

United Kingdom-Belfast: Construction work for multi-dwelling buildings and individual houses

OJ S 223/2020 16/11/2020

Contract notice

Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Connswater Homes Ltd

Postal address: 5c Citylink Business Park, Albert Street

Town: Belfast

NUTS code: UKN Northern Ireland

Postal code: BT12 4HQ

Country: United Kingdom

Contact person: Eamonn McDonnell

E-mail: procurement@clanmil.org.uk

Telephone: +44 90876000

Internet address(es):Main address: <http://www.connswater.org.uk/>**I.3. Communication**The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://e-sourcingni.bravosolution.co.uk/web/login.shtml>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://e-sourcingni.bravosolution.co.uk/web/login.shtml>

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**

Connswater Homes Land, Design and Build Competition — Newtownabbey Area

Reference number: CON/016

II.1.2. Main CPV code

45211000 Construction work for multi-dwelling buildings and individual houses

II.1.3. Type of contract

Works

II.1.4. Short description

Connswater Homes Ltd wish to appoint developer/s for the provision of land, design and build in the Borough of Newtownabbey. At least one provider is expected to be appointed to deliver land, design team, contractor and ultimately, completed housing units.

Connswater Homes minimum expectation is that each proposal for the provision of land, design and build for sites must deliver 12 or more general needs units.

Tenders will be assessed on the basis of most economically advantageous tender. Following the full evaluation (comprising of Selection Stage and, if successful at Selection Stage, Award Stage), tenderers who are successful will be ranked in terms of their overall score. The intention is to appoint up to (3) developers.

Each developer provides the land, designs, constructs and completes the scheme for the contracting authority in accordance with the requirements explained fully in the Agreement for Sale and Development Agreement Contract forms as set out at C1 and C2.

II.1.5. Estimated total value

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.3. Place of performance

NUTS code: UKN0 Northern Ireland

Main site or place of performance: Glengormley Urban Dea, Threemilewater Dea and Macedon Dea of Newtownabbey Borough, NORTHERN IRELAND.

II.2.4. Description of the procurement

As above, this project is for the area of Newtownabbey, Northern Ireland and the provision of land, design and build.

Connswater Homes reserves the right to enter into conditional contracts (potentially on a phased basis) with one or more developers. The number of projects will depend upon the availability of support from the Department for Communities.

Connswater encourages developers to propose schemes which will deliver at least 12 units.

Connswater does not intend to set an upper limit on the number of units which can be delivered under any individual scheme, however acceptance will be linked to affordability and the availability of support. On this basis, it is difficult to estimate the value of this potential opportunity. The estimate below is intended to reflect this uncertainty and whilst the range will be appropriate for certain schemes, Connswater recognises that it may not be appropriate for all schemes.

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

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

Duration in months: 24

This contract is subject to renewal: no

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

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

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Open 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: no

IV.2. Administrative information

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

Date: 11/12/2020 Local time: 12:00

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)

IV.2.7. Conditions for opening of tenders

Date: 11/12/2020 Local time: 12:00

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

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 'I agree';
 - 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 and 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

Official name: The High Courts of Justice

Town: Belfast

Country: United Kingdom

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

Connswater will incorporate a standstill period at the point information on the award of the contract is communicated to tenderers. That 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 2015 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 (England, Wales and Northern Ireland).

VI.5. Date of dispatch of this notice

11/11/2020