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Tender

## **CONSTRUCTION PROJECT FOR RADIUS HOUSING NEW OFFICE BUILDING AND REFURB OF EXISTING PREMISES.**

Radius Housing

F02: Contract notice

Notice identifier: 2022/S 000-027538

Procurement identifier (OCID): ocds-h6vhtk-0371fa

Published 30 September 2022, 3:09pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Radius Housing

Belfast

#### **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=54970>

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=54970>

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

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

CONSTRUCTION PROJECT FOR RADIUS HOUSING NEW OFFICE BUILDING AND REFURB OF EXISTING PREMISES.

Reference number

RAD/068

#### **II.1.2) Main CPV code**

- 45210000 - Building construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

The proposed construction works contract is for the construction of a new office building located on the previous Habinteg Housing Association site at 18-22 Hibernia Street Hollywood. The works will also include connection into and refurbishment of the existing adjoining Moyra Mitchell premises. In addition, refurbishment works are proposed to the existing Priory Press building directly across Hibernia Street.

Demolition of the Habinteg Building is required under this contract in advance of commencing any works to the combined refurb and new build due to the limited size of the site.

The complexity of this development includes phased decant/demolition/refurbishment works, connection into existing services and M&E systems, removal and replacement of all existing foul and storm drainage to accommodate the proposed development and facilitate new drainage connections, utilities coordination/alteration, discharge of planning conditions, provision of licenses (including street works) and external site works, all within a live urban environment.

The Contractor will be required to appoint their own BREEAM Champion and demonstrate that BREEAM 'Excellent' rating has been achieved on the new build construction and BREEAM 'Very Good' rating has been achieved on the refurbishment works. The project has been registered under BREEAM New Construction 2018

The finishes and FF&E are required to be completed to CAT A+.

The starting date will be agreed following Contract Award and prior to execution of the Contract. The completion date for the whole of the works is 15 months after the starting date. The completion date for Priory Press refurbishment is 6 months after the starting date.

#### **II.1.5) Estimated total value**

Value excluding VAT: £5,500,000

#### **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

Main site or place of performance

Hollywood, Northern Ireland

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

The proposed construction works contract is for the construction of a new office building located on the previous Habinteg Housing Association site at 18-22 Hibernia Street Hollywood. The works will also include connection into and refurbishment of the existing adjoining Moyra Mitchell premises. In addition, refurbishment works are proposed to the existing Priory Press building directly across Hibernia Street.

Demolition of the Habinteg Building is required under this contract in advance of commencing any works to the combined refurb and new build due to the limited size of the site.

The complexity of this development includes phased decant/demolition/refurbishment works, connection into existing services and M&E systems, removal and replacement of all existing foul and storm drainage to accommodate the proposed development and facilitate new drainage connections, utilities coordination/alteration, discharge of planning conditions, provision of licenses (including street works) and external site works, all within a live urban environment.

The Contractor will be required to appoint their own BREEAM Champion and demonstrate that BREEAM 'Excellent' rating has been achieved on the new build construction and BREEAM 'Very Good' rating has been achieved on the refurbishment works. The project has been registered under BREEAM New Construction 2018

The finishes and FF&E are required to be completed to CAT A+.

The starting date will be agreed following Contract Award and prior to execution of the Contract. The completion date for the whole of the works is 15 months after the starting date. The completion date for Priory Press refurbishment is 6 months after the starting date.

#### **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: £5,500,000

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

Duration in months

15

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

1 November 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)

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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