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Contract

Competition for the Appointment to a Framework Agreement for the provision of Architect led Integrated Design Team Consultancy Services For Castle Gardens and Various Works

Habinteg Housing Association Ulster Ltd

F03: Contract award notice

Notice identifier: 2023/S 000-011473

Procurement identifier (OCID): ocds-h6vhtk-03c318

Published 21 April 2023, 11:40am

Section I: Contracting authority

I.1) Name and addresses

Habinteg Housing Association Ulster Ltd

BELFAST

Contact

mike-lee reid

Email

michael.reid@habinteg-ulster.co.uk

Telephone

+44 7590455332

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**

Competition for the Appointment to a Framework Agreement for the provision of Architect led Integrated Design Team Consultancy Services For Castle Gardens and Various Works

II.1.2) Main CPV code

- 71000000 - Architectural, construction, engineering and inspection services

II.1.3) Type of contract

Services

II.1.4) Short description

Works arising from the issue of Call-Off Work Packages may include, but are not limited to, the following: - Planned or cyclical multi element improvement works which may include: - major repair work involving external and internal improvement works; - planned or cyclical maintenance; - repairing and/or replacing walls, external doors and windows, roofs; - other external site works; - kitchen and bathroom replacement; - Mechanical and electrical installations - new heating installations and electrical re-wiring; - minor miscellaneous repair works. - Remodelling works which may include: - extensions or conversions to one or more dwellings; - adaptation for people with disabilities; - insulation/energy conservation measures. - Works to ensure that Habinteg complies with statutory requirements such as Health and Safety at Work (Northern Ireland) Order 1978 and Disability Discrimination Act 1995 in Northern Ireland. - Survey works including - Existing Stock condition surveys; - Pre-Purchase Condition Surveys. - Surveys for Existing Satisfactory Purchases and potentially second stage Contract Administration and project management of the project - Surveys for Complex Needs Schemes and potentially second stage Contract Administration and project management of the project - Surveys for Off the shelf schemes and potentially second stage Contract Administration and project management of the project - Surveys for Rehabilitation schemes and potentially second stage Contract Administration and project management of the project Where specialist surveys such as asbestos or Legionella surveys are required, these will be procured separately by Habinteg; For the avoidance of doubt, the works do not involve response maintenance works. The projects may vary from one unit of accommodation to 80 units and over, with a housing mix that may include bungalows, apartments, houses and other dwelling types, and can be located anywhere within Northern Ireland. Completed projects must comply with all statutory requirements including Planning Consent (where appropriate) and Building Control approval and have a structural life expectancy of at least 30 years. All of the works arising from the issue of Call-Off Work Packages must comply with the following: - Department for Communities' Housing Association Guide - Secured by Design: Housing Association Guide Part 3, Appendix 1, Annex G – Security - Life-time Homes: Housing Association Guide Part 3, Appendix 1 and Annex C – Accessibility/Lifetime Homes - Sustainability Action Plan published by the Government Construction Clients Group 3.2. Architects will be appointed to the Framework Agreement as lead consultants and they shall be solely responsible for all Design Team Members they intend to use to provide the Services. The Design Team shall consist of the following professional disciplines: • Architect: also to undertake the role of: o the lead consultant, managing overall service delivery by the design team members; o Principal Designer • Mechanical and Electrical Engineer; • Structural Engineer (and Civil Engineer, where necessary); • Quantity Surveyor; • Landscape Architect (where necessary). 3.3. Habinteg is seeking to identify and appoint well-integrated and cohesive Design Teams that have all of the right skills, competencies and experience and are considered most capable of working in partnership, to identify optimal solutions and of delivering these as efficiently and safely as possible all within strict time, cost and quality parameters.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £180,000

II.2) Description

II.2.2) Additional CPV code(s)

- 71200000 - Architectural and related services
- 71300000 - Engineering services
- 71500000 - Construction-related services
- 71221000 - Architectural services for buildings
- 71222000 - Architectural services for outdoor areas

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

Works arising from the issue of Call-Off Work Packages may include, but are not limited to, the following: - Planned or cyclical multi element improvement works which may include: - major repair work involving external and internal improvement works; - planned or cyclical maintenance; - repairing and/or replacing walls, external doors and windows, roofs; - other external site works; - kitchen and bathroom replacement; - Mechanical and electrical installations - new heating installations and electrical re-wiring; - minor miscellaneous repair works. - Remodelling works which may include: - extensions or conversions to one or more dwellings; - adaptation for people with disabilities; - insulation/energy conservation measures. - Works to ensure that Habinteg complies with statutory requirements such as Health and Safety at Work (Northern Ireland) Order 1978 and Disability Discrimination Act 1995 in Northern Ireland. - Survey works including - Existing Stock condition surveys; - Pre-Purchase Condition Surveys. - Surveys for Existing Satisfactory Purchases and potentially second stage Contract Administration and project management of the project - Surveys for

Complex Needs Schemes and potentially second stage Contract Administration and project management of the project - Surveys for Off the shelf schemes and potentially second stage Contract Administration and project management of the project - Surveys for Rehabilitation schemes and potentially second stage Contract Administration and project management of the project Where specialist surveys such as asbestos or Legionella surveys are required, these will be procured separately by Habinteg; For the avoidance of doubt, the works do not involve response maintenance works. The projects may vary from one unit of accommodation to 80 units and over, with a housing mix that may include bungalows, apartments, houses and other dwelling types, and can be located anywhere within Northern Ireland. Completed projects must comply with all statutory requirements including Planning Consent (where appropriate) and Building Control approval and have a structural life expectancy of at least 30 years. All of the works arising from the issue of Call-Off Work Packages must comply with the following: - Department for Communities' Housing Association Guide - Secured by Design: Housing Association Guide Part 3, Appendix 1, Annex G – Security - Life-time Homes: Housing Association Guide Part 3, Appendix 1 and Annex C – Accessibility/Lifetime Homes - Sustainability Action Plan published by the Government Construction Clients Group 3.2. Architects will be appointed to the Framework Agreement as lead consultants and they shall be solely responsible for all Design Team Members they intend to use to provide the Services. The Design Team shall consist of the following professional disciplines: • Architect: also to undertake the role of: o the lead consultant, managing overall service delivery by the design team members; o Principal Designer • Mechanical and Electrical Engineer; • Structural Engineer (and Civil Engineer, where necessary); • Quantity Surveyor; • Landscape Architect (where necessary). 3.3. Habinteg is seeking to identify and appoint well-integrated and cohesive Design Teams that have all of the right skills, competencies and experience and are considered most capable of working in partnership, to identify optimal solutions and of delivering these as efficiently and safely as possible all within strict time, cost and quality parameters.

II.2.5) Award criteria

Quality criterion - Name: as documents / Weighting: 60

Cost criterion - Name: as documents / Weighting: 40

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

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 231-251525](#)

Section V. Award of contract

Contract No

1

Title

Contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 January 2023

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received from SMEs: 5

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 5

Number of tenders received by electronic means: 6

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

W H Stephens Ltd

Unit 4A Locksley Business Park

BELFAST

BT6 9UP

Email

info@whstephens.com

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Moore Macdonald Partners

Surveyor House, 7 Balloo Court, Balloo Drive

BANGOR

BT19 7AT

Email

steven@mooremacdonaldandpartners.co.uk

Telephone

+44 2890426586

Fax

+44 2890422889

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

THE FCM PARTNERSHIP LTD

UNIT B113 PORTVIEW TRADE CENTRE

BELFAST

BT4 1HE

Email

parmstrong@fcmpartnership.com

Telephone

+44 2890455188

Fax

+44 2890455252

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Harry Rolston Architect Ltd

49 Lisleen Road

BELFAST

BT5 7SU

Email

info@rolstonarchitects.com

Telephone

+44 2890449814

Fax

+44 2890449638

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Qestcon

147 Clonmore Road, Dungannon

Dungannon

BT71 6HX

Email

paul@gestcon.com

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £150,000

Total value of the contract/lot: £150,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Hbainteg

belfast

Country

United Kingdom