

IRELAND: CONSTRUCTION WORK SOCIAL HOUSING PPP BUNDLE(S) 4, 5, 6 & 7

Prior information notice or a periodic indicative notice used only for information

1 Buyer

1.1 Buyer

Official name: National Development Finance Agency

Legal type of the buyer: Body governed by public law, controlled by a central government authority

Activity of the contracting authority: General public services

2 Procedure

2.1 Procedure

Title: Social Housing PPP Bundle(s) 4, 5, 6 & 7

Description: This is a Prior Information Notice (PIN) and not a call for competition; 1. Short Description The National Treasury Management Agency (describing itself as the National Development Finance Agency) (the "NDFA") as agent for and on behalf of the Department of Housing, Local Government and Heritage ("DHLGH") intends to procure by Public Private Partnership ("PPP"), the design, build, finance, operation and maintenance of a number of further bundles of social housing developments in Ireland as part of the next phase of the Government's social housing public-private-partnership programme (the "Programme"). The purpose of this notice is to provide an update in relation to the next bundles to be procured by the NDFA for the Programme.

2.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 50000000 Repair and maintenance services

Additional classification (cpv): 50700000 Repair and maintenance services of building installations

Additional classification (cpv): 50710000 Repair and maintenance services of electrical and mechanical building installations

Additional classification (cpv): 70333000 Housing services

Additional classification (cpv): 71000000 Architectural, construction, engineering and inspection services

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71311000 Civil engineering consultancy services

Additional classification (cpv): 71312000 Structural engineering consultancy services

Additional classification (cpv): 71317200 Health and safety services

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 71321000 Engineering design services for mechanical and electrical installations for buildings

Additional classification (cpv): 71334000 Mechanical and electrical engineering services

Additional classification (cpv): 71540000 Construction management services

Additional classification (cpv): 79993000 Building and facilities management services

Additional classification (cpv): 79993100 Facilities management services

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

Additional classification (cpv): 45211340 Multi-dwelling buildings construction work

Additional classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 45215210 Construction work for subsidised residential accommodation

Additional classification (cpv): 45215214 Residential homes construction work

Additional classification (cpv): 45233226 Access road construction work

2.1.4 General information

Additional information: 2. Additional Information 2.1 Background: The Programme consists of bundles of social housing developments on sites around Ireland, and includes the provision of maintenance, upkeep and tenancy management services over a 25-year period following completion of the construction period, after which the developments are handed back to the relevant local authority. Bundles 1 & 2 were delivered in 2020 and 2021 and are currently in the operational phase. Bundle 3 is currently in the procurement phase and planning consent has been granted for all sites in this bundle. 2.2 Social Housing PPP Bundles 4, 5, 6 & 7: Over the course of 2022 and 2023, the Minister for Housing, Local Government and Heritage, Darragh O'Brien, announced the launch of Bundles 4, 5, 6 and 7 of the Programme. The stakeholders involved in these projects include the DHLGH, the relevant local authorities in whose functional areas the sites are located and the NDFA. Technical advisory teams have been appointed for Bundles 4 and 5 and the sites within these bundles have been progressing through design development stages. The next bundle to be procured will comprise those sites that are most advanced through the statutory planning processes. The latest composition of the bundles can be found on the NDFA's website <https://www.ndfa.ie/projects> A technical advisory team has been appointed recently to progress the design and planning stages for Bundle 6 and it is intended to commence the procurement of a technical advisory team for Bundle 7 shortly. Further details on the Programme, latest composition of sites, bundles and current status can be found on the NDFA website at <https://www.ndfa.ie/projects> (The NDFA reserves the right to reduce or add further and/or substitute sites for those already identified and details of the final composition of project bundles will be updated on the NDFA website.) 3. Main Financing Conditions and Payment Arrangements: It is currently anticipated that each project will be a PPP of 25 years' duration from the service commencement date. It is expected that the projects will be funded by private funding and payment by the contracting authority will be by monthly unitary payments, subject to the terms and conditions of the contract. The NDFA intends to use its template project agreement as the basis of the form of contract for the projects, with amendments to reflect the specifics of the projects and prevailing market conditions. Further information in this regard will be published with the documentation accompanying the contract notice. Rent collected from tenants of the social housing units by the appointed project company will be passed back to the State and will not form part of the payment for the projects. It is not intended that the Government will participate as an equity provider to the projects. Information on the potential approach to funding will be set out in the documentation to be published with the contract notice for each bundle. It is anticipated at this point that committed funding will be sought as part of the tender submissions. It is not currently intended to hold any form of equity funding competition during the course of the tender procedure. It will be a requirement for the projects to be classified off the general balance sheet of the Irish Government and for the solutions presented by tenderers to be structured accordingly. Further information in this regard will be published with the documentation accompanying the contract notice for each bundle. 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. 4. Procurement Process: The procurement of the projects will be governed by Directive 2014/24/EU, as implemented by European Union (Award of Public Authority Contracts) Regulations 2016 (S.I. 284/2016) as amended. It is anticipated that the competitive dialogue procedure will be followed. Candidates will be required to make pre-qualification submissions and the selection criteria will likely be based on the following (not listed in any particular order): 1. Economic and financial standing, including the financial robustness of the candidate and their ability to raise and draw down finance for projects of similar size, nature and complexity; and 2. Technical and/or professional ability including the project and construction management capability of the candidate to design, construct, maintain and operate similar types of facilities and buildings (including the provision of tenancy management services), based on experience on previous projects. There will be minimum requirements in relation to financial robustness, turnover and net assets which will be set out in further detail in the project information

memorandum (PIM). It is anticipated that a minimum of three (3) candidates will be shortlisted following evaluation of the pre-qualification submissions. It is currently intended that planning permission and fire safety certification (where appropriate) will be obtained for each site, prior to submission of tenders. The final specimen designs, together with the planning permission, will be made available to the tenderers following shortlisting. Tenderers will be required to develop their technical, financial and legal solutions through a series of dialogue meetings with the NDFA prior to tender submission. The dialogue period will include submissions to, and meetings with, the NDFA and other project stakeholders. The award of the contract will be based on the identification of the most economically advantageous tender by reference to price and quality award criteria. Further information in this regard will be published with the documentation accompanying the contract notice. The scope of tenancy and housing management services is anticipated to include, without limitation, the management of tenant leases, tenant engagement, maintenance and void management. Nomination of tenants will be the exclusive right and responsibility of the relevant local authorities and rent levels will be set by the relevant local authorities in accordance with applicable differential rent schemes. Please note that the information outlined above is indicative only. The NDFA reserves the right to amend, alter or vary such 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 in accordance with applicable law.

5. Market Consultation: The NDFA will continue to hold market consultation meetings with interested candidates in relation to the Programme. Interested candidates may pre-register their wish to attend any such meetings via the messaging facility on www.etenders.gov.ie.

6. Timelines: The NDFA anticipates publishing a contract notice for Social Housing Bundle 4 in Q3 2024 and Social Housing Bundle 5 in Q4 2024. Further details on the anticipated timelines for the procurement of the bundles may be found on the NDFA website, which may be updated from time to time. Enquiries Any enquiries from interested parties must be directed to the messaging facility on www.etenders.gov.ie. Responses to enquiries will be issued via www.etenders.gov.ie.

Legal basis:

Directive 2014/24/EU

3 Part

3.1 Part: PAR-0001

Title: Social Housing PPP Bundle(s) 4, 5, 6 & 7

Description: See 2.1 above

3.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

3.1.6 Procurement documents

Address of the procurement documents: <https://www.etenders.gov.ie/epps/getTaskList.do> ,

3.1.9 Further information, mediation and review

Review organisation: The High Court of Ireland

Organisation providing offline access to the procurement documents: National Development Finance Agency

Organisation receiving requests to participate: National Development Finance Agency

Organisation processing tenders: National Development Finance Agency

8 Organisations

8.1 ORG-0001

Official name: National Development Finance Agency

Registration number: 000

Postal address: National Treasury Management Agency Treasury Dock North Wall Quay Dublin 1

Town: Dublin

Postcode: D01A9T8

Country: Ireland

Email: NTMAprocurement@ndfa.ie

Telephone: +35312384000

Buyer profile: www.ntma.ie

Roles of this organisation:

Buyer

Organisation providing offline access to the procurement documents

Organisation receiving requests to participate

Organisation processing tenders

8.1 ORG-0002

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: Ireland

Email: HighCourtCentralOffice@courts.ie

Telephone: +353 1 8886000

Roles of this organisation:

Review organisation

8.1 ORG-0003

Official name: European Dynamics S.A.

Registration number: 002024901000

Department: European Dynamics S.A.

Town: Athens

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: fe9c2870-027a-4e18-aadd-68f3372f5b18 - 01

Form type: Planning

Notice type: Prior information notice or a periodic indicative notice used only for information

Notice dispatch date: 09/05/2024 17:00 +01:00

Languages in which this notice is officially available: English

11.2 Publication information

Estimated date of publication of a contract notice within this procedure: 01/07/2024