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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): ocids-h6vhtk-0371fa

Published 30 September 2022, 3:09pm

Section I: Contracting authority

I.1) Name and addresses

Radius Housing

Belfast

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=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

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

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

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)

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