

Ireland: Construction work

Development of 26 No. Social Housing Units at Clontead More, Coachford Co. Cork and 26 No. Social Housing Units at Liscahane, Millstreet, Co. Cork on a Design and Build basis for Cork County Council

Contract or concession award notice – standard regime

1 Buyer

1.1 Buyer

Official name: Cork County Council

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2 Procedure

2.1 Procedure

Title: Development of 26 No. Social Housing Units at Clontead More, Coachford Co. Cork and 26 No. Social Housing Units at Liscahane, Millstreet, Co. Cork on a Design and Build basis for Cork County Council

Description: The scheme (The Works) comprise of the Construction of 26 No. Social Housing Units (10 No. Apartments in 2 No. Blocks and 16 No. Terraced Houses in 5 No. Blocks) in Liscahane, Millstreet and 26 No. Social Housing Units (8 No. Apartments in 2 No. Blocks and 18 No. Terraced Houses in 4 No. Blocks) in Clontead More, Coachford on a Design and Build Basis including associated Mechanical and Electrical Services Installations and all External and Site Development Works as per exemplar Drawings, Specifications and other documents which form part of the Tender Documents/Works Requirements. Tender Contractors will be required to include for performing the roles of Designer, Main Contractor, Project Supervisor Design Process (PSDP) and Project Supervisor Construction Stage (PSCS) for all Design and Construction Disciplines. In particular, the Main Contractor will be required to comply with the code of practice for inspecting and certifying buildings and works as defined in SI No.9 of 2014 Building Control (Amendment) Regulations (BCAR) 2014 to include the roles of Design Certifier and Ancillary Certifiers. Tendering Contractors are to include for performing the role as Designers, Main Contractor, PSDP and PSCS including all Design and Construction Disciplines and for completing all works detailed and outlined within the full suite of tender documents (including but not limited to: Demolitions/Alterations; Diversion of services; Necessary Temporary Works; Substructures; External Walls; Internal Walls; Roof and Structural Frame; External Wall Completions/Windows/Doors; Internal Wall Completions; Roof Completions; Suspended Ceilings and Ceiling Finishes; Wall Finishes Externally; Wall Finishes Internally; Floor Finishes; Roof Finishes; Rainwater Disposal; Mechanical Installations; Electrical Installations; Sanitary Ware and Hygiene Fittings; Built-in Fittings; Airtightness Testing; Sound Testing; Ventilation Validation; External Works; Site Development and Ancillary Works; Safety and Health; and all necessary co-ordination and management).

Procedure identifier: d1e42cc7-e470-44b1-94fe-c94c15829925

Previous notice: e7ba489a-29a1-4313-adc2-33cda14b5734-01

Type of procedure: Open

The procedure is accelerated: no

Justification for the accelerated procedure:

Main features of the procedure:

2.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45211000 Construction work for multi-dwelling buildings and individual houses
Additional classification (cpv): 45211100 Construction work for houses
Additional classification (cpv): 45211300 Houses construction work

2.1.2 Place of performance

Country subdivision (NUTS): South-West (IE053)
Country: Ireland

2.1.3 Value

Estimated value excluding VAT: 13 500 000 Euro

2.1.4 General information

Legal basis:
Directive 2014/24/EU

5 Lot

5.1 Lot technical ID: LOT-0001

Title: Development of 26 No. Social Housing Units at Clontead More, Coachford Co. Cork and 26 No. Social Housing Units at Liscahane, Millstreet, Co. Cork on a Design and Build basis for Cork County Council

Description: The scheme (The Works) comprise of the Construction of 26 No. Social Housing Units (10 No. Apartments in 2 No. Blocks and 16 No. Terraced Houses in 5 No. Blocks) in Liscahane, Millstreet and 26 No. Social Housing Units (8 No. Apartments in 2 No. Blocks and 18 No. Terraced Houses in 4 No. Blocks) in Clontead More, Coachford on a Design and Build Basis including associated Mechanical and Electrical Services Installations and all External and Site Development Works as per exemplar Drawings, Specifications and other documents which form part of the Tender Documents/Works Requirements. Tender Contractors will be required to include for performing the roles of Designer, Main Contractor, Project Supervisor Design Process (PSDP) and Project Supervisor Construction Stage (PSCS) for all Design and Construction Disciplines. In particular, the Main Contractor will be required to comply with the code of practice for inspecting and certifying buildings and works as defined in SI No.9 of 2014 Building Control (Amendment) Regulations (BCAR) 2014 to include the roles of Design Certifier and Ancillary Certifiers. Tendering Contractors are to include for performing the role as Designers, Main Contractor, PSDP and PSCS including all Design and Construction Disciplines and for completing all works detailed and outlined within the full suite of tender documents (including but not limited to: Demolitions/Alterations; Diversion of services; Necessary Temporary Works; Substructures; External Walls; Internal Walls; Roof and Structural Frame; External Wall Completions/Windows/Doors; Internal Wall Completions; Roof Completions; Suspended Ceilings and Ceiling Finishes; Wall Finishes Externally; Wall Finishes Internally; Floor Finishes; Roof Finishes; Rainwater Disposal; Mechanical Installations; Electrical Installations; Sanitary Ware and Hygiene Fittings; Built-in Fittings; Airtightness Testing; Sound Testing; Ventilation Validation; External Works; Site Development and Ancillary Works; Safety and Health; and all necessary co-ordination and management).

Internal identifier: 0

5.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work
Additional classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45211000 Construction work for multi-dwelling buildings and individual houses
Additional classification (cpv): 45211100 Construction work for houses
Additional classification (cpv): 45211300 Houses construction work

5.1.2 Place of performance

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Additional information:

5.1.5 Value

Estimated value excluding VAT: 13 500 000 Euro

5.1.6 General information

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7 Strategic procurement

Aim of strategic procurement: Fulfilment of social objectives

Description: Provision of Social Housing

Social objective promoted: Accessibility for all

5.1.8 Accessibility criteria

Accessibility criteria for persons with disabilities are included

5.1.10 Award criteria

Criterion:

Type: Price

Name:

Description: Price at 40%

Category of award threshold criterion: Weight (percentage, exact)

Award criterion number: 40

Criterion:

Type: Quality

Name:

Description: Quality at 60%

Category of award threshold criterion: Weight (percentage, exact)

Award criterion number: 60

Description of the method to be used if weighting cannot be expressed by criteria:

Justification for not indicating the weighting of the award criteria:

5.1.12 Terms of procurement

Information about review deadlines: 14 Standstill Period as outlined in Notification Letters

5.1.15 Techniques

Framework agreement:

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16 Further information, mediation and review

Review organisation: The High Court of Ireland -

Information about review deadlines: 14 Standstill Period as outlined in Notification Letters

Organisation providing offline access to the procurement documents: Cork County Council -

6 Results

Value of all contracts awarded in this notice: 12 991 845 Euro

6.1 Result lot Identifier: LOT-0001

At least one winner was chosen.

6.1.2 Information about winners

Winner:

Official name: Cumnor Construction Ltd

Tender:

Tender identifier: 000068482

Identifier of lot or group of lots: LOT-0001

Value of the tender: 12 991 845 Euro

Subcontracting: No

Contract information:

Identifier of the contract: 417924

Date of the conclusion of the contract: 09/12/2024

6.1.4 Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 4

8 Organisations

8.1 ORG-0001

Official name: Cork County Council

Registration number: 0007458M

Postal address: County Hall, Carrigrohane Road, Cork

Town: Cork

Postcode: T12 R2NC

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Email: Micheal.brosnan@corkcoco.ie

Telephone: 0858720198

Internet address: <https://www.corkcoco.ie/en>

Buyer profile: <https://www.corkcoco.ie/en>

Roles of this organisation:

Buyer

Organisation providing offline access to the procurement documents

8.1 ORG-0002

Official name: Cumnor Construction Ltd

Registration number: 30446

Postal address: Stoneview Blarney Co Cork

Town: Cork

Postcode: T23YN60

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Email: cumnor@cumnor.ie

Telephone: 0214381104

Internet address: www.cumnor.ie

Roles of this organisation:

Tenderer

Winner of these lots: LOT-0001

8.1 ORG-0003

Official name: The High Court of Ireland

Registration number: The High Court of Ireland

Department: The High Court of Ireland

Postal address: Four Courts, Inns Quay, Dublin 7

Town: Dublin

Postcode: D07 WDX8

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: HighCourtCentralOffice@courts.ie

Telephone: +353 1 8886000

Roles of this organisation:

Review organisation

8.1 ORG-0004

Official name: European Dynamics S.A.

Registration number: 002024901000

Department: European Dynamics S.A.

Town: Athens

Postcode: 15125

Country subdivision (NUTS): Βόρειος Τομέας Αθηνών (EL301)

Country: Greece

Email: eproc-esender@eurodyn.com

Telephone: +30 2108094500

Roles of this organisation:

TED eSender

11 Notice information

11.1 Notice information

Notice identifier/version: 8052222a-ff49-446e-96ce-2119f385e099 - 01

Form type: Result

Notice type: Contract or concession award notice – standard regime

Notice dispatch date: 01/04/2025 12:08 +01:00

Languages in which this notice is officially available: English

11.2 Publication information