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Tender

Provision of Site, Design and Build - North Belfast

Apex Housing Association

F02: Contract notice

Notice identifier: 2021/S 000-011538

Procurement identifier (OCID): ocds-h6vhtk-02b484

Published 24 May 2021, 10:45pm

Section I: Contracting authority

I.1) Name and addresses

Apex Housing Association

10 Butcher Street

Londonderry

BT48 6LS

Contact

Director of Development and Procurement

Email

development@apex.org.uk

Country

United Kingdom

NUTS code

UKN - Northern Ireland

Internet address(es)

Main address

www.apex.org.uk

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

<https://e-sourcingni.bravosolution.co.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://e-sourcingni.bravosolution.co.uk/>

Tenders or requests to participate must be submitted to the above-mentioned 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

Provision of Site, Design and Build - North Belfast

Reference number

DB21-004

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

The Project is for the provision of the delivery of multiple social housing units in areas of acute housing need within the North Belfast Development Area, by means of design and build. Developers must provide the land, design, and construction and ensure completion of the scheme for Apex / Newington in accordance with the DfC Housing Association Guide; Client's Requirements and statutory body requirements.

Apex is inviting Developers, who can demonstrate that they either (i) own the site and can provide clear non-encumbered title to Apex / Newington ; or (ii) have an exclusive arrangement with the Site Owner enabling the transfer of the site to Apex / Newington with clear non-encumbered title, to submit proposals for the provision of social housing on the site. Apex / Newington anticipate that the minimum size of development which it will consider as part of the evaluation is 5 units, however, it reserves, at its sole discretion, the right to contract with a Developer in respect of a site with fewer units.

II.1.5) Estimated total value

Value excluding VAT: £7,500,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

Through this procurement Apex and Newington are seeking to identify one or more Developer(s) for the provision of site(s) in the Development Area together with design and build of social housing on the site. Prospective Developers should note that acceptance will be linked to affordability and the availability of funding. For the purposes of this

procurement, Developers must be able to demonstrate that they either (i) own the site and can on transfer provide clear non-encumbered title to Apex / Newington ; or (ii) have an exclusive arrangement with the Site Owner enabling the transfer of the site to Apex / Newington with clear non-encumbered title.

While Apex is conducting this procurement in its own name and will, subject to paragraph 4.5 of this MoI, be responsible for entering into the contractual relationship with the Developer(s), Newington will be responsible for providing funding to Apex in connection with the scheme(s) and on completion the intention is that the social housing will be part of Newington's housing stock to be managed by Newington going forward.

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: £7,500,000

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

Duration in months

30

This contract is subject to renewal

No

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

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

As stated in the procurement documents

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.1.8) 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

22 June 2021

Local time

1:00pm

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

Duration in months: 12 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

23 June 2021

Local time

1:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

High Court of Justice in Northern Ireland

Belfast

BT1 3JF

Email

office@courtsni.gov.uk

Country

United Kingdom