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Tender

# Construction of Social and Affordable Housing at Newtownabbey

**Apex Housing Association** 

F02: Contract notice

Notice identifier: 2021/S 000-024847

Procurement identifier (OCID): ocds-h6vhtk-02e87c

Published 5 October 2021, 10:45pm

## **Section I: Contracting authority**

### I.1) Name and addresses

Apex Housing Association

10 Butcher Street

Londonderry

BT48 6HL

#### Contact

Director of Development

#### **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

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/

## 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 of Social and Affordable Housing at Newtownabbey

Reference number

AX19-006

#### 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 construction of up to 120 social and affordable homes at former Newtownabbey High School site, Rathcoole Drive, Newtownabbey.

#### II.1.5) Estimated total value

Value excluding VAT: £15,000,000

#### 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

The Project is for the construction of up to 120 social and affordable homes at former Newtownabbey High School site, Rathcoole Drive, Newtownabbey.

The estimated duration of the Contract is 104nr. weeks commencing March 2022 subject to planning approval and NIHE funding being received.

This contract includes the construction of affordable houses, general needs dwellings, generic wheelchair needs dwellings, and complex needs dwellings with associated roads, parking spaces, site works, retaining, drainage and associated site services provision and installation. The works may include:

- Approximately 112nr. houses and apartments (social & affordable for sale)
- Construction on a brownfield, sloping site with existing landscape / planting to be retained (including TPO trees)
- Construction adjacent to existing adopted carriageways and footpaths to be maintained during the contract
- Provision of retaining wall structures adjacent to residential areas, adopted carriageways and footpaths.
- o Temporary support and diversion of existing services; including high voltage NIE cables, BT cables & NIW water mains
- o Connection to existing adopted foul & storm sewers
- o Disposal / removal of existing structures and spoil
- Installation of new services (BT, NIE, NI Water, natural gas)
- Requirement for detailed Traffic Management Plan
- Masonry construction throughout
- Installation of PV panels
- Construction of access roads and on-street parking, to adoptable standards
- Construction to be carried out in restricted sites within an established residential area, neighbouring primary school and commercial premises.
- Construction of Category 1 / active elderly 3 storey apartments.
- Dwelling units designed to Lifetime Homes Criteria and comply with Secure by Design criteria.

- New boundary treatments to existing housing developments
- Construction, landscaping and aboricultural works (including TPO trees).
- Construction of equipped children's play area.
- Construction of Nearly Zero Energy houses.
- Phased handover

#### 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: £15,000,000

#### 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.1.1) 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

Restricted 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

5 November 2021

Local time

1:00pm

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

29 October 2021

#### 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)

## **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

offfice@courtsni.gov.uk

Country

**United Kingdom**