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Tender

**HAR6019 The demolition of the existing St George's Leisure Centre and other associated structures; and the completion of design and construction of a new build leisure facility and an 8-storey residential building delivering 29 new homes; with associated landscaping and public realm improvements.**

The London Borough of Tower Hamlets

F02: Contract notice

Notice identifier: 2025/S 000-001109

Procurement identifier (OCID): ocids-h6vhtk-04cfb9

Published 13 January 2025, 10:43pm

## **Section I: Contracting authority**

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

The London Borough of Tower Hamlets

New Town Hall, 160 Whitechapel Road London

London

E1 1BJ

#### **Contact**

Mr Darren Judge

#### **Email**

[darren.judge@towerhamlets.gov.uk](mailto:darren.judge@towerhamlets.gov.uk)

**Telephone**

+44 2073645000

**Country**

United Kingdom

**Region code**

UK142 - Tower Hamlets

**Internet address(es)**

Main address

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

Buyer's address

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

**I.3) Communication**

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

[https://www.londontenders.org/procontract/supplier.nsf/frm\\_home?openForm&Login](https://www.londontenders.org/procontract/supplier.nsf/frm_home?openForm&Login)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://www.londontenders.org/procontract/supplier.nsf/frm\\_home?openForm&Login](https://www.londontenders.org/procontract/supplier.nsf/frm_home?openForm&Login)

**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**

HAR6019 The demolition of the existing St George's Leisure Centre and other associated structures; and the completion of design and construction of a new build leisure facility and an 8-storey residential building delivering 29 new homes; with associated landscaping and public realm improvements.

Reference number

DN726878

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

- 45212100 - Construction work of leisure facilities

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

Works

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

Procurement for a Principal Contractor to demolish the existing St George's Leisure Centre and other associated structures; and to complete a PCSA (in a two-stage D&B contract) for RIBA Stage 4 design for two new buildings for the site: a state-of-the-art leisure facility (with wet and dry leisure facilities, including a 25m swimming pool); and an 8-storey residential building delivering 29 new affordable rent homes. The project also includes associated landscaping and public realm improvements to St George's Gardens and the surroundings of the proposed new buildings. Both the leisure facilities and residential accommodation will be owned and managed by the London Borough of Tower Hamlets.

The building is situated in the St George in the East Conservation Area, on The Highway A1203 (a TfL Red Route). The site is in proximity to the Grade I Listed Church of St George in the East and other Listed structures.

The existing St George's Leisure Centre, which is proposed for demolition, comprises of two components: a two-storey block to the east which houses administration, changing facilities, and the training pool; and a four-storey block which accommodates the 33.3m swimming pool. A further single storey ancillary block is located to the west. An 18-space car park at ground level wraps around the existing leisure centre.

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

Value excluding VAT: £55,000,000

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

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 45211340 - Multi-dwelling buildings construction work
- 45212110 - Leisure centre construction work

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

NUTS codes

- UKI42 - Tower Hamlets

Main site or place of performance

Tower Hamlets

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

Procurement for a Principal Contractor to demolish the existing St George's Leisure Centre and other associated structures; and to complete a PCSA (in a two-stage D&B contract) for RIBA Stage 4 design for two new buildings for the site: a state-of-the-art leisure facility (with wet and dry leisure facilities, including a 25m swimming pool); and an 8-storey residential building delivering 29 new affordable rent homes. The project also includes associated landscaping and public realm improvements to St George's Gardens and the surroundings of the proposed new buildings. Both the leisure facilities and residential accommodation will be owned and managed by the London Borough of Tower Hamlets.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality including Social Value / Weighting: 60

Price - Weighting: 40

### **II.2.6) Estimated value**

Value excluding VAT: £55,000,000

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

Start date

25 May 2025

End date

18 December 2028

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: No

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

As detailed in accompanying tender documents

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## **Section IV. Procedure**

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

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

Restricted 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

22 April 2025

Local time

12:00pm

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

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 3 (from the date stated for receipt of tender)

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.3) Additional information**

Tower Hamlets reserve the right not to award any contract pursuant to this procurement exercise and/or to abandon this procurement exercise at any time and/or to award a contract for part of the services at it's sole discretion.

The Authority shall have no liability whatsoever to any applicant or tenderer as a result of its exercise of that discretion. For the avoidance of doubt, all costs incurred by any applicant and/or tenderer before signature of any contract with the Authority shall be incurred entirely at that applicant's/tenderer's risk.

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

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

High Court of England and Wales

The Strand

London

WC2A 2LL

Country



United Kingdom

**VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

The Contracting Authority will observe a 10-day stand still period following the aware of the contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended)

**VI.4.4) Service from which information about the review procedure may be obtained**

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom