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Tender

## **For the provision of Design, Remediation and Construction Works for Barrow Waterfront, Barrow**

Westmorland and Furness Council

F02: Contract notice

Notice identifier: 2024/S 000-009987

Procurement identifier (OCID): ocids-h6vhtk-044d6d

Published 27 March 2024, 10:56am

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

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

Westmorland and Furness Council

South Lakeland House, Lowther Street

Kendal

LA9 4DQ

#### **Contact**

Ms Gwyneth Timson

#### **Email**

[procurement2@westmorlandandfurness.gov.uk](mailto:procurement2@westmorlandandfurness.gov.uk)

#### **Telephone**

+44 1768212268

#### **Country**

United Kingdom

**Region code**

UKD12 - East Cumbria

**Internet address(es)**

Main address

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

Buyer's address

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

**I.3) Communication**

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

<https://www.the-chest.org.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.the-chest.org.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**

For the provision of Design, Remediation and Construction Works for Barrow Waterfront, Barrow

Reference number

DN717053

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

- 45000000 - Construction work

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

Works

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

This Tender concerns Phase Two of Marina Village. The Council wishes to appoint a design and build contractor to remediate the site to broadly the same standard as Phase 1 and to install some associated enabling infrastructure on the site to assist future housing suppliers to develop the site for 808 homes (Phase 1 and Phase 2 together). Please refer to the Scope for further information.

Contractual Context

(a) This ITT is for a two staged procurement to identify a Contractor to undertake the Works identified in the Schedule 2 (Scope relating to the design and remediation/construction of the Barrow Waterfront Phase Two site in Barrow, Cumbria).

(b) The 2 stages are:

- Stage 1: Design Services (including, but not limited to surveys, investigations, reporting, planning, communications and costings) within an NEC4 Option A Engineering and Construction Contract (ECC).
- Stage 2: Construction Works (delivery of the remediation strategy and infrastructure designs as agreed at the end of Stage 1) within an NEC4 Option A Engineering and Construction Contract (ECC).

(c) For Stage 1, the Contractor will enter into a NEC4 Option A Engineering and Construction Contract (ECC) with the Council (Client) and undertake the services outlined in the Scope.

(d) The Contractor will, as part of the Scope of Stage 1, undertake any necessary supplementary investigations, studies, assessments, etc., produce all drawings and specification for the works; and secure all necessary consents and approvals. The Contractor will, among other things, provide a pre-construction information (PCI) document as well as an updated priced activity schedule for discussion and acceptance at the end of Stage 1. For further Details please refer to the Scope.

(e) If the Client accepts the Stage 1 design and price, the Contractor will be asked to provide the Stage 2 works by entering into a Stage 2 Engineering and Construction Contract with the Client.

(f) For the avoidance of doubt, the initial contract will be for the provision of Stage 1 only. The Client has no contractual obligation to commit to entering into the Stage 2 Engineering and Construction Contract and at its sole discretion may seek to end or reprocure the project at the end of Stage 1.

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

Value excluding VAT: £16,000,000

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

This contract is divided into lots: No

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

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

NUTS codes

- UKD12 - East Cumbria

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

##### **(a) Site Background**

Barrow Waterfront (historically known as Marina Village) is a 25-hectare brownfield site in Barrow-in-Furness on the north side of Buccleuch Dock (Site). The Site currently consists of an area of unused open scrubland within the central area of the site. Towards the northwest of the Site, there are commercial premises around Cavendish Dock Road and hardstanding areas along the northern boundary with Salthouse Road.

The adopted Barrow Borough Local Plan identifies this Site as a strategic housing allocation and is one of the largest housing sites within the new Westmorland and Furness Authority.

The Site is in a prominent location, situated close to the town centre and major employment sites such as BAE Systems located on Barrow Island, the Waterfront Business Park and the Port of Barrow.

Almost all of the Site is in Westmorland and Furness Council's ownership; however, as noted above, a small number of land parcels are in private ownership and negotiations with the third-party landowners are currently in progress with the aim of securing the acquisition of these by agreement.

Most of the Site was originally claimed from tidal flat deposits in the mid-19th century by upfilling, reportedly using dredged material from Walney Channel, during the construction of the adjacent dock system. The Site was subsequently developed as railway land, with railway sidings, and works present within the central areas of the site, and a timber yard within the southern area of the Site. The railway sheds, works and associated infrastructure were demolished in the 1980s with much of the Site remaining as open unused land since that time.

The redevelopment of Barrow's waterfront was a long-held ambition for Barrow Borough Council spanning more than two decades. Success has been realised through the completion of the Waterfront Business Park on Barrow Island, and the attraction of major offshore wind investors to the Port of Barrow, however, progress stalled on the major housing allocation following the 2008 recession and public spending austerity measures.

Realisation of this element will deliver significant change on the Site itself and deliver wider benefits in terms of investor confidence to the rest of the town. As such, it is a vital part of Barrow's wider regeneration agenda. The project has come more sharply into focus with the development of Team Barrow and the ongoing discussions with Government around how the Town and wider geography can best support BAE Systems' delivery of key defence infrastructure.

Significant progress has been made in the past two years in assembling the funding package required to address site complexities and unlock the potential for development. Significant funding was secured to allow the remediation works of Phase One of the Site to be successfully delivered.

This Tender concerns Phase Two of Marina Village. The Council wishes to appoint a design and build contractor to remediate the site to broadly the same standard as Phase 1 and to install some associated enabling infrastructure on the site to assist future housing suppliers to develop the site for 808 homes (Phase 1 and Phase 2 together). Please refer to the Scope for further information.

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

Quality criterion - Name: Quality / Weighting: 57.5

Quality criterion - Name: Finance / Weighting: 2.5

Price - Weighting: 40

### **II.2.6) Estimated value**

Value excluding VAT: £16,000,000

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

Duration in months

24

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**

Suppliers wishing to express an interest and obtain access to the tender documents should

go to [www.the-chest.org.uk](http://www.the-chest.org.uk) and click on current opportunities from the navigation area on the left of the screen. On the next screen enter the contract Reference (DN717053) in the box labelled 'contains' then click search. Click on the blue link for the contract title to view

the opportunity. To express an interest you will need to login. if you are not already registered on the [www.the-chest.org.uk](http://www.the-chest.org.uk) you will need to return to the home page and click on Register. Register FREE link in the navigation area on the left of the screen. Registration is

free of charge and your username and password will be emailed to you.

Westmorland and Furness Council is fully supportive of all aspects of diversity including ethnicity, race, religion, age, disability and sexual orientation. In this respect Westmorland and Furness Council welcomes expressions of interest from ethnic minority, disabled and other diverse business communities and the voluntary sector. Economic operators are therefore required to fully comply with all statutory obligations/applicable legislation and there will be a requirement to participate in the Authority's supplier audits on all aspects of diversity.

The Contracting Authority expressly reserves the right:

- (i) not to award any contract as a result of the procurement process commenced by publication of this notice; and
- (ii) to make whatever changes it may see fit to the content and structure of the tendering competition; and in no circumstances will the Contracting Authority be liable for any costs incurred by the candidates. If the Contracting Authority decides to enter into a Contract with the successful supplier, this does not mean that there is any guarantee of subsequent contracts being awarded. Any expenditure, work or effort undertaken prior to contract award is accordingly a matter solely for the commercial judgement of potential suppliers. The Contracting Authority reserve the right to use any electronic portal during the life of the

agreement. The value provided in Section II.1.5 is only an estimate. We cannot guarantee to suppliers any business through this contract. Under this procurement the contractor is required to actively participate in the economic and social regeneration of the locality and surrounding the place of delivery for the procurement. Accordingly contract performance conditions may relate in particular to social and environmental considerations.

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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

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

Date

1 May 2024

Local time

12:00pm

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

English

#### **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

1 May 2024

Local time

12:00pm

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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**

High Court of Justice

London

Country

United Kingdom