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Tender

## **DoF - 3456596 - Orchard House Internal Refurbishment**

Department of Finance, Properties Division, Enterprise Shared Services

F02: Contract notice

Notice identifier: 2021/S 000-005766

Procurement identifier (OCID): ocds-h6vhtk-029df7

Published 22 March 2021, 2:16pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Department of Finance, Properties Division, Enterprise Shared Services

6th floor, Goodwood House, 44-58 May Street.

BELFAST

BT1 4NN

#### **Contact**

[construct.info@finance-ni.gov.uk](mailto:construct.info@finance-ni.gov.uk)

#### **Email**

[construct.info@finance-ni.gov.uk](mailto:construct.info@finance-ni.gov.uk)

#### **Telephone**

+44 2890816555

#### **Country**

United Kingdom

**NUTS code**

UK - UNITED KINGDOM

**Internet address(es)**

Main address

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

Buyer's address

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

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

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

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

DoF - 3456596 - Orchard House Internal Refurbishment

Reference number

3456596

#### **II.1.2) Main CPV code**

- 45210000 - Building construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Orchard House is an office block located in Foyle Street, Londonderry, BT48 6BQ. Providing office accommodation for various government departments, the reception areas is located on the ground floor with controlled access from Foyle street and Water Street. The building is split into two blocks, block A has four floors and block B has three floors, each block shares the same entrance and reception. The building is owned by DoF and is currently semi vacant. A full building refurbishment project is programmed to provide approximately 5961m2 of revised layout office accommodation with an occupancy increase of approximately 200. DoF intend to award the contract to a Main Contractor led Integrated Supply Team (IST) in October 2021 with works commencing November 2021. The IST will be responsible for the Technical Design and delivery of the construction project. Upgrade and replacement of existing central plant, telecoms and M and E services distribution throughout is required to accommodate new layouts. Refurbishment of existing lift machinery to meet current standards.

#### **II.1.5) Estimated total value**

Value excluding VAT: £7,610,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 45213100 - Construction work for commercial buildings

### **II.2.3) Place of performance**

NUTS codes

- UKN0 - Northern Ireland

Main site or place of performance

Orchard House office block located in Foyle Street, Londonderry, BT48 6BQ.

### **II.2.4) Description of the procurement**

Orchard House is an office block located in Foyle Street, Londonderry, BT48 6BQ. Providing office accommodation for various government departments, the reception areas is located on the ground floor with controlled access from Foyle street and Water Street. The building is split into two blocks, block A has four floors and block B has three floors, each block shares the same entrance and reception. The building is owned by DoF and is currently semi vacant. A full building refurbishment project is programmed to provide approximately 5961m2 of revised layout office accommodation with an occupancy increase of approximately 200. DoF intend to award the contract to a Main Contractor led Integrated Supply Team (IST) in October 2021 with works commencing November 2021. The IST will be responsible for the Technical Design and delivery of the construction project. Upgrade and replacement of existing central plant, telecoms and M and E services distribution throughout is required to accommodate new layouts. Refurbishment of existing lift machinery to meet current standards.

### **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: £7,610,000

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

Duration in months

20

This contract is subject to renewal

No

**II.2.9) 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:

In accordance with Regulation 65(3) of the Public Contract Regulation 2015, 5 candidates will be invited. This offers adequate competition to ensure that the Employer is assured value for money and that there is sufficient opportunity offered to tenders. However, this limit also protects the industry from wasting valuable resources which are required to prepare a tender submission.

**II.2.10) Information about variants**

Variants will be accepted: No

**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**

Award criteria is as set out in the Instructions to Tenderers document

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## **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

In order for a Contractor/Consultant to be eligible to participate in this competition they must hold licenses, accreditations or certificates for specific categories and sectors as set out below:. Refer to PQQ documentation

#### **III.1.2) Economic and financial standing**

List and brief description of selection criteria

Refer to PQQ documentation

Minimum level(s) of standards possibly required

Refer to PQQ documentation

#### **III.1.3) Technical and professional ability**

List and brief description of selection criteria

Selection criteria as stated in the procurement documents List and brief description of selection criteria: . Refer to PQQ documentation

Minimum level(s) of standards possibly required

Refer to PQQ documentation

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

The Economic Operators' performance on this Contract will be regularly monitored. As part of its contract management procedures, the Contracting Authority will use the Protocol for Managing Poor Supplier Performance contained in Procurement Guidance Note PGN 01/12 – Contract Management Principles and Procedures:. If an Economic Operator has received more than one current Notice of Written Warning or a Notice of Unsatisfactory Performance, the Contracting Authority, at . its discretion, can consider an Economic Operator's exclusion from future procurements, being undertaken on behalf of bodies covered by the Northern Ireland Public Procurement Policy (NIPP), for a minimum

period of 12 months or 3 years respectively. .

### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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## **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: Yes

### **IV.2) Administrative information**

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

Date

4 May 2021

Local time

3:00pm

#### **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**

Tender must be valid until: 1 September 2021

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.3) Additional information**

CPD, in its capacity as a Central Purchasing Body, is administering this procurement on behalf of the Contracting Authority. The Contracting Authority expressly reserves the right: . ii. not to award any contract as a result of the procurement process commenced by publication of this notice or to cancel the procurement at any stage; and . iii. to make whatever changes it may see fit to the content and structure of the tendering competition . And in no circumstances will the Authority be liable for any costs incurred by Economic Operators or Candidates. Any expenditure, work or effort undertaken prior to contract award is accordingly at the sole risk of the . Economic Operator or Candidate participating in this procurement process. . This project will be used to progress the Government's wider social, economic and environmental objectives. . No business whatsoever is guaranteed under any resulting framework agreement or contract indeed there is no guarantee that any framework agreement or contract will be put in place in relation to this notice. No . compensation etc will be paid if a contract or framework agreement is withdrawn for any reason. Economic Operators should take part in this process only on the basis that they fully understand and accept this position.

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Department of Finance, Construction Procurement Delivery, Procurement Operations  
Branch

Department of Finance, Construction Procurement Delivery, Procurement Operations  
Branch Clare House, 303 Airport Road West

Belfast

BT3 9ED

Email

[construct.info@finance-ni.gov.uk](mailto:construct.info@finance-ni.gov.uk)

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