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Tender

Competition to appoint Developers to a Framework for the provision of Land, Design and Build.

Alpha Housing NI Ltd

F02: Contract notice

Notice identifier: 2023/S 000-028868

Procurement identifier (OCID): ocds-h6vhtk-0406db

Published 29 September 2023, 4:43pm

Section I: Contracting authority

I.1) Name and addresses

Alpha Housing NI Ltd

Alpha House 6 Edgewater Road

Belfast

BT3 9JQ

Contact

james.wrightalphahousingni.org

Email

info@alphahousingni.org

Telephone

+44 2890787750

Fax

+44 2890787766

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

<https://etendersni.gov.uk/epps/home.do>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etendersni.gov.uk/epps/home.do>

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://etendersni.gov.uk/epps/home.do>

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

Competition to appoint Developers to a Framework for the provision of Land, Design and Build.

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Alpha Housing Association wish to appoint Developers to a Framework for the provision of Land, Design and Build. Subject to the number of satisfactory responses it is expected that up to six (6) Framework Operators will be appointed to deliver land, design team and contractor and ultimately completed housing units. Tenders will be assessed on the basis of Most Economically Advantageous Tender. Following the full evaluation, Tenderers who are successful will be ranked in terms of their overall score for admittance to the Framework. Alpha's minimum expectation is that each proposal for the provision of Land, Design and build for sites must deliver at least 5 units. The estimated value range of the framework is £4600000- £4700000 including VAT over the term.

II.1.5) Estimated total value

Value excluding VAT: £4,700,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45215210 - Construction work for subsidised residential accommodation
- 45000000 - Construction work
- 45400000 - Building completion work
- 71200000 - Architectural and related services
- 45100000 - Site preparation work
- 45300000 - Building installation work

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Alpha Housing Association wish to appoint Developers to a Framework for the provision of Land, Design and Build. Subject to the number of satisfactory responses it is expected that up to six (6) Framework Operators will be appointed to deliver land, design team and contractor and ultimately completed housing units. Tenders will be assessed on the basis of Most Economically Advantageous Tender. Following the full evaluation, Tenderers who are successful will be ranked in terms of their overall score for admittance to the Framework. Alpha's minimum expectation is that each proposal for the provision of Land, Design and build for sites must deliver at least 5 units. The estimated value range of the framework is £4600000- £4700000 including VAT over the term.

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: £4,700,000

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

Duration in days

730

This contract is subject to renewal

Yes

Description of renewals

The anticipated duration of the Framework Agreement will be for an initial period of two (2) years with an option to extend for two (2) further periods of twelve (12) months each.

II.2.10) Information about variants

Variants will be accepted: Yes

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

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 6

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

30 October 2023

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

Tender must be valid until: 28 January 2024

IV.2.7) Conditions for opening of tenders

Date

30 October 2023

Local time

12:30pm

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

ALPHA HOUSING NORTHERN IRELAND LIMITED

Northern Ireland

Country

United Kingdom