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Contract

PRN1458: Carolan Road HQ

Choice Housing

F03: Contract award notice

Notice identifier: 2024/S 000-005093

Procurement identifier (OCID): ocds-h6vhtk-029689

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Section I: Contracting authority

I.1) Name and addresses

Choice Housing

Leslie Morrell House 37 - 41 May Street

Belfast

BT1 4DN

Contact

corporate.procurement

Email

corporate.procurement@choice-housing.org

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

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**

PRN1458: Carolan Road HQ

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Refurbishment of, and extension to, existing listed building to provide new organisational

headquarters. The proposed scheme involves refurbishment of the existing historic building, based on surveys of the existing, and is summarised below:

- Remove and replace existing natural slate roof covering. Reuse salvaged slate to rear roof slopes. New slate covering and installation of insulation. Replace existing lead valleys, aprons and flashings with Code 6 lead on new plywood boards.
- Reuse existing clay ridge tiles. Install ventilated ridge and mechanically refix ridge tiles.
- Replace existing lead flat roofs with Code 8 lead to current LSA standards.
- Replace existing bitumen flat roofs with single ply membrane.
- Rebuild existing roof access dormer cheeks with Code 6 lead on new plywood lining.
- Allow for replacement windows.
- Re-bed all existing limestone coping stones with lime mortar.
- New dormers to rear elevation of main roof. Dormers to match existing.
- New Conservation roof lights to rear elevations of main roof.
- Replacement glazed lantern to refectory roof, detailing to match existing.
- Replacement glazed roof structure over lay-light above RE103, detailing to match existing.
- Repairs to all existing chimneys: Carefully dismantle top tier of existing chimneys. Rebuild to match existing incorporating lead trays.
- Repointing of refectory chimney with lime mortar.
- Extensive brick replacement where defective bricks are identified by the Conservation Architect. All replacement bricks to be in a matching red brick. Brick replacement to be scheduled on site.
- Limestone replacement where defective stones are identified by the Conservation Architect. All replacement stones to be in a matching limestone. Stone replacement to be scheduled on site.
- Rake out all mortar joints to a depth of 20mm and repoint with lime mortar.
- Refurbish existing moulded cast-iron guttering, replacements to match where required.
- Replacement of all aluminium goods in cast iron. No original cast iron downpipes or waste pipes remain.
- Repairs and refurbishment of existing windows. Upgrade with slim double glazing.
- Repairs and refurbishment of existing doors.
- Remove religious imagery including crosses and carved icons. Replace with new finial.
- Recess for carved good shepherd icon on east elevation to be repurposed to provide new attic window.
- New roof and wall vents for intake and exhaust of mechanical services. Detailing to be visually appropriate.

Repair of existing historic fabric will be conservation-led, and undertaken by contractors with demonstrable skill and experience of work to listed buildings. The replacement of architectural features will be historically accurate and appropriate to the building, based on physical evidence on site and replication of existing historic profiles. Restoration work will be carried out using materials which are appropriate to the original building, and constitute the minimal intervention necessary to consolidate the historic fabric. The proposed extension sits within the courtyard formed between the 'C' shaped plan of the existing convent building to the South, east and West and the Chapel to the North. The extension is conceived to meet the requirement for a communal space as part of the proposals within which the organisation can gather staff and host gathering in connection with the operation of their business. As part of the extension alterations will be carried to a rear return currently housing a secondary staircase to enable a compliant fire stair to be extended to the attic. Within the courtyard adjacent to the rear return will be an external lift shaft and service riser. The extension, stair core and lift shaft have been designed congruently to provide level access to the extension and mezzanine.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

Refurbishment of, and extension to, existing listed building to provide new organisational headquarters. The proposed scheme involves refurbishment of the existing historic building, based on surveys of the existing, and is summarised below: - Remove and replace existing natural slate roof covering. Reuse salvaged slate to rear roof slopes. New slate covering and installation of insulation. Replace existing lead valleys, aprons and flashings with Code 6 lead on new plywood boards. - Reuse existing clay ridge tiles. Install ventilated ridge and mechanically fixed ridge tiles. - Replace existing lead flat roofs with Code 8 lead to current LSA standards. - Replace existing bitumen flat roofs with single ply membrane. - Rebuild existing roof access dormer cheeks with Code 6 lead on new plywood lining. - Allow for replacement windows. - Re-bed all existing limestone coping stones with lime mortar. - New dormers to rear elevation of main roof. Dormers to match existing. - New Conservation roof lights to rear elevations of main roof. - Replacement glazed lantern to refectory roof, detailing to match existing. - Replacement glazed roof structure over lay-light above RE103, detailing to match existing. - Repairs to all existing chimneys: Carefully dismantle top tier of existing chimneys. Rebuild to match existing incorporating lead trays. - Repointing of refectory chimney with lime mortar. - Extensive brick replacement where defective bricks are identified by the Conservation Architect. All replacement bricks to be in a matching red brick. Brick replacement to be scheduled on site. - Limestone replacement where defective stones are identified by the Conservation Architect. All replacement stones to be in a matching limestone. Stone replacement to be scheduled on site. - Rake out all mortar joints to a depth of 20mm and repoint with lime mortar. - Refurbish existing moulded cast-iron guttering, replacements to match where required. - Replacement of all aluminium goods in cast iron. No original cast iron downpipes or waste pipes remain. - Repairs and refurbishment of existing windows. Upgrade with slim double glazing. - Repairs and refurbishment of existing doors. - Remove religious imagery including crosses and carved icons. Replace with new finial. - Recess for carved good shepherd icon on east elevation to be repurposed to provide new attic window. - New roof and wall vents for intake and exhaust of mechanical

services. Detailing to be visually appropriate. Repair of existing historic fabric will be conservation-led, and undertaken by contractors with demonstrable skill and experience of work to listed buildings. The replacement of architectural features will be historically accurate and appropriate to the building, based on physical evidence on site and replication of existing historic profiles. Restoration work will be carried out using materials which are appropriate to the original building, and constitute the minimal intervention necessary to consolidate the historic fabric. The proposed extension sits within the courtyard formed between the 'C' shaped plan of the existing convent building to the South, east and West and the Chapel to the North. The extension is conceived to meet the requirement for a communal space as part of the proposals within which the organisation can gather staff and host gathering in connection with the operation of their business. As part of the extension alterations will be carried to a rear return currently housing a secondary staircase to enable a compliant fire stair to be extended to the attic. Within the courtyard adjacent to the rear return will be an external lift shaft and service riser. The extension, stair core and lift shaft have been designed congruently to provide level access to the extension and mezzanine.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 20

Cost criterion - Name: price / Weighting: 80

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

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.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-003873](#)

Section V. Award of contract

Contract No

1

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal courts of Justice

Belfast

Country

United Kingdom