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Tender

CONSTRUCTION PROJECT FOR SOCIAL HOUSING AT GASWORKS, BELFAST

Radius Housing

F02: Contract notice

Notice identifier: 2022/S 000-023737

Procurement identifier (OCID): ocids-h6vhtk-0362cf

Published 25 August 2022, 10:43am

Section I: Contracting authority

I.1) Name and addresses

Radius Housing

Belfast

Email

procurement@radiushousing.org

Country

United Kingdom

NUTS code

UKN - Northern Ireland

Internet address(es)

Main address

<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>

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/067

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 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/NIE 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, 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 (approx. 60.6%) 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 Gasworks Northern Fringe Masterplan Development Project in conjunction with Belfast City Council, only the two residential developments will form part of this future tender. The planning application has been approved by the Belfast City Council Planning Committee (27/6/22) and has now been referred to DfI due to an objection from a statutory consultee. Determination by DfI is anticipated by end January 2023

The contract will be for approximately 24 months from date of award and is scheduled to start by March 2023.

II.1.5) Estimated total value

Value excluding VAT: £15,360,000

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

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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

26 September 2022

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