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Tender

## **Construction of Penzance Creative Cluster, Causewayhead, Penzance, TR18 2ST**

Cornwall Council

F02: Contract notice

Notice identifier: 2021/S 000-000734

Procurement identifier (OCID): ocds-h6vhtk-028a32

Published 14 January 2021, 9:29am

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

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

Cornwall Council

County Hall, Treyew Road

Truro

TR1 3AY

#### **Contact**

Mr James Howarth

#### **Email**

[james.howarth@cornwall.gov.uk](mailto:james.howarth@cornwall.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKK3 - Cornwall and Isles of Scilly

**Internet address(es)**

Main address

<http://www.cornwall.gov.uk>

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://procontract.due-north.com/Advert/Index?advertId=724cbb03-a24e-eb11-8106-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=724cbb03-a24e-eb11-8106-005056b64545>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

Construction of Penzance Creative Cluster, Causewayhead, Penzance, TR18 2ST

Reference number

DN513773

## **II.1.2) Main CPV code**

- 45000000 - Construction work

## **II.1.3) Type of contract**

Works

## **II.1.4) Short description**

The proposed site is the existing Causewayhead car park in the centre of Penzance, owned by Cornwall Council with plan area for 746sqm.

This scheme is part of wider strategy in Penzance to regenerate the town centre by encouraging people to live and work in the town centre, increasing footfall and spend in the main high streets. The project will support the creation of new employment and creates a prominent high-quality gateway into the town.

Once the site of an historic reservoir, and later a cattle market, the site is roughly a level portion of land, with level access from Clarence Street to the north and stepped pedestrian access down onto Causewayhead. There is restricted space for construction activities and material storage which will impact construction.

The structural solution comprises small piles, foundations and ground beams. The width of the reservoir is such that the building cannot span clear over it without increasing the depth of the structure significantly. The external stone/brick walling to the site is largely retained with minimal disruption, particularly to the lower, older levels. The structure is steel frame and uses concrete hollow planks to form the decks. External walls are largely framed with SFS and clad with Pilkington 'Profilit' glazing or Veio Zinc standing seam cladding. Painted hot rolled metal sections 'edge' the top and bottom of the West block. Internal walls will mostly comprise lightweight dry-lined partitions with face-faced block walls to plant areas. The pitched roofs are Veio Zinc standing seam the flat roof areas are Bauder on insulation laid to falls.

Cornwall Council have appointed a specialist design team, project management and cost consultancy services to deliver the developed design of the project and submit all consents and start contractor engagement. The project is currently at the end of RIBA Stage 4 and is co-funded by ERDF (Match Funding); as a result, the contractor will need to comply with all related requirements and guidance in delivery of an ERDF project including branding requirements.

Conditional Planning Permission has been granted by Cornwall Council under PA20/02440, and it is anticipated that at least some of these conditions will be passed to the contractor for discharge. The contractor will also be responsible for obtaining the

targeted BREEAM Credits available during RIBA Stages 5-7 inclusive. All projects funded through ERDF must achieve BREEAM Excellent.

The contractor will be responsible for obtaining each of the BREEAM credits targeted during RIBA Stages 5 and 6 and will also be responsible for discharging each of the outstanding planning conditions listed within the works information. The Council anticipates the Contract Award to take place during April 2021, with completion and occupation of the new facilities during October 2022.

This tender seeks to secure a contractor to deliver the required construction works, as outline above and detailed within the works information.

Project Reference DN513773

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

Value excluding VAT: £4,560,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.3) Place of performance**

NUTS codes

- UKK3 - Cornwall and Isles of Scilly

#### **II.2.4) Description of the procurement**

The proposed site is the existing Causewayhead car park in the centre of Penzance, owned by Cornwall Council with plan area for 746sqm.

This scheme is part of wider strategy in Penzance to regenerate the town centre by encouraging people to live and work in the town centre, increasing footfall and spend in the main high streets. The project will support the creation of new employment and creates a prominent high-quality gateway into the town.

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Conditional Planning Permission has been granted by Cornwall Council under PA20/02440, and it is anticipated that at least some of these conditions will be passed to the contractor for discharge. The contractor will also be responsible for obtaining the targeted BREEAM Credits available during RIBA Stages 5-7 inclusive. All projects funded through ERDF must achieve BREEAM Excellent.

The contractor will be responsible for obtaining each of the BREEAM credits targeted during RIBA Stages 5 and 6 and will also be responsible for discharging each of the outstanding planning conditions listed within the works information. The Council anticipates the Contract Award to take place during April 2021, with completion and occupation of the new facilities during October 2022.

This tender seeks to secure a contractor to deliver the required construction works, as outlined above and detailed within the works information.

#### **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: £4,560,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Start date

25 May 2021

End date

25 October 2022

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: Yes

Identification of the project

European Regional Development Fund

#### **II.2.14) Additional information**

Any additional information requests or tender clarification queries must ONLY be raised using the Due North/Proactis E-Procurement Portal, accessible via [www.supplyingthesouthwest.org.uk](http://www.supplyingthesouthwest.org.uk) using the Messaging system for Project Reference DN513773. That is also where interested Contractors will also be able to access more detailed information and download all of the associated Specification and Tender submission information etc.

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open procedure

**IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No

**IV.2) Administrative information**

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

Date

16 February 2021

Local time

12:00pm

**IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

**IV.2.7) Conditions for opening of tenders**

Date

16 February 2021

Local time

3:00pm

Place

Via Due North / Proactis electronic procurement portal

Information about authorised persons and opening procedure

James Howarth as authorised procurer for this project has the authority to break the electronic seal after the submission deadline for all electronic bids received

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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**

Cornwall Council Monitoring Officer

New County Hall, Treyew Road

Truro

TR1 3RY

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

Cornwall Council

New County Hall, Treyew Road

Truro

TR1 3RY

Country

United Kingdom