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Tender

City Quays 4 Private Residential Apartments

Belfast Harbour

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-049906

Procurement identifier (OCID): ocds-h6vhtk-0564ff ([view related notices](#))

Published 19 August 2025, 3:36pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

The deadline for enquiries has been extended to 5pm on 26 August 2025.

The deadline for requests to participate has been extended to 12pm on 05 September 2025.

Scope

Description

BHC is seeking expressions of interest from contractors who are interested in tendering for the design and construction of a multi-story residential apartment scheme at City Quays, Belfast Harbour. The scheme comprises 256 apartments in a range of sizes including studios, 1 and 2 bedroom apartments housed in a 23 story tower with a lower 12 story element.

The approximate gross floor area is 20,400 m²/219,585 sq ft. The building will have piled substructures and a reinforced insitu concrete frame together with external cladding and glazed windows. The apartments will be fully finished and furnished ready for the letting market.

It is intended that the procurement of the contractor for this project will follow a two-stage novated design and build approach including a Pre-Construction Services Agreement (PCSA). The project has an estimated 9 month PCSA duration and a 24 month Construction Period and the Contract dates set out below therefore reflect that overall estimated duration.

BHC is progressing the City Quays 4 project with the intention of working with development/capital investors to fund its delivery and may therefore complete the development through a special purpose vehicle ("SPV") with its co-investor(s). As such, whilst this procurement process has been issued, and will be conducted, by BHC, Applicants should note that:

- either BHC or the SPV may enter into the PCSA and/or the final construction contract for the works (and any associated contract documents) with the successful contractor;
- if BHC enters into the PCSA and/or the final construction contract for the works (or any associated contract documents) with the successful contractor, it shall be entitled to novate any of those contracts to the SPV;
- BHC shall be entitled to share any information obtained from Applicants at any stage of this process and any other information regarding this procurement process and project with the SPV and BHC's co-investor(s); and
- the SPV and BHC's co-investor(s) may provide input into/be involved in the procurement process following shortlisting of successful Applicants at this PQQ stage.

Further information regarding establishment of the SPV and BHC's proposed delivery and contracting approach will be provided to shortlisted Applicants as part of the Invitation to Tender documentation. Applicants are also referred to the terms of the draft contract documents which have been made available with the pre-qualification documents available at the weblink provided in this notice.

Further information regarding this opportunity and staged approach to the project is also available within the pre-qualification documents available at the weblink provided in this notice.

Total value (estimated)

- £50,000,000 excluding VAT
- £60,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 February 2026 to 1 November 2028
- 2 years, 9 months, 1 day

Main procurement category

Works

CPV classifications

- 45110000 - Building demolition and wrecking work and earthmoving work
- 45210000 - Building construction work
- 45220000 - Engineering works and construction works
- 45260000 - Roof works and other special trade construction works
- 45310000 - Electrical installation work
- 45320000 - Insulation work

- 45330000 - Plumbing and sanitary works
- 45340000 - Fencing, railing and safety equipment installation work
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator

Contract locations

- UKN06 - Belfast

Participation

Legal and financial capacity conditions of participation

Conditions of Participation are as stated in the Pre-Qualification Questionnaire

Technical ability conditions of participation

Conditions of Participation are as stated in the Pre-Qualification Questionnaire

Submission

Enquiry deadline

26 August 2025, 5:00pm

Submission type

Requests to participate

Deadline for requests to participate

5 September 2025, 12:00pm

Submission address and any special instructions

Requests to participate (i.e. completed Pre-Qualification Questionnaires) must be submitted by email to tendersfc@belfast-harbour.co.uk in accordance with the instructions specified in the Pre-Qualification Questionnaire.

The pre-qualification documents are available for unrestricted and full direct access, free of charge at <https://www.belfast-harbour.co.uk/corporate/tenders>.

Applicants who wish to participate in this tender process will be required to provide their contact details before downloading the pre-qualification documents. Applicants who fail to provide their details to BHC or register in this manner will not receive any clarifications or updated information provided by BHC during the tender process.

Applicants are advised not to include marketing information, brochures or links to other documents within their Pre-Qualification Questionnaire responses.

Emails which contain suspicious contents or links to third party servers or websites may be quarantined or rejected by the BHC email filtering systems.

It is the Applicant's responsibility to ensure that a delivery receipt is received for Pre-Qualification Questionnaire submissions.

BHC does not accept any responsibility for the premature opening or mishandling of PQQ documents that are not submitted in accordance with these instructions.

Tenders may be submitted electronically

No

Languages that may be used for submission

English

Suppliers to be invited to tender

Maximum 6 suppliers

Selection criteria:

Subject to a sufficient number of compliant responses being received, BHC intends (according to the process described in the Pre-Qualification Questionnaire) to invite a maximum of the top 6 (six) ranked compliant Applicants to the invitation to tender stage of the process, provided that BHC, acting at its discretion, reserves the right to invite less than 6 (six) Applicants to tender.

Where there is a tie for 6th (sixth) place, all Applicants in 6th (sixth) place will be invited to tender. For the purposes of this exercise, a tie for 6th (sixth) place is deemed to occur where two or more Applicants have identical scores.

Award decision date (estimated)

15 January 2026

Award criteria

Name	Description	Type	Weighting
Quality	Quality	Quality	60%
Tender Price	Price	Price	40%

Other information

Payment terms

Refer to draft Conditions of Contract.

Contract value is estimated between £40-50 million (ex VAT). The Total value stated above therefore represents the upper end of BHC's best estimate of the total potential cost of the contract.

Applicants should note that:

- BHC reserves the right to require bonds, deposits, guarantees or other forms of security to ensure proper contractual performance. The financial capacity conditions of participation for this tender process (as set out in the Pre-Qualification Questionnaire) also set out specific requirements in this regard.
- Subject to the status and involvement of the parties, BHC may require the parties to commit to joint and several liability in respect of the contract. Alternatively, BHC may require the lead operator to take total responsibility or a consortium to form a legal entity before entering into any contract.

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Utilities

Competitive flexible procedure description

It is anticipated that the tender process will proceed through the following stages:

1. Tender Notice published and pre-qualification documentation made available.
2. Pre-Qualification submissions evaluated and shortlist of Applicants selected.
3. Invitation to tender and associated documents issued to shortlisted Applicants.
4. Tender submissions evaluated.
5. Optional BAFO/value engineering stage.
6. BAFO submissions (if requested) evaluated.
7. Issue assessment summaries and publish contract award notice
8. Standstill period
9. PCSA contract award finalised

BHC reserves the right at any time to:

- Reject any or all responses and to cancel or withdraw from this tender process at any time;
- Award a contract without prior notice;

- Change the basis of, the procedures and timescales set out or referred to within the tender documents;
- Require a bidder to clarify any submissions in writing and/or to provide additional information.

The costs of responding to this notice and participation in this process will be borne by each bidder. All discussions and correspondence will be deemed strictly subject to contract until a formal contract is entered into. The formal contract shall not be binding until it has been signed and dated by the duly authorised representatives of both parties.

If at any time during the tender process or post award it comes to the attention of BHC (by whatever means) that a supplier has become 'excluded' or 'excludable' (as defined by section 57 of the Procurement Act 2023) BHC, after complying with its obligations under the Procurement Act 2023, reserves the right to exclude that supplier from the procurement process or terminate any contract awarded to that supplier.

Applicants are advised that BHC has appointed certain independent professional services firms to act on its behalf in relation to this procurement process, as named in the Pre-Qualification Questionnaire. Given these parties' prior involvement in the preparation for and/or during the procurement process, none of these parties may be part of an Applicant's team or advisors in relation to this procurement process. Applicants must not contact these parties, directly or indirectly, with a view to obtaining information in relation to this procurement process.

All requests for clarification must be submitted strictly in accordance with the clarification procedure set out in this document.

Documents

Associated tender documents

<https://www.belfast-harbour.co.uk/corporate/tenders>

List of associated tender documents is provided in the Pre-Qualification Questionnaire, which is available at <https://www.belfast-harbour.co.uk/corporate/tenders>

Contracting authority

Belfast Harbour

- Public Procurement Organisation Number: PGGW-7911-WZGZ

Harbour Office, Corporation Square

Belfast

BT1 3AL

United Kingdom

Email: t.engineers@belfast-harbour.co.uk

Region: UKN06 - Belfast

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)

Devolved regulations that apply: Northern Ireland