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Opportunity

## **Unit B, Railway Triangle, Portsmouth**

Glasgow City Council (as administering authority for the Strathclyde Pension Fund)

F02: Contract notice

Notice reference: 2024/S 000-004051

Published: 7 February 2024, 12:41pm

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

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

Glasgow City Council (as administering authority for the Strathclyde Pension Fund)

Chief Executives Department, City Chambers

Glasgow

G2 1DU

#### **Contact**

Brian Barrett (Quartz Project Services Ltd)

#### **Email**

[bbarrett@quartzprojectservices.com](mailto:bbarrett@quartzprojectservices.com)

#### **Telephone**

+44 7710277531

#### **Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

<https://www.glasgow.gov.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/Search/Search\\_AuthProfile.aspx?ID=AA00196](https://www.publiccontractsscotland.gov.uk/Search/Search_AuthProfile.aspx?ID=AA00196)

**I.3) Communication**

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

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

Additional information can be obtained from another address:

Brian Barrett of Quartz Project Services Ltd

London

**Contact**

Brian Barrett

**Email**

[bbarrett@quartzprojectservices.com](mailto:bbarrett@quartzprojectservices.com)

**Telephone**

+44 7710277531

**Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

<https://www.quartzprojectservices.com>

Tenders or requests to participate must be submitted to the above-mentioned address

**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**

Unit B, Railway Triangle, Portsmouth

**II.1.2) Main CPV code**

- 45000000 - Construction work

**II.1.3) Type of contract**

Works

**II.1.4) Short description**

This procurement is to appoint a contractor for the design and construction of a single storey

warehouse unit 12m to underside of haunch, approximately 102,752 ft<sup>2</sup> gross internal area incorporating internal two storey office accommodation together with external works to include hard standings, car parking, landscaping, drainage, main service connections and offsite Section 278 Works. As the works are adjacent to a railway line, the contractor will be required to comply with the requirements of a BAPA agreement and provide 24/7 access to a Network Rail substation at the rear of the site.

The Procurement is being conducted by DTZ Investors for Glasgow City Council as administering authority for the Strathclyde Pension Fund (SPF). The procurement is being managed by Quartz Project Services Ltd who are the project managers for Unit B, Railway Triangle. The successful Bidder will enter into the contract for the works with the Council.

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

Value excluding VAT: £11,000,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 45213250 - Construction work for industrial buildings
- 45213251 - Industrial units construction work
- 45213252 - Workshops construction work
- 45213260 - Stores depot construction work
- 45213220 - Construction work for warehouses
- 45213221 - Warehouse stores construction work
- 45112700 - Landscaping work
- 45213312 - Car park building construction work
- 45232452 - Drainage works

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

NUTS codes

- UKJ35 - South Hampshire

Main site or place of performance

Portsmouth

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

This procurement is being conducted by DTZ Investors for Glasgow City Council as administering authority for the Strathclyde Pension Fund (SPF). SPF is part of the Local Government Pension Scheme (LGPS) and is one of the 11 LGPS funds in Scotland and around 100 in the UK.

This contract is being procured under the Restricted Procedure. All interested parties can submit an expression of interest through completion of the SPD. Only those meeting the selection criteria will be shortlisted to the ITT stage, where they will be evaluated against the award criteria.

Further information about this contract opportunity is set out in the SPD Bidder Guidance document.

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

Quality criterion - Name: Quality / Weighting: 20%

Price - Weighting: 80%

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

Value excluding VAT: £11,000,000

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

Start date

1 October 2024

End date

1 July 2025

This contract is subject to renewal

No

## **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 5

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.12) Information about electronic catalogues**

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

As above, all communications from tenderers on this procurement should be sent to [bbarrett@quartzprojectservices.com](mailto:bbarrett@quartzprojectservices.com)

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

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

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

In respect of SPD Question 4A.1, Bidders are required to register with contractor verification system, Avetta. Bidders should disclose in the SPD whether they are approved and registered with Avetta. Bidders who are not already registered with Avetta, should confirm that they are willing to register at the point of contract award in order to 'Pass' this question. Further details can be found in the SPD Bidder Guidance document.

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

List and brief description of selection criteria

In relation to Question 4B.1.1 of the SPD, Bidders must show it has a 'general' yearly turnover of no less than GBP 25,000,000 in each of their last three (3) financial years.

Bidders who have been trading for less than three (3) years must provide evidence that they have met the above minimum financial requirements for the period during which they have been trading.

In relation to Question 4B.4 of the SPD, the Bidder must confirm that its Dun & Bradstreet Failure Score has a Risk Indicator of 1, 2 or 3. Where a Bidder has a Dun & Bradstreet Failure Score with a Risk Indicator of 4 'High Risk', or a Dun & Bradstreet report is not available, the Council will ask the Bidder to provide further assurance to the Council. This might include other recognised rating agency ratings such as Company Watch or Experian or other forms of mitigation, such as a performance bond.

Bidders who do not comply with the above financial requirements and are seeking to rely on the economic and financial standing of a parent company (or other organisation) to satisfy the turnover test [and/or credit check rating test] must:

- (i) State this explicitly in response to Question 4B.6;
- (ii) Provide a letter of commitment from the parent company (or other organisation) to provide a guarantee on terms acceptable to the Council; and

(iii) Provide the required financial information in respect of the guarantor.

Where the bidder is a group of economic operators (such as a consortium), the Lead Party of that group must comply with the minimum financial requirements.

Minimum level(s) of standards possibly required

In relation to Question 4B.5.1 – 4B.5.3 of the SPD, Bidders must confirm that they have or can commit to obtain prior to commencement of the contract the following insurances and associated minimum financial levels of cover: -

- Bidders shall take out and maintain, throughout the period of the contract, Employer's Liability insurance to the value of at least TEN MILLION POUNDS STERLING (GBP 10,000,000) in respect of any one event and unlimited in the period;
- Bidders shall take out and maintain, throughout the period of the contract, Public Liability insurance to the value of at least TWENTY MILLION POUNDS STERLING (GBP 20,000,000) in respect of any one event and unlimited in the period;
- Bidders shall take out and maintain, throughout the period of the contract, Products Liability insurance to the value of at least TEN MILLION POUNDS STERLING (GBP 10,000,000) in respect of any one event and in the aggregate; and
- Bidder shall take out and maintain throughout the period of their services Professional Indemnity insurance to the value of at least TEN MILLION POUNDS STERLING (GBP 10,000,000) in respect of any one event.
- Bidder shall take out and maintain throughout the period of their services Contractors All Risks insurance to the value of at least TEN MILLION POUNDS STERLING (GBP 10,000,000) in respect of any one event.

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

List and brief description of selection criteria

In relation to Question 4C.1 of the SPD, Bidders are required to provide examples of three (3) projects within the last five (5) years that evidence your organisation has the required experience and competency as Principal Contractor in carrying out works to construct an industrial unit, demonstrating the ability to undertake works to an existing brownfield site.

Bidders are required to provide suitable responses to the questions set out in the SPD Bidder Guidance document, demonstrating that they have the minimum standards of eligibility and technical and professional ability. Question 4C.1 carries an overall weighting of 100% and is divided into weighted sub-questions. Please refer to the SPD Bidder Guidance document for



further information.

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

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

Where bidders are bidding as part of a group (e.g a consortium), the Council reserves the right to require bidders to assume a specific legal form for the purpose of the award of the contract.

Where a bidder relies upon the capacity of another entity to satisfy the criteria relating to economic and financial standing, the Council reserves the right to require the bidder and that entity to be jointly and severally liable.

The Council may require that the successful bidder provides a parent company guarantee/guarantees and/or other form of suitable security (including a performance bond) on terms acceptable to the Council. Please refer to the SPD Bidder Guidance document for further information.

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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: Yes

### **IV.2) Administrative information**

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

Date

8 March 2024

Local time

12:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

25 March 2024

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

English

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## **Section VI. Complementary information**

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

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

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

This procurement is being conducted by DTZ Investors for Glasgow City Council as administering authority for the Strathclyde Pension Fund (SPF). SPF is part of the Local Government Pension Scheme (LGPS) and is one of 11 LGPS funds in Scotland and around 100 in the UK.

The successful bidder will be required to sign an Insurance Mandate authorising the Council to request copies of insurance documents from the bidder's insurance provider. If the mandate is not signed and returned the Council reserves the right to request copies of insurance certificates from bidders at any point during the contract period.

The Council/SPF is not liable for any costs incurred, including in respect of expressing an interest in, submitting an SPD or tendering for this opportunity. The Council reserves the right at its sole discretion to vary the procurement (or any part of it) at any time, to not to award a contract and to cancel the procurement (or any part of it).

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at [https://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=755212](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=755212).

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

Not applicable.

The Contracting Authority does not intend to include any community benefit requirements in this contract for the following reason:

Not applicable - contract will be delivered outside of Scotland.

(SC Ref:755212)

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

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

Glasgow Sheriff Court

PO Box 23, 1 Carlton Place

Glasgow

G5 9DA

Email

[glasgow@scotcourts.gov.uk](mailto:glasgow@scotcourts.gov.uk)

Telephone

+44 141429888

Country

United Kingdom

Internet address

<https://glasgow.gov.uk>

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

Court proceedings can be brought in either the Sheriff Court or Court of Session. Any proceedings relating to a breach of a duty owed by Glasgow City Council to a bidder under the Public Contracts (Scotland) Regulations 2015 in relation to this procurement must be started within 30 days beginning with the date on which the bidder first knew or ought to have known that grounds for beginning the proceedings had arisen. The 30-day limitation period can exceptionally be extended by the Court for up to three months from the deemed date of knowledge if satisfied that there is a good reason for doing so. In accordance with the Public Contracts (Scotland) Regulations 2015, the Council will incorporate a minimum 10 calendar day standstill period from the date information on the award of the contract is communicated to bidders.