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Award

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

THE BOROUGH COUNCIL OF GATESHEAD

F15: Voluntary ex ante transparency notice

Notice identifier: 2021/S 000-004248

Procurement identifier (OCID): ocids-h6vhtk-0297f8

Published 3 March 2021, 2:08pm

Section I: Contracting authority/entity

I.1) Name and addresses

THE 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

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

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.1.4) Short description

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.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £23,064,717.22

II.2) Description

II.2.2) Additional CPV code(s)

- 45213312 - Car park building construction work

II.2.3) Place of performance

NUTS codes

- UKC22 - Tyneside

II.2.4) 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)

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

This notice is published under Regulation 99 of the Public Contracts Regulations 2015 as the Contracting Authority 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) of the Public Contracts Regulations 2015 or the reasons set out in this notice. The Contracting Authority has also published a separate modification notice under Regulation 72(1)(b).

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.

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.

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.

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

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract/concession

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

27 July 2020

V.2.2) Information about tenders

The contract 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 contract/lot/concession (excluding VAT)

Initial estimated total value of the contract/lot/concession: £18,898,000

Total value of the contract/lot/concession: £23,064,717.22

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