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Tender

## **Contract for the Palace Theatre Main Refurbishment Works**

City & County of Swansea

F02: Contract notice

Notice identifier: 2021/S 000-004741

Procurement identifier (OCID): ocids-h6vhtk-0299f6

Published 9 March 2021, 5:16pm

The closing date and time has been changed to:

**4 June 2021, 12:00pm**

See the [change notice](#).

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

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

City & County of Swansea

Civic Centre

Swansea

SA1 3SN

#### **Email**

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

#### **Telephone**

+44 1792637242

**Country**

United Kingdom

**NUTS code**

UKL18 - Swansea

**Internet address(es)**

Main address

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

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0254](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0254)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

Access to the procurement documents is restricted. Further information can be obtained at

<https://etenderwales.bravosolution.co.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etenderwales.bravosolution.co.uk>

**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**

Contract for the Palace Theatre Main Refurbishment Works

Reference number

CCS/20/219

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

- 45210000 - Building construction work

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

Works

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

Swansea Council are undertaking the redevelopment of the Palace Theatre located on High Street, Swansea, with an appointed multi-disciplinary Design team. The refurbishment of the Grade II listed building will create high-end office space for up to 130 office staff. The building consists of six floors and is currently in a state of disrepair, due to being vacant for a number of years. The building has a number of historical heritage features that will require recording, therefore Swansea Council are seeking a principle contractor with suitable heritage experience to undertake these works

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

This contract is divided into lots: No

### **II.2) Description**

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

- 45000000 - Construction work
- 45210000 - Building construction work
- 45262690 - Refurbishment of run-down buildings
- 45400000 - Building completion work

- 45212350 - Buildings of particular historical or architectural interest
- 45212353 - Palace construction work

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

NUTS codes

- UKL18 - Swansea

Main site or place of performance

Swansea

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

Funding is being sought from the European Regional Development Fund and the Welsh Government, via the Welsh Government's Transforming Towns programme for the project. The building is owned by Swansea Council and is situated on its own surrounded by High Street, Bethesda Street and Prince of Wales Road. There is currently hoarding surrounding the building with a compound situated inside the hoarding on Bethesda Street. The Palace opened in 1892 and has been used as a theatre, pub, bingo hall, and more recently a nightclub. The Palace closed its doors to the public in 2006, and has been vacant ever since. Many famous faces have appeared on the stage at the Palace including Sir Anthony Hopkins and Charlie Chaplin.

Swansea Council along with its appointed multi-disciplinary design team will be seeking a suitably experienced Principal Contractor, specifically of Heritage Buildings to undertake this sensitive redevelopment.

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Start date

17 May 2021

End date

25 July 2022

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: Yes

Identification of the project

European Regional Development Fund and Welsh Government, via Welsh Governments Transforming Towns programme.

**II.2.14) Additional information**

Swansea Council has an appointed Multi-Disciplinary Team to undertake Project Management, Cost Management, Architectural, Mechanical, Electrical, and Structural Services. The MDT will be assisting Swansea Council on the procurement exercise

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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

See tender documentation

#### **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**

See tender documentation

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## **Section IV. Procedure**

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

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

Open 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.2.1) Previous publication concerning this procedure**

Notice number: [2020/S 251-634155](#)

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

Originally published as:

Date

16 April 2021

Local time

12:00pm

Changed to:

Date

4 June 2021

Local time

12:00pm

See the [change notice](#).

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

English, Welsh

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

Duration in months: 6 (from the date stated for receipt of tender)

#### **IV.2.7) Conditions for opening of tenders**

Date

16 April 2021

Local time

12:30pm

Place

E-tendwerwales

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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**

1. Register your company on the eTenderWales portal (this is only required once):

- Navigate to the portal: <http://etenderwales.bravosolution.co.uk>
- Click the “Suppliers register here” link.
- Enter your correct business and user details.
- Note the username you chose and click “Save” when complete.
- You will shortly receive an e-mail with your unique password (please keep this secure).
- Agree to the terms and conditions and click “continue”.

2. Express an interest in the project:

- Login to the portal with your username/password.
- Click the “ITTs Open to All Suppliers” link (these are the ITTs open to any registered supplier).
- Click on the relevant ITT to access the content.
- Click the “Express Interest” button in the “Actions” box on the left-hand side of the page.
- This will move the ITT into your “My ITTs” page (this is a secure area reserved for your



projects only).

— Click on the ITT code. You can now access any attachments by clicking the “Settings and Buyer Attachments” in the “Actions” box.

### 3. Responding to the invitation to tender:

— You can now choose to “Reply” or “Reject” (please give a reason if rejecting).

— You can now use the “Messages” function to communicate with the buyer and seek any clarification.

— Note the deadline for completion, then follow the onscreen instructions to complete the ITT.

— There may be a mixture of online and offline actions for you to perform (there is detailed online help available).

If you require any further assistance use the online help. Alternatively, the BravoSolution helpdesk can be contacted (Monday to Friday, 8:00 to 18:00) on:

— E-mail: [help@bravosolution.co.uk](mailto:help@bravosolution.co.uk)

— Phone: +44 8003684850

Please note the contract start date is estimated and is subject to change.

NOTE: The authority is using eTenderwales to carry out this procurement process. To obtain further information record your interest on Sell2Wales at [https://www.sell2wales.gov.wales/search/search\\_switch.aspx?ID=108345](https://www.sell2wales.gov.wales/search/search_switch.aspx?ID=108345)

The Contractor shall ensure that all contracts with Subcontractors and Suppliers which the Contractor intends to procure following the Award date, and which the Contractor has not, before the date of this Contract, already planned to award to a particular Subcontractor or Supplier, are advertised through the Sell2Wales portal ([www.sell2wales.gov.wales](http://www.sell2wales.gov.wales)) and awarded following a fair, open, transparent and competitive process proportionate to the nature and value of the contract.

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority’s economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

See Tender Docs

(WA Ref:108345)

The buyer considers that this contract is suitable for consortia.

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

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

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom

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

Precise information on deadline(s) for review procedures

The Council will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers. This period will extend to 15 calendar days for communication by non-electronic means. Applicants who are unsuccessful shall be informed by the Council as soon as possible after the decision has been made. Should additional information be required it should be requested of the addressee in section I.1). If an appeal regarding the award of the contract has not been successfully resolved, The Public Contracts Regulations 2015 provide for aggrieved parties who have been harmed or are at risk of harm by breach of the rules to take action in the High Court (England, Wales, and Northern Ireland). Any such action must be brought promptly (generally within 30 days). Where a contract has not been entered into, the Court may order the setting aside of the award decision or order the Council to amend any document and may award damages. If the contract has been entered into the Court may, depending on the circumstances, award damages, make a declaration of ineffectiveness, order the Council to pay a civil financial penalty, and/or order that the duration of the contract be shortened. If a declaration of ineffectiveness is sought, any such action must be brought within 30 days where the Council has communicated the award of the contract and a summary of reasons to tenderers, or otherwise within 6

months. The purpose of the standstill period referred to above is to allow the parties to apply to the Courts to set aside the award decision before the contract is entered into.

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

The City & County of Swansea- Legal, Democratic Services & Business Intelligence

Civic Centre, Oystermouth Road

Swansea

SA1 3SN

Country

United Kingdom