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Contract

## **NUN - Bridge to Living - Transforming Nuneaton**

Nuneaton and Bedworth Borough Council

F03: Contract award notice

Notice identifier: 2023/S 000-005592

Procurement identifier (OCID): ocds-h6vhtk-036069

Published 24 February 2023, 3:49pm

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

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

Nuneaton and Bedworth Borough Council

Town Hall, Coton Road

Nuneaton

CV11 5AA

#### **Email**

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

#### **Country**

United Kingdom

#### **NUTS code**

UKG13 - Warwickshire

#### **Internet address(es)**

Main address

<https://www.nuneatonandbedworth.gov.uk/site/>

Buyer's address

<http://www.csw-jets.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**

NUN - Bridge to Living - Transforming Nuneaton

Reference number

NUN - 14396

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

- 45000000 - Construction work

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

Works

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

Nuneaton and Bedworth Borough Council (NBBC), and its strategic development partner Queensberry, have brought forward a full planning application for a residential-led development on Bridge Street named 'Bridge to Living'. Following a successful bid to the Future High Streets Fund, Bridge to Living reimagines an underused part of the town centre as an attractive place to live and develop new retail units along Bridge Street. The site sits to the north of George Elliot Memorial Gardens and to the south of Bridge Street. A riverside pathway leading from Bridge Street will bound the site and lead to the park, opening the town centre to open green space. Tenders are being invited via a two-stage tender process to contract with NBBC under a Pre-Construction Services Agreement (PCSA) with the Council maintaining an option to enter into a JCT Building Contract to undertake the works.

#### **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: £7,000,000

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

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

- 45000000 - Construction work

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

NUTS codes

- UKG13 - Warwickshire

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

Nuneaton and Bedworth Borough Council (NBBC), and its strategic development partner Queensberry, have brought forward a full planning application for a residential-led development on Bridge Street named 'Bridge to Living'. Following a successful bid to the Future High Streets Fund, Bridge to Living reimagines an underused part of the town centre as an attractive place to live and develop new retail units along Bridge Street. The site sits to the north of George Elliot Memorial Gardens and to the south of Bridge Street. A riverside pathway leading from Bridge Street will bound the site and lead to the park, opening the town centre to open green space. Tenders are being invited via a two-stage tender process to contract with NBBC under a Pre-Construction Services Agreement (PCSA) with the Council maintaining an option to enter into a JCT Building Contract to undertake the works.

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

Price

### **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: No

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

<https://www.gov.uk/government/collections/future-high-streets-fund>

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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: [2022/S 000-023148](#)

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

2 February 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 1

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 1

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

#### **V.2.3) Name and address of the contractor**

Stepnell Limited

Lawford Road

Rugby

CV21 2UU

Country

United Kingdom

NUTS code

- UKG13 - Warwickshire

National registration number

402934

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £7,000,000

Total value of the contract/lot: £7,490,735.46

#### **V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Value excluding VAT: £1

Short description of the part of the contract to be subcontracted

Yet to be finalised and confirmed but envisage the following packages to be subcontracted: Demolition, Piling, Groundwork and Steelwork. Actual value and proportions will be finalised during the second stage tender process.

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## **Section VI. Complementary information**

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

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

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom