This is a published notice on the Find a Tender service: <a href="https://www.find-tender.service.gov.uk/Notice/020538-2021">https://www.find-tender.service.gov.uk/Notice/020538-2021</a>

Tender

# CONSTRUCTION PROJECT FOR SOCIAL HOUSING AT GASWORKS, BELFAST

Radius Homes Limited

F02: Contract notice

Notice identifier: 2021/S 000-020538

Procurement identifier (OCID): ocds-h6vhtk-02d7a9

Published 20 August 2021, 10:45pm

## **Section I: Contracting authority**

## I.1) Name and addresses

Radius Homes Limited

**Belfast** 

#### **Email**

Eamonn.McDonnell@radiushousing.org

#### Country

**United Kingdom** 

#### **NUTS** code

UKN - Northern Ireland

#### Internet address(es)

Main address

www.radiushousing.org

## I.3) Communication

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

CONSTRUCTION PROJECT FOR SOCIAL HOUSING AT GASWORKS, BELFAST

Reference number

**RAD/019** 

#### 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

Gasworks - Site A & D

The proposed construction works contract is for a residential development of 94 social housing units over two brownfield sites within the Gasworks Development, Belfast. Development includes 54 GN Houses, 32 GN Apartments, 6 Wheelchair Houses, 2 Wheelchair Apartments and associated servicing, amenity space and other ancillary works.

Site A is adjacent to Cromac Street with a site entrance from Raphael Street, in part this site sits above the Belfast Tunnel.

Site D is located off Stewart Street and is bounded by a trainline to the east.

The complexity of this development includes site clearance, flood mitigation measures, piled foundations, site retention, works above the Belfast Tunnel, remediation, provision of attenuation and pumping station, utility alterations, all engineering services and external site development works.

It is expected ALL social housing units built under this contract will achieve Secured by Design and Lifetime Homes accreditation, the majority will also achieve EPC Rating 'A'. The apartments included within this scheme are additionally designed to Department of Communities, draft City Centre Living Standards and involve the construction of integrated 'winter gardens', increased storage space, increased floor to ceiling heights and additional glazing.

This scheme has been submitted to planning (LA04/2021/1672/O) as part of a hybrid application involving a wider Northern Fringe Development Project in conjunction with Belfast City Council, only the two residential developments will form part of this future tender.

The contract will be for approximately 24 months from date of award and is scheduled to start by March 2022.

#### II.1.5) Estimated total value

Value excluding VAT: £13,300,000

#### II.1.6) Information about lots

This contract is divided into lots: No

#### II.2) Description

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

- 45210000 Building construction work
- 45211100 Construction work for houses
- 45211340 Multi-dwelling buildings construction work

#### II.2.3) Place of performance

**NUTS** codes

UKN - Northern Ireland

Main site or place of performance

Belfast, Northern Ireland

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

Gasworks - Site A & D

The proposed construction works contract is for a residential development of 94 social housing units over two brownfield sites within the Gasworks Development, Belfast. Development includes 54 GN Houses, 32 GN Apartments, 6 Wheelchair Houses, 2 Wheelchair Apartments and associated servicing, amenity space and other ancillary works.

Site A is adjacent to Cromac Street with a site entrance from Raphael Street, in part this site sits above the Belfast Tunnel.

Site D is located off Stewart Street and is bounded by a trainline to the east.

The complexity of this development includes site clearance, flood mitigation measures, piled foundations, site retention, works above the Belfast Tunnel, remediation, provision of attenuation and pumping station, utility alterations, all engineering services and external site development works.

It is expected ALL social housing units built under this contract will achieve Secured by Design and Lifetime Homes accreditation, the majority will also achieve EPC Rating 'A'. The apartments included within this scheme are additionally designed to Department of Communities, draft City Centre Living Standards and involve the construction of integrated 'winter gardens', increased storage space, increased floor to ceiling heights and additional glazing.

This scheme has been submitted to planning (LA04/2021/1672/O) as part of a hybrid

application involving a wider Northern Fringe Development Project in conjunction with Belfast City Council, only the two residential developments will form part of this future tender.

The contract will be for approximately 24 months from date of award and is scheduled to start by March 2022.

#### 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: £1,900,000

#### 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: 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.1.2) 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

## III.2) Conditions related to the contract

#### 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

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

Date

21 September 2021

Local time

12:00pm

#### 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: 6 (from the date stated for receipt of tender)

# **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

Royal Courts of Justice

**Chichester Street** 

Belfast

BT1 3JF

Country

**United Kingdom**