

National Development Finance Agency

Project Barrow Social Housing Technical Advisor & Assigned
Certification Services

April 2020

Private & Confidential - Commercially Sensitive



Gníomhaireacht Bainistíochta an Chisteáin Náisiúnta
National Treasury Management Agency

Project Barrow Social Housing Design & Build Contract

Agenda

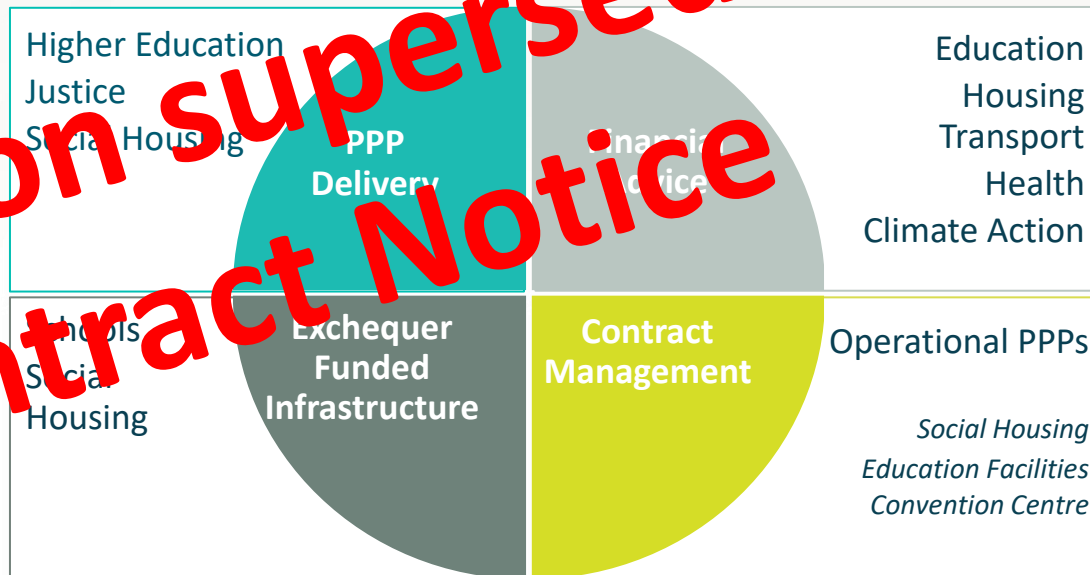
1. Introductions
2. NDFA Role & Functions
3. Project Barrow Overview & Site
4. Scope of services
5. Procurement & Contracting Strategy
6. General Notes and Q&A



Project Barrow Social Housing Design & Build Contract

2. NDFA Role & Functions

- ▶ The National Development Finance Agency (NDFA) provides financial advisory, procurement and project delivery services to State Authorities on public infrastructure projects.
- ▶ Procurement and delivery:
 - Public Private Partnership Projects (PPPs) for State Authorities (*with certain exceptions such as Transport Infrastructure Ireland*)
 - Exchequer funded (non-PPP) schools on behalf of the Department of Education and Youth (DoEY) and Social Housing on behalf the Department of Housing, Local Government and Heritage (DoHLGH) and various Local Authorities (LAs)



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3. Project Barrow Overview

Site	Local Authority	No. of Units
Shangan Road, Ballymun, Dublin 9	Dublin City Council	93
Collins Avenue, Whitehall, Dublin 9	Dublin City Council	83
Ready Mix Site, East Wall Road, Dublin 3	Dublin City Council	68
Andrew, Athy, Co. Kildare	Kildare County Council	73
Total Units		317

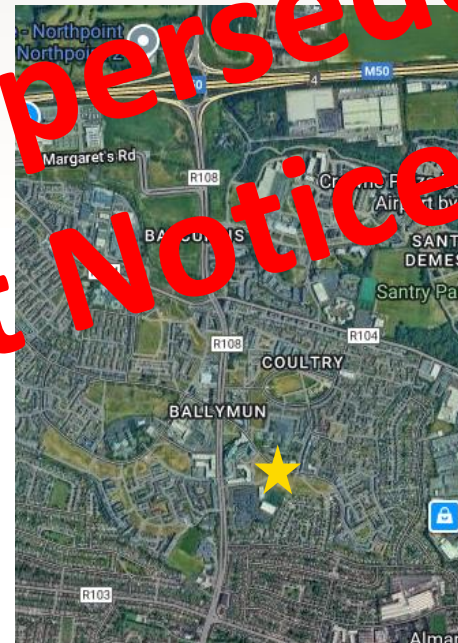
- ▶ There is a mix of greenfield (Athy), brownfield (Ballymun, Whitehall) and contaminated sites (East Wall) within Project Barrow.
- ▶ It is currently anticipated that the sites will include creche/community facilities and ancillary facilities on the sites, including but not limited to building entrances, sites access, estates roads, footpaths, parking areas, open spaces, playground areas and landscaping.
- ▶ All sites within the Project Barrow have full planning permission, fire and disability access certification and will be delivered by way of a design and build contract(s) (PWCF2).



3. Sites – Ballymun, Dublin 9

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Apartment Unit Mix	Number of Apartments
1 bed unit (2p)	67
2 bed unit (3p)	6
	Total 73 apartments
Duplex Unit Mix	Number of Duplexes
2 bed unit (3p)	4
	Total 4 Duplexes
House Unit Mix	Number of Houses
2 bed house (4p)	6
3 bed house (5p)	6
3 bed house (6p)	2
4 bed house (7p)	2
	Total 16 houses



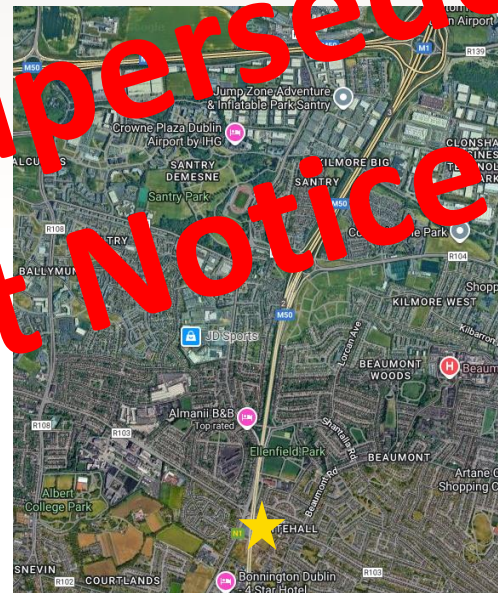
3. Sites – Ballymun, Dublin 9



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3. Sites – Whitehall, Dublin 9

Apartment Unit Mix	Number of Apartments
1 bed unit (2p)	41
1 bed unit (3p)	1
2 bed unit (4p)	26
3 bed unit (5p)	4
3 bed unit (6p)	8
Total 80 apartments	
Duplex Unit Mix	Number of Duplexes
2 bed unit (3p)	3
Total 3 Duplexes	
Site Area	1.07 Hectares
Unit Density	78 units per Hectare



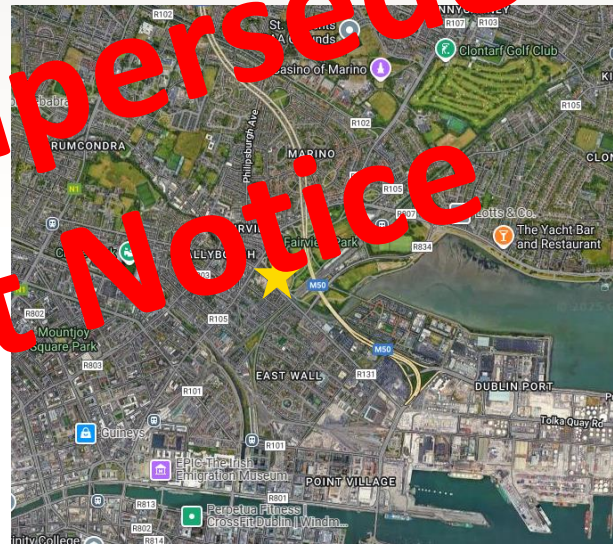
3. Sites – Whitehall, Dublin 9



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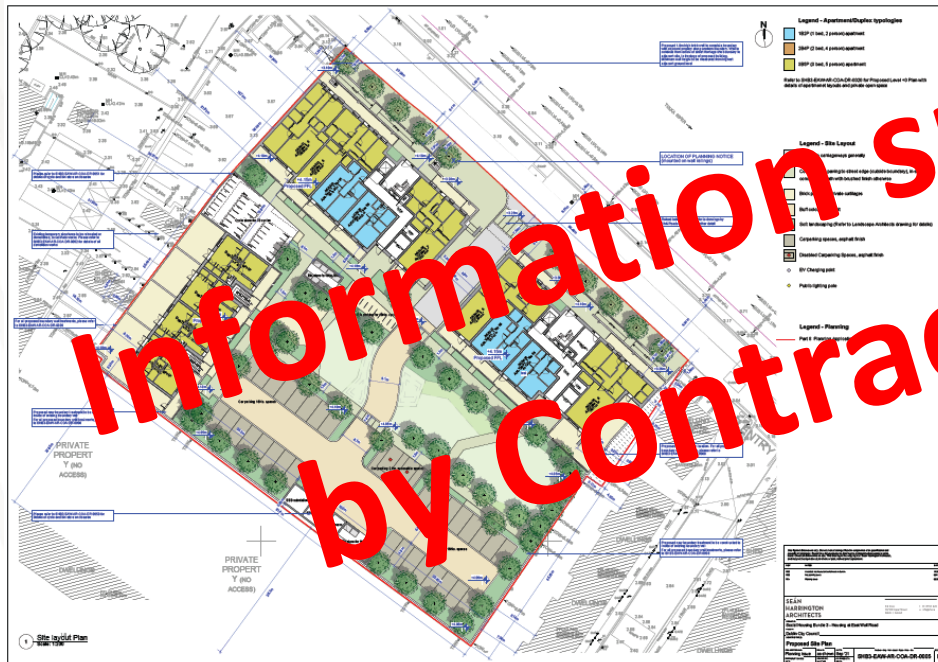
3. Sites – East Wall, Dublin 3

Apartment Unit Mix	Number of Apartments
1 bed unit (2p)	13
2 bed unit (4p)	28
3 bed unit (5p)	47
	Total 88 Apartments
Duplex Unit Mix	Number of Duplexes
1 bed unit (2p)	4
2 bed unit (5p)	4
	Total 8 Duplexes
Site Area	0.55 Hectares
Unit Density	124 units per Hectare



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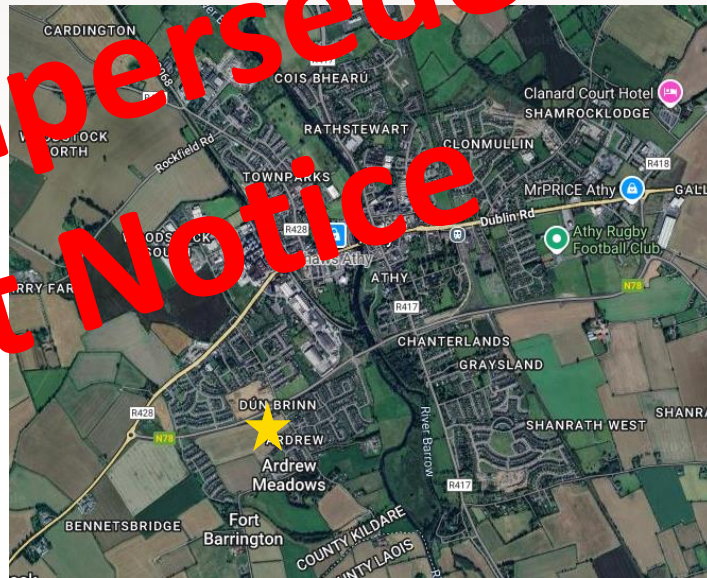
3. Sites – East Wall, Dublin 3



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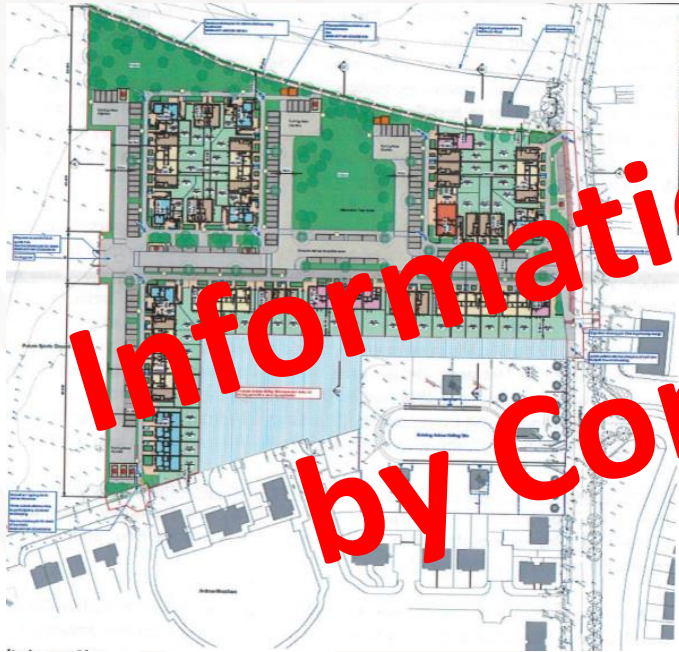
3. Sites – Athy, Co. Kildare

Apartment Unit Mix	Number of Apartments
1 bed unit (2P)	18
2 bed unit (4P)	1
	Total 19 apartments
Houses Unit Mix	Number of Houses
1 bed house (Bungalow) (2P)	4
2 bed house (4P)	24
3 bed house (5P)	1
4 bed house (7P)	1
	Total 30 houses
Site Area	2.43 Hectares
Unit Density	30 units per Hectare



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3. Sites – Athy, Co. Kildare



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4. Technical Advisory Services

- ▶ The technical advisory services required to support the successful delivery of the Project Barrow Social Housing D&B Contract include Assigned Certifier (AC), contract administration (Employer's Representative (ER)) and construction stage technical advisory (TA) services.
- ▶ It is proposed to award two separate contracts as follows:
 - Lot 1: ER/TA services
 - Lot 2: AC services



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4. Scope of Services – Employers Representative/Technical Advisor

- ▶ The TA shall act as ER under the relevant public works contract.
- ▶ Construction Stage - the TA shall provide technical support and advisory services to the NDFA to include ongoing review and monitoring of the Contractor's detailed design development against the Works Requirements and its Tender proposal.
- ▶ Defects Period and final certificate – on completion of the works, the TA shall secure from the Contractor all necessary certificates, certification documentation, testing and commissioning documents, handover information, opinions of compliance, aftercare services and all other relevant documentation as set out in the Works Requirements.



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4. Scope of Services – Assigned Certifier

- ▶ Inspect and co-ordinate the implementation of the Inspection Plan and inspection activities of others during construction.
- ▶ Act as the single point of contact with the Building Control Authority during construction, to certify the building or works on completion in accordance with the Building Control (Amendment) Regulations.
- ▶ Provide and sign the relevant statutory certificates.

**Information superseded
by Contract Notice**



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5. Procurement & Contract Strategy Overview – Open Procedure



- Prior Information Notice (PIN) – PIN was issued to notify the market that the NDA intends to procure the service for Project Barrow.
- Market Engagement - a market engagement exercise will take place to gauge market appetite.
- Contract Notice (CN) – a CN will be issued to commence the tender process.
- The Lot 1 and Lot 2 contracts will be awarded to the top scoring (first ranked) tenderer for each Lot in accordance with the tender documentation.

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5. Procurement & Contract Strategy Overview – Open Procedure

► Proposed SAQ Requirements

Contracting Authority	NDFA (also potentially HFL, H and LA's).
Estimated Value	TBC in Contract Notice
Form of contract	OID Standard Conditions of Engagement for Consulting Services
Minimum average turnover for previous financial year	Lot 1: ER/TA services – TBC Lot 2: AC services – TBC
Tender Quality vs Price split	circa 50-70% quality/technical and circa 30-50% financial.
Technical Evaluation	Tenderer to provide CV's & evidence of previous experience.
Insurance Requirements	PI, PL & EL.
Contract Notice/Tender Completion	April/May 2026
Award Contract	August 2026



Project Barrow Social Housing Design & Build Contract

6. General Notes

- ▶ Tender and other costs associated with participation in the competition will be a matter for each tenderer and it is not intended that any form of bid cost compensation regime will apply.
- ▶ Further information will be published with the documentation accompanying the contract notice.
- ▶ The information in this document is indicative only. The NDFA reserves the right to amend, alter or vary the information including, without limitation, the selection criteria when publishing the contract notice and the associated documents, or at any other stage during the tender process.
- ▶ The “projects” section of the NDFA website www.ndfa.ie will be updated from time to time so prospective participants are advised to visit it regularly.
- ▶ Interested parties are invited to express their interest by confirming via email to ProjectBarrowInfo@ntma.ie
- ▶ Any enquiries from interested parties must be directed to ProjectBarrowInfo@ntma.ie



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6. Q&A

**Information superseded
by Contract Notice**



Thank you

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