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Tender

## **Construction of New Football Hub - King George V Playing Fields, Portsmouth - New Pavilion Building and Landscaping Works**

PORTSMOUTH CITY COUNCIL

F02: Contract notice

Notice identifier: 2022/S 000-004432

Procurement identifier (OCID): ocds-h6vhtk-0317ec

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

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

PORTSMOUTH CITY COUNCIL

City Council

Portsmouth

PO1 2BG

#### **Contact**

Procurement Service

#### **Email**

[procurement@portsmouthcc.gov.uk](mailto:procurement@portsmouthcc.gov.uk)

#### **Telephone**

+44 2392688235

**Country**

United Kingdom

**NUTS code**

UKJ31 - Portsmouth

**Internet address(es)**

Main address

<https://www.portsmouth.gov.uk/ext/business/business.aspx>

Buyer's address

<https://www.portsmouth.gov.uk/ext/business/business.aspx>

**I.3) Communication**

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

<https://in-tendhost.co.uk/portsmouthcc.aspx/home>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/portsmouthcc.aspx/home>

**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 New Football Hub - King George V Playing Fields, Portsmouth - New Pavilion Building and Landscaping Works

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

- 45212200 - Construction work for sports facilities

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

Works

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

Portsmouth City Council - the "Council" - is inviting expressions of interest from experienced contractors to undertake design and construction of a new sports pavilion and associated landscaping works at King George Fifth Playing Fields in Cosham, Portsmouth.

The new sports pavilion is one strand of delivering a new football facility in the north of the city. Under a separate procurement and contract, two new artificial grass pitches (AGP's) will be installed concurrently with the construction of the pavilion and landscaping works.

Separately, the Council is tendering the opportunity for an operator who will be responsible for managing the new facility. Once secured the operator will provide input into the design for final fit out of the new pavilion building.

The Council is undertaking separate procurements for both the operator and AGP contractor and targeting award decisions for both by the end of March 2022.

The Council is targeting to have awarded this contract by July 2022, commencing works on site by the end of September/beginning of October 2022, completing by end of July 2023 to allow for handover to the operator in order for the facility to be operational for the start of the football season in September 2023.

The new pavilion project works has an estimated design and construction cost in the region of £4.5m. However, the Council is investigating value engineering options now which will feed into the final design. The Council does not envisage this will impact the upon the tender programme should this result in any alterations to the submitted planning

applications and any subsequent discharge conditions.

The construction works will be on the basis of a single stage JCT Design and Build Contract 2016 with the Contractor responsible for the design, including but not limited to the architectural, structural, landscape and mechanical and electrical services design. An application for planning approval has been submitted and a decision is expected prior to the tender publication.

The Council will be working to strict timescales in order to secure additional grant funding. To facilitate the delivery of the associated design and works requirements to meet the grant funding programme, the Council's current strategy is to award a JCT Pre-Construction Services Agreement (General Contractor) 2016 in order to progress the design activities and be able to mobilise the works by September 2022, at which point the Council should, subject to the funding application being successful, be in a position to enter into the full JCT Design & Build Construction Contract 2016.

Whilst an initial PCSA agreement will be entered into, the Council will be seeking to invite tenders for design and construction on a guaranteed maximum price, maximum programme basis. The Council is not pursuing delivery of the design and construction through typical 2 stage open book contracting methods.

The Council will run the procurement process in line with the Restricted Procedure as set out within the Public Contracts Regulations 2015 and establish a shortlist of 5 -6 contractors who will subsequently be invited to tender for the pavilion and landscaping works.

The Council will let the new pavilion building and landscaping works in accordance with the following programme:

- Publish FTS notice and SSQ via Intend - 16/2/22
- SSQ Return Deadline - 18/03/22 at 10:00
- ITT published - 25/04/22
- Tender return deadline - 17/06/22 at 14:00
- Notification of preferred bidder - 15/07/22
- Award Decision - 26/07/22 2022

Application is via submission of a completed supplier selection questionnaire by 18/03/2022 by 10:00.

All associated documents can be obtained from the Council's InTend e-sourcing solution which will be used to administrate all aspects of the procurement process.

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

Value excluding VAT: £4,500,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 45111100 - Demolition work
- 45111200 - Site preparation and clearance work
- 45111213 - Site-clearance work
- 45111230 - Ground-stabilisation work
- 45111240 - Ground-drainage work
- 45111250 - Ground investigation work
- 45111290 - Primary works for services
- 45111291 - Site-development work
- 45111300 - Dismantling works
- 45112100 - Trench-digging work
- 45112200 - Soil-stripping work
- 45112210 - Topsoil-stripping work
- 45112300 - Infill and land-reclamation work
- 45112420 - Basement excavation work
- 45112500 - Earthmoving work
- 45112700 - Landscaping work
- 45112711 - Landscaping work for parks

- 45112720 - Landscaping work for sports grounds and recreational areas
- 45113000 - Siteworks
- 45120000 - Test drilling and boring work
- 45212100 - Construction work of leisure facilities
- 45212172 - Recreation centre construction work
- 45212200 - Construction work for sports facilities
- 45212210 - Single-purpose sports facilities construction work
- 45212221 - Construction work in connection with structures for sports ground
- 45212230 - Installation of changing rooms
- 45212422 - Canteen construction work
- 45212423 - Cafeteria construction work
- 45212600 - Pavilion construction work
- 45311000 - Electrical wiring and fitting work
- 45312000 - Alarm system and antenna installation work
- 45314200 - Installation of telephone lines
- 45314300 - Installation of cable infrastructure
- 45314310 - Installation of cable laying
- 45315300 - Electricity supply installations
- 45316100 - Installation of outdoor illumination equipment
- 45331100 - Central-heating installation work
- 45331110 - Boiler installation work
- 45331200 - Ventilation and air-conditioning installation work
- 45332000 - Plumbing and drain-laying work
- 45341000 - Erection of railings
- 45342000 - Erection of fencing
- 45410000 - Plastering work

- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45451000 - Decoration work
- 45452000 - Exterior cleaning work for buildings
- 71210000 - Advisory architectural services
- 71220000 - Architectural design services
- 71242000 - Project and design preparation, estimation of costs
- 71244000 - Calculation of costs, monitoring of costs
- 71420000 - Landscape architectural services

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

NUTS codes

- UKJ31 - Portsmouth

Main site or place of performance

King George V Playing Fields, Cosham, Portsmouth

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

Scope of requirements

The proposed new pavilion building and landscaping works can be summarised as follows:

- The new pavilion will replace the existing vandalised and out of use pavilion building in King George V playing field to serve players and spectators.
- The new building will provide the existing grass football pitches and proposed artificial grass pitches with the following accommodation:
  - Provide offices used for controlled access to the new artificial grass pitches
  - Changing rooms for teams and officials
  - Café and kitchen/servery

- Staff offices
- WC's and showers
- Club meeting rooms

The new building is formed of two single storey wings; the changing room wing to be of masonry construction with a flat roof and the public area to be open plan with two pitched roofs separated by a clerestory window. Roof areas to support PV panels.

External areas to provide unobstructed access into the building, protected access between the building and the new AGP's, public seating areas, bin storage, cycle and car parking, including EV charging points. New shrub and tree planting adjacent to the building and to the northern site boundary.

The building is required to be robust and low maintenance as well as presenting an attractive and welcoming arrival point for all users and a positive asset to the community.

The project must achieve a BREEAM rating of 'Very Good', with aspirations to achieve an 'Excellent' rating.

The existing fire damaged pavilion is to be demolished as part of the contract works.

The successful contractor with the responsibility for finalising the design and delivering the new pavilion building and landscaping works, will be expected to co-ordinate and take on the role of Principal Contractor under the CDM Regulations for the various design and works activities with the Council's preferred operating partner and the contractor selected from the football foundations AGP framework to deliver the installation of the new AGP's. The delivery and installation of the new AGP's is not expected to be a sub-contract package as part of the pavilion building and landscaping works contract.

## Grant Funding

As stated above, a separate procurement is being undertaken to secure an operator to run the new football hub. Following securing the successful delivery partner in March 2022, a bid for additional grant funding will be made to the Football Foundation to deliver all the works elements of the scheme.

Part of the grant funding application requirement is for the Council to have secured costs for the delivery of both the AGP's and the new pavilion building with the associated landscaping works. This means the Council is issuing both these tenders without having secured all the funding at the point of tender. The funding decision in order to enter into the JCT design and build contract for the works is not expected to be confirmed until late August/ early September 2022.

In the event the Council are unable to proceed with the scheme in line with the current programme, either from being unsuccessful with the grant funding process or other unforeseen delays, the Council will explore future delivery options with the preferred bidder with the design developed through completion of the PCSA. However, the Council reserve the right to use alternative procurement routes including re-tendering across the shortlisted contractors if the project needs to be delivered according to an alternative programme.

#### **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: £4,500,000

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

Duration in months

12

This contract is subject to renewal

No

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

Envisaged minimum number: 5

Maximum number: 6

Objective criteria for choosing the limited number of candidates:

As stated within the procurement documentation.

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

Variants will be accepted: Yes

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

Options: No

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

Suppliers will be requested to provide current financial information alongside their latest audited accounts. This information will include for recent balance sheets, latest cash flow forecast and ideally working management profit & loss accounts.

The Council will reserve the right to request updated financial information over the course of the procurement process at key milestones such as prior to invitation to tender and award of contract.

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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 within the SSQ documentation accessible via <https://in-tendhost.co.uk/portsmouthcc.aspx/home>

## **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

18 March 2022

Local time

10:00am

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

25 April 2022

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

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

The High Court of Justice

Strand

London

WC2A 2LL

Telephone

+44 20794760000

Country

United Kingdom

Internet address

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