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Tender

## **Construction of Social and Affordable Housing at Ballinderry Road, Lisburn**

Apex Housing Association

F02: Contract notice

Notice identifier: 2021/S 000-030157

Procurement identifier (OCID): ocds-h6vhtk-02fd44

Published 3 December 2021, 10:45pm

The closing date and time has been changed to:

**14 January 2022 - no time specified**

See the [change notice](#).

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

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

Apex Housing Association

Londonderry

#### **Contact**

Director of Development

#### **Email**

[development@apex.org.uk](mailto:development@apex.org.uk)

#### **Country**

United Kingdom

**NUTS code**

UKN - Northern Ireland

**Internet address(es)**

Main address

[www.apex.org.uk](http://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 Ballinderry Road, Lisburn

Reference number

AX16-010

#### **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 130 social and affordable homes at Ballinderry Road, Lisburn

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

Value excluding VAT: £16,100,000

#### **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 130 social and affordable homes at Ballinderry Road, Lisburn.

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 124nr. houses and apartments (social & affordable for sale)
- Construction on a brownfield, sloping site with existing landscape / planting to be retained
- 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
  - o Works in close proximity to culvert / stream
- Installation of new services (BT, NIE, NI Water, natural gas)
- Requirement for detailed Traffic Management Plan
- Masonry and timber frame construction
- 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

gold criteria

- New boundary treatments to existing housing developments
- Construction, landscaping and arboricultural works
- 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: £16,100,000

#### **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

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## **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

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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: Yes

### **IV.2) Administrative information**

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Originally published as:

Date

7 January 2022

Local time

1:00pm

Changed to:

Date

14 January 2022

See the [change notice](#).

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

28 January 2022

**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)

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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**

High Court of Justice in Northern Ireland

Belfast

BT1 3JF

Email

[office@courtsni.gov.uk](mailto:office@courtsni.gov.uk)

Country

United Kingdom