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Contract

Call off Contract for the Construction of Multi-Storey Car Park, Gateshead under Scape Procure National Construction Framework (Lot 1)

BOROUGH COUNCIL OF GATESHEAD

F20: Modification notice

Notice identifier: 2021/S 000-004247

Procurement identifier (OCID): ocds-h6vhtk-0297f7

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Section I: Contracting authority/entity

I.1) Name and addresses

BOROUGH COUNCIL OF GATESHEAD

Regent Street

Gateshead

NE81HH

Contact

Susan Longstaff

Email

suelongstaff@gateshead.gov.uk

Telephone

+44 1914335977-5977

Country

United Kingdom

NUTS code

UKC22 - Tyneside

Internet address(es)

Main address

www.gatesheadcouncil.gov.uk

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Call off Contract for the Construction of Multi-Storey Car Park, Gateshead under Scape Procure National Construction Framework (Lot 1)

II.1.2) Main CPV code

- 45213312 - Car park building construction work

II.1.3) Type of contract

Works

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKC22 - Tyneside

II.2.4) Description of the procurement at the time of conclusion of the contract:

Call off for construction services for the design and construction of a multi-storey car park in Gateshead, Tyne

and Wear under the National Construction Framework Agreement between Scape Procure Limited and Willmott

Dixon Construction Limited (Lot 1)

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

Duration in months

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2016/S 139-251663](#)

Section V. Award of contract/concession

Contract No

1

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

27 July 2020

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Willmott Dixon Construction Limited

Spirella 2 Icknield Way

Letchworth Garden City

SG6 4GY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £18,898,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Gateshead Council

Civic Centre, Regent Street

Gateshead

NE8 1HH

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45213312 - Car park building construction work

VII.1.3) Place of performance

NUTS code

- UKC22 - Tyneside

VII.1.4) Description of the procurement:

Call off for construction services for the design and construction of a multi-storey car park in Gateshead, Tyne

and Wear under the National Construction Framework Agreement between Scape Procure Limited and Willmott

Dixon Construction Limited (Lot 1)

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

28

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£23,064,717.22

VII.1.7) Name and address of the contractor/concessionaire

Willmott Dixon Construction Limited

Spirella 2 Icknield Way

Letchworth Garden City

SG6 4GY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

The modification is for additional works that have become necessary within the construction of the multi-storey car park which were not required at the time of the initial call off.

The Contracting Authority has also issued a VEAT notice under Regulation 99 the CA is justified in awarding the contract without prior publication of a contract notice as it is part of a call off contract previously awarded under a Framework Agreement and the modification is permitted under Regulation 72(1)(b) for the reasons set out in this notice.

Following the award of the call-off Contract the Contract Value has increased due to changes to the design and specification arising from site surveys results, planning requirements, climate change methods and statutory requirements, as the project moved through the RIBA stages of construction. Changes of this nature are common place during the development of a construction project. The value of the modification is £4,166,717.22 which is not more than 50% of the original contract value.

These include the following:

- Increase in number of EV charging points from 45 to 50
- Increase the number of lifts required from 4 to 6 due to the increase in numbers of persons/car
- Introduction of waterproof paint finish to the concrete floors to each of the internal levels
- Introduction of external covered cycle storage
- Provision of PV to the top deck by way of retrofitted canopies and without introducing another structural deck
- Increase in width of East/West road from 2 to 3 lanes
- Provision of Sprinkler system
- Addition of Ventilation to escape stairs as a result of increasing the anticipated number of passengers per car
- The need for additional retaining walls to MSCP site
- Resetting of the north east entrance core ensuring provision of level access to North South road -
- Option for changing the structural downstand beams to cellform/castellated
- Addition of Mine grouting
- Inclusion of Pumping for Surface Water drainage

- Option for alternative 3D perforated cladding panels

These changes are as a result of site surveys results, planning requirements, climate change methods and statutory requirements, as the project moved through the RIBA stages of construction. Changes of this nature are common place during the development of a construction project.

VII.2.2) Reasons for modification

Need for additional works, services or supplies by the original contractor/concessionaire.

Description of the economic or technical reasons and the inconvenience or duplication of cost preventing a change of contractor:

The Contract Value has increased due to changes to the design and specification. Changes are justified as the contractor has designed the works, undertaken pre-construction activities and gained technical knowledge and know-how for the construction of the site. To change the contractor part way through the contract is impracticable resulting in significant inconvenience, substantial duplication of costs to the CA and also substantial delay to the project. It would be difficult for a different contractor to take on design liability and all site knowledge and expertise to date would be lost resulting in substantial delays as the car park must be built to comply with planning permission on a linked project. The CA would need to pay abortive costs. The intention is to enter into the Construction Delivery Agreement on 24th March 2021.

The contract award reference provided in this notice 2016/S 139-251663 is in respect to the Framework Agreement under which the call off was made, as there is no requirement for the call off to be published under than on Contracts Finder under Regulation 108 of the Public Contracts Regulations 2015.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £18,898,000

Total contract value after the modifications

Value excluding VAT: £23,064,717.22