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Tender

2324-0019 Highbury Fields Café Improvements

Islington Council

F02: Contract notice

Notice identifier: 2024/S 000-008818

Procurement identifier (OCID): ocds-h6vhtk-044a52

Published 19 March 2024, 12:52pm

Section I: Contracting authority

I.1) Name and addresses

Islington Council

Islington Town Hall

London

N1 2UD

Contact

Strategic Procurement

Email

procurement@islington.gov.uk

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

<https://procontract.due-north.com/Advert/Index?advertId=c5d2f2ab-e4e5-ee11-8127-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=c5d2f2ab-e4e5-ee11-8127-005056b64545>

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

2324-0019 Highbury Fields Café Improvements

Reference number

DN716211

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Islington Council invites interest from contractors for the construction of a new café and demolition of existing structures in Highbury Fields and construction of associated amenities.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

Highbury Fields, N5 is the borough's largest greenspace, attracting an average of 2,000 visitors each day to the play area alone. It is also home to various sports facilities including four netball courts and 11 tennis courts.

This scheme seeks to improve the north-east corner of the Fields by demolishing the existing café kiosk, bandstand building, derelict former park-keeper's bungalow and removing various ancillary buildings. The cumulative footprint will be used to create a new high-quality building that provides a café, public toilets and park-keeper facilities.

Planning permission was granted in July 2023. The planning reference for the project is P2023/1388/FUL and can be viewed at Islington's planning portal via [View or comment on a planning application | Islington Council](#)

The requirement

Islington Council is seeking a principal contractor for the construction of a new café in Highbury Fields and associated amenities such as public toilets and a Changing Places toilet, the demolition of the existing café, demolition of existing bandstand and demolition of the derelict park keeper's bungalow with reinstatement, under a traditional JCT contract with contractor design portions. The contractor design portions are potentially mechanical, electrical and plumbing (MEP) and screw piles foundation.

The bandstand building is within a fenced area that is used by Islington's Bright Start services which is a children's playground area for ages up to five years old. Consequently, the demolition of the bandstand building will need to be carefully discussed with Islington and the design team to avoid disturbance during the peak summer months and peak use by the community. As a result, it would be preferred if the building was demolished within the winter months.

It will be necessary for the appointed contractor to aid the design team in complying with existing planning conditions and to provide the necessary information to enable compliance with further Planning and Building Control conditions as set by the planning approval, to ensure there are no delays in the construction programme. Short-term negative impacts, such as disruption to residents and park users, will be mitigated via a Construction Management Plan and Construction Logistics Plan, provided by the tenderer, and signed off prior to work starting on site as per the planning condition.

Tenderers' approach to Social Value will be assessed as part of the contract via a specific Social Value question within the method statement questions, weighted at 20%.

Please note that the Bill of Quantities provided in the tender pack is in draft and not to be completed at SQ stage and a finalised version will be issued at second stage of tender.

II.2.5) Award criteria

Quality criterion - Name: Proposed approach to social value / Weighting: 20

Quality criterion - Name: Proposed measures and procedures/processes to ensure the

contract is delivered within budget and on time / Weighting: 20

Quality criterion - Name: Proposed methodology for implementing quality management procedures / Weighting: 10

Quality criterion - Name: Proposed approach to health and safety / Weighting: 10

Cost criterion - Name: Cost / Weighting: 40

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

Duration in months

8

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: No

II.2.14) Additional information

The contract period will be for eight months from an estimated start date of October 2024 with option to extend up to a further two months. Also included will be a 12-month defect and liability period.

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: No

IV.2) Administrative information

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

Date

19 April 2024

Local time

12:00pm

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

English

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

Islington Council

London

Country

United Kingdom