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Planning

Initial Market Testing – City Centre Community Hub

City & County of Swansea

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-008740

Procurement identifier (OCID): ocds-h6vhtk-0328bf

Published 31 March 2022, 5:02pm

Section I: Contracting authority

I.1) Name and addresses

City & County of Swansea

Civic Centre

Swansea

SA1 3SN

Email

Hannah.Thomas3@swansea.gov.uk

Telephone

+44 1792637252

Country

United Kingdom

NUTS code

UKL18 - Swansea

Internet address(es)

Main address

www.swansea.gov.uk/dobusiness

Buyer's address

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

Additional information can be obtained from the above-mentioned address

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

Initial Market Testing – City Centre Community Hub

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/refurbishment of the old BHS and Miss Selfridge buildings located at 277-278 Oxford Street and 29-21 Princess Way, in Swansea City Centre. The refurbishment will provide a new community hub, archive, and library provision. A specialist contractor has been appointed to undertake initial soft strip and asbestos removal activities within the buildings. The building consists of 3 principal floor levels: ground level, level 1, and level 2, additionally, there is a basement to the North-west corner. The building is situated within the premises of a busy high-street and is a mid-20c building. Swansea Council are seeking a Principal Contractor 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
- 45451000 - Decoration 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

The building is owned by Swansea Council and is situated on 277-278 Oxford Street (BHS) and 29-31 Princess Way (Miss Selfridge). The former BHS / Miss Selfridge building is situated on the junction between Oxford St to the south and Princess Way to the east. A small service lane leading to Park St car park is to the west. There is currently hoarding surrounding the building in support of the ongoing enabling works.

Swansea Council along with its appointed multi-disciplinary design team will be seeking a suitably experienced Principal Contractor, to undertake this refurbishment. The redevelopment will comprise of a new community hub, archive, and library space for the Council.

Enabling works are currently being carried out on the building, inclusive of soft strip activities and asbestos removal. The completion of the enabling works will be July 2022.

It is anticipated that the main works mobilisation period will commence by November 2022. There will be opportunities for site visits once the tender has been published.

The tender will be published via an open procedure, utilising a two-stage design and build procurement route.

The appointed Principal Contractor will be responsible for the technical design and the associated package procurement process to support the agreement of the main works contract sum.

II.2.14) Additional information

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

II.3) Estimated date of publication of contract notice

14 April 2022

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

Interested bidders will need to email Hannah.thomas3@swansea.gov.uk no later than 5pm on 13th April 2022 to express an interest in the project.

The publication of this Prior Information Notice is for information gathering purposes only at this stage and forms part of the market testing initiative. Expressions of interest received will not be scored and will NOT form part of an evaluation process.

This exercise will not be used for the purposes of short-listing at a later stage and non-participation will not restrict access to any tender opportunity that might follow from this exercise.

Swansea Council reserves the final right to follow what it considers to be the most appropriate approach to market and will not meet any costs incurred by any party in responding to this exercise. Having considered all representations Swansea Council reserves the right to package the requirement in such a way as to offer the most cost effective, sustainable solution.

The estimated date for publication of the contract notice is subject to change depending on the outcome of this PIN notice and market testing exercise.

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=120111.

(WA Ref:120111)