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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): ocids-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](mailto:procurement@radiushousing.org)

#### **Country**

United Kingdom

#### **Region code**

UKN - Northern Ireland

#### **Internet address(es)**

Main address

[www.radiushousing.org](http://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

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## **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**

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.

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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

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## **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

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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: 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)

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## **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