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Tender

CONSTRUCTION PROJECT FOR SOCIAL HOUSING AT DRUMGULLION, ARMAGH ROAD, NEWRY.

Radius Homes Ltd

F02: Contract notice

Notice identifier: 2023/S 000-023233

Procurement identifier (OCID): ocds-h6vhtk-03ee45

Published 9 August 2023, 1:27pm

Section I: Contracting authority

I.1) Name and addresses

Radius Homes Ltd

Hollywood

Email

procurement@radiushousing.org

Country

United Kingdom

Region 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/esop/guest/go/opportunity/detail?opportunityId=56795>

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/esop/guest/go/opportunity/detail?opportunityId=56795>

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

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://e-sourcingni.bravosolution.co.uk/esop/guest/go/opportunity/detail?opportunityId=56795>

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 DRUMGULLION, ARMAGH ROAD, NEWRY.

Reference number

RAD/091

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 proposed construction works contract is for a residential development of 27 social housing units on lands situated to the north of 78 Armagh Road, Newry, BT35 6PW, south of towpath to Bessbrook River/Newry Canal and east of Damolly Retail Park.

Development includes 22 General Needs Houses, 2 General Needs Apartments, 3 Wheelchair Houses, associated siteworks and drainage, roadways, footways, street lighting and provision of a sewage pumping station.

It is expected ALL social housing units built under this contract will achieve Secured by Design and Lifetime Homes accreditation and will also achieve EPC Rating 'B'.

This scheme has planning approval for the construction of 27 homes for social rent (LA07/2016/0631/F) and is pending approval for the amendment of the main access road leading into the site from Drumgullion Avenue (LA07/2023/2497/F). It is anticipated that the amended planning application will be approved before invitations to tender are issued in November 2023.

The contract will be for approximately 18 months from date of award and is scheduled to start by March 2024.

II.1.5) Estimated total value

Value excluding VAT: £4,600,000

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

Newry, Northern Ireland

II.2.4) Description of the procurement

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The contract will be for approximately 18 months from date of award and is scheduled to

start by March 2024.

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: £4,600,000

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

Duration in months

18

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

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

11 September 2023

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

20 November 2023

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