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Tender

DFC 4499733 Irish Street Development Scheme

Department for Communities

F02: Contract notice

Notice identifier: 2022/S 000-029809

Procurement identifier (OCID): ocds-h6vhtk-037803

Published 21 October 2022, 3:41pm

Section I: Contracting authority

I.1) Name and addresses

Department for Communities

Causeway Exchange, 1-7 Bedford Street

BELFAST

BT2 7EG

Contact

FAO Procurement Operations Branch

Email

Construct.Info@finance-ni.gov.uk

Telephone

+44 2890816555

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

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://etendersni.gov.uk/epps/cft/prepareViewCfTWS.do?resourceId=4499733>

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/cft/prepareViewCfTWS.do?resourceId=4499733>

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/cft/prepareViewCfTWS.do?resourceId=4499733>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

DFC 4499733 Irish Street Development Scheme

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Contracting Authority is seeking a development proposal for this site known as "Irish Street Development Scheme". The site is located within Downpatrick Town Centre, as defined within the Ards and Down Area Plan and sits adjacent to the Primary Retail Core. The east end of the site falls within Downpatrick Centre Conservation Area, and the complete site lies within an area of Significant Archaeological Potential. The overall objective of this Procurement is to attract high quality development proposals that meet the Authority's objectives for a high quality multi use scheme that is commercially led and provides sustainable urban regeneration. The Contracting Authority recognises the contribution that Developers can make to urban regeneration in terms of innovative high quality design, professional expertise and financing. It is anticipated the appointed Developer will design, build, own and operate this Redevelopment Scheme.

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.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKN0 - Northern Ireland

II.2.4) Description of the procurement

The Contracting Authority is seeking a development proposal for this site known as "Irish Street Development Scheme". The site is located within Downpatrick Town Centre, as defined within the Ards and Down Area Plan and sits adjacent to the Primary Retail Core. The east end of the site falls within Downpatrick Centre Conservation Area, and the complete site lies within an area of Significant Archaeological Potential. The overall objective of this Procurement is to attract high quality development proposals that meet the Authority's objectives for a high quality multi use scheme that is commercially led and provides sustainable urban regeneration. The Contracting Authority recognises the contribution that Developers can make to urban regeneration in terms of innovative high quality design, professional expertise and financing. It is anticipated the appointed Developer will design, build, own and operate this Redevelopment Scheme.

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

75

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

List and brief description of conditions: In order for a Contractor/Consultant to be eligible to participate in this competition they must hold licenses, accreditation or certificates for specific categories and sectors as set out in the Minimum Standards (MSS) documents.

III.1.2) Economic and financial standing

List and brief description of selection criteria

Refer to Minimum Standards (MSS) Documentation

Minimum level(s) of standards possibly required

Refer to Minimum Standards (MSS) Documentation

III.1.3) Technical and professional ability

List and brief description of selection criteria

Refer to Minimum Standards (MSS) Documentation

Minimum level(s) of standards possibly required

Refer to Minimum Standards (MSS) Documentation

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

The Economic Operators' performance on this Contract will be regularly monitored.. As.... part of its contract management procedures, the Contracting Authority will use the Protocol for Managing Poor Supplier. Performance.... contained in Procurement Guidance

Note PGN 01/12 – Contract Management Principles and Procedures. <https://www.financeni.gov.uk/.....publications/procurement-guidance-note-0112-contract-management-principles-and-procedures..> . If an Economic Operator.. has.. received more than one current Notice of Written Warning or a Notice of Unsatisfactory Performance, the Contracting Authority,..... at its... discretion,.. can consider an Economic Operator's exclusion from future procurements, being undertaken. on behalf of bodies..... covered... by the.. Northern Ireland Public Procurement Policy (NIPP), for a minimum period of 12 months or. 3 years respectively A. list. of bodies.. subject to Northern Ireland Public Procurement Policy can be viewed at: .. <https://www.financeni.gov.uk/articles/.listpublicbodies-...whichni-public-procurement-policy-applies>

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open 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

17 February 2023

Local time

3:00pm

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: 16 August 2023

IV.2.7) Conditions for opening of tenders

Date

17 February 2023

Local time

3:30pm

Place

via CPDs eTendersNI Tender Procurement Portal

Information about authorised persons and opening procedure

Tenders will be opened by the appropriate numbers of staff of CPD's Procurement Operations Branch

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

A. In relation to Section II.1.5, the Land Value is estimated to be £495,000.00, Works anticipated between £5m - £15m. . B. In relation. to Section II.2.7, the works and contract duration is an estimate and subject to the criteria stated in the procurement documents.. . . C. The Authority expressly reserves the right (a) not to award any Contract as a result of the procurement process commenced by. publication of this notice; (b) To make whatever changes it may see fit to the content and structure of the tendering competition; and in. no circumstances will the Authority be liable for any costs incurred by candidates participating in this competition. Contracts awarded as. a result of this procurement process shall be considered as a contract made in Northern Ireland and subject to the exclusive jurisdiction. of the Northern Ireland Courts. The Contracting Authority reserves the right not to award any contracts as a result of this competition.. The process may be terminated or suspended at any time without cost or liability to the Contracting Authority. While it intends to do so,. the Contracting Authority does not bind itself or others to enter into any contract arising out of the procedures envisaged by this notice.. No contractual rights expressed or implied arise out of the notice or procedures envisaged by it. The Contracting Authority reserves the. right to vary its requirements and the procedures relating to the conduct of the award process. The Contracting Authority shall disqualify. any Economic Operator which is ineligible under Regulation 57 of the Public Contracts Regulations (PCR) (subject to any overriding public. interest requirement) and reserves the right to disqualify any organisation which: (a) Provides information or confirmations which later. prove to be untrue or incorrect; (b) Does not supply the information within the timescale required by this notice or by the Invitation to. Tender Documentation or as otherwise required during the process. . . Instructions on how to submit a tender; - Suppliers must be. registered on the Contracting Authorities e-procurement portal, eTendersNI available on the following link: <https://etendersni.gov.uk/epps/home.do> . . All suppliers should follow the instructions on how to submit a tender within the Introduction and Brief Explanation. document held within the documents area for this procurement on the eTendersNI portal..

VI.4) Procedures for review

VI.4.1) Review body

Department of Finance, Central Procurement Directorate Procurement Operations Branch

Department of Finance, Central Procurement Directorate Procurement Operations Branch

Clare House, 303 Airport Road West

Belfast

BT3 9ED

Email

construct.info@finance-ni.gov.uk

Telephone

+44 2890816555

Country

United Kingdom

Internet address

<https://www.finance-ni.gov.uk/contact>

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Precise information on deadline(s) for review procedures: This procurement. is governed by the Public Contracts Regulations 2015 and provides for economic operators who have suffered, or who risk suffering, loss, or damage, as a consequence of an alleged breach of the duty owed in accordance with Regulation 91 to start proceedings in the High Court. A standstill period will commence at the point information on the award of the contract is communicated to tenderers. That notification will provide information on the award decision. The standstill period, which will be for a minimum of 10 calendar days,. provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into. Any proceedings relating to. any perceived non-compliance with the relevant law must be started within 30 days, beginning with the date when the economic operator. first knew, or ought to have known that grounds for starting the proceedings had arisen. (A court may extend the time limit to 3 months, where the court considers that there is a good reason for doing so).