procurement

Further information in relation to the specific requirements of this Lot can be found in Annex 2 of the Memorandum of Information.

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: 2 000 000,00 GBP

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

Duration in months: 36

This contract is subject to renewal: no

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5 Maximum number: 10 Objective criteria for choosing the limited number of candidates:

As specified in the pre-qualification questionnaire documents.

II.2.10. Information about variants

Variants will be accepted: yes

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

The values provided at sections II.2.6) and II.2.7) are estimates only.

Please note that variant bids may be accepted by the Contracting Authority provided that their form and nature are approved by the Contracting Authority in advance.

II.2. Description**II.2.1. Title**

Rostrevor

Lot No: 8

II.2.2. Additional CPV code(s)

45210000 Building construction work, 45215210 Construction work for subsidised residential accommodation

II.2.3. Place of performance

NUTS code: UKN Northern Ireland

Main site or place of performance: A map detailing the location of this Lot is provided at Annex 2 of the Memorandum of Information.

II.2.4. Description of the procurement

Further information in relation to the specific requirements of this Lot can be found in Annex 2 of the Memorandum of Information.

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: 2 000 000,00 GBP

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

Duration in months: 36

This contract is subject to renewal: no

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5 Maximum number: 10 Objective criteria for choosing the limited number of candidates:

As specified in the pre-qualification questionnaire documents.

II.2.10. Information about variants

Variants will be accepted: yes

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

The values provided at sections II.2.6) and II.2.7) are estimates only.

Please note that variant bids may be accepted by the Contracting Authority provided that their form and nature are approved by the Contracting Authority in advance.

II.2. Description

II.2.1. Title

Warrenpoint

Lot No: 9

II.2.2. Additional CPV code(s)

45210000 Building construction work, 45215210 Construction work for subsidised residential accommodation

II.2.3. Place of performance

NUTS code: UKN Northern Ireland

Main site or place of performance: A map detailing the location of this Lot is provided at Annex 2 of the Memorandum of Information.

II.2.4. Description of the procurement

Further information in relation to the specific requirements of this Lot can be found in Annex 2 of the Memorandum of Information.

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: 3 500 000,00 GBP

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

Duration in months: 36

This contract is subject to renewal: no

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5 Maximum number: 10 Objective criteria for choosing the limited number of candidates:

As specified in the pre-qualification questionnaire documents.

II.2.10. Information about variants

Variants will be accepted: yes

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

The values provided at sections II.2.6) and II.2.7) are estimates only.

Please note that variant bids may be accepted by the Contracting Authority provided that their form and nature are approved by the Contracting Authority in advance.

Section III: Legal, economic, financial and technical information

III.1. Conditions for participation

III.1.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions:

Economic Operators are required to have a structural defects registration with a suitable registered provider such as NHBC, Premier Guarantee or equivalent.

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.2.2. Contract performance conditions

As specified in the pre-qualification questionnaire and invitation to tender documents.

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

Date: 13/01/2016 Local time: 15:00

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

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

The Contract is separated into 9 lots as follows (Lots):

- Lot 1 — Groomsport;
- Lot 2 — Newcastle;
- Lot 3 — Coalisland;
- Lot 4 — Holywood;
- Lot 5 — Comber;
- Lot 6 — Saintfield;
- Lot 7 — Camlough;
- Lot 8 — Rostrevor;
- Lot 9 — Warrenpoint.

A map showing the geographical location of the Lots is included at Annex 2 to the Memorandum of Information.

Economic Operators should be aware that all Lots are independent of each other and will be evaluated separately. The Contracting Authority reserves the right to award some or no Lots and to enter into more than 1 Contract in respect of each Lot. The Contracting Authority also reserves the right to award Lots on a phased basis.

The Contracting Authority requires Economic Operators to put forward schemes which offer a high quality development and which broadly accord with the housing mix specified in Annex 2. A key requirement of the PQQ stage is the suitability of the Economic Operators' sites for the development of social housing. Economic Operators must be able to demonstrate that they either:

- (i) Own the site and can provide clear non-encumbered title to the Contracting Authority; or
- (ii) Have an exclusive contract to unconditionally purchase clear, non-encumbered title and transfer to the Contracting Authority.

Following PQQP Submissions, the Contracting Authority will liaise with the Northern Ireland Housing Executive to determine whether it would, in principle, be willing to support the particular projects put forward by the Economic Operators. The Contracting Authority will only consider those PQQP Submissions relating to projects which the Northern Ireland Housing Executive has agreed, in principle, to support.

Following the Tender Stage, the Contracting Authority intends to enter into 1 or more conditional land sale agreement(s) with the most economically advantageous Economic Operator per Lot. These agreements will become unconditional upon design approval, planning approval and confirmation of the Contracting Authority securing support from the Department for Social Development. The Contracting Authority and the successful Economic Operator(s) will be required to act collaboratively to ensure these conditions can be satisfied. It is difficult for the Contracting Authority to estimate the value of this potential opportunity. Therefore the value provided at section II.1.5) is an estimate only. Similarly, the value provided for each Lot is an estimate only and the value of the Contract or Contracts awarded may vary significantly from this estimate.

It is also difficult for the Contracting Authority to estimate the duration of the Contract or Contracts to be awarded. Therefore, the duration provided for each Lot is an estimate only and the duration of the Contract or Contracts awarded may vary significantly from this estimate.

The contract duration may also vary between the different Lots.

Economic Operators should be aware that up to the point that the Contract becomes unconditional, all costs are the Economic Operator's and the Contracting Authority will not reimburse any costs incurred prior to this stage.

The Contracting Authority shall not be responsible for any costs, charges or expenses, irrespective of the outcome of the competition, or if the competition is cancelled or postponed. All dates and time periods specified in this notice are provisional only and the Contracting Authority reserves the right to change these.

The Contracting Authority reserves the right to cancel this procurement at any stage. All discussion and correspondence shall be deemed strictly subject to contract until the Contract or Contracts are entered into.

Please note that variant bids may be accepted by the Contracting Authority provided that their form and nature are approved by the Contracting Authority in advance.

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court of Justice in Northern Ireland
Postal address: Royal Courts of Justice, Chichester Street
Town: Belfast
Postal code: BT1 3JY
Country: United Kingdom

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:
In accordance with the Public Contracts Regulations 2015.

VI.5. Date of dispatch of this notice

08/12/2015