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Tender

## **Commercial Workspace Development – Language South**

Plymouth City Council

F02: Contract notice

Notice identifier: 2024/S 000-010172

Procurement identifier (OCID): ocids-h6vhtk-044644

Published 28 March 2024, 9:13am

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

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

Plymouth City Council

Ballard House, West Hoe Road

Plymouth

PL1 3BJ

#### **Contact**

Miss Simone Newark

#### **Email**

[simone.newark@plymouth.gov.uk](mailto:simone.newark@plymouth.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKK41 - Plymouth

**Internet address(es)**

Main address

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

Buyer's address

<http://www.supplyingthesouthwest.org.uk>

**I.3) Communication**

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

<http://www.supplyingthesouthwest.org.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<http://www.supplyingthesouthwest.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**

Commercial Workspace Development – Langage South

Reference number

DN716436

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

- 45000000 - Construction work

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

Works

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

Plymouth City Council (PCC) are seeking to procure a Main Contractor to deliver construction of approximately 4,615 sq m (50,000 sq ft) of high quality, sustainable workspace (and associated service yards and landscaping) split across four different units including some first floor accommodation located off Beaumont Way, Langage South Business Park, Plympton, Plymouth.

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

Value excluding VAT: £7,500,000

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

This contract is divided into lots: No

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

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

- 45400000 - Building completion work
- 45213100 - Construction work for commercial buildings

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

NUTS codes

- UKK41 - Plymouth

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

The scheme will incorporate sustainable technologies to minimise carbon emissions and running costs including: solar photovoltaic, increased levels of insulation, higher levels of natural daylight and ventilation, highly efficient heating systems, EV charging pods and a host of energy saving technologies.

The scheme has been designed to and including RIBA Stage 3.

The scheme has been designed to BREEAM Excellent standards and this must be implemented and secured throughout the construction stage resulting in the award of the formal BREEAM Excellent certificate. The scheme has been designed to Net Zero standards and the project will be required to demonstrate that it is a Net Zero upon completion.

A JCT Design and Build Contract is required to take the project to completion.

It is anticipated that the construction phase will be c9-12 months followed by a 12 month defect period before final project closure

Tenderers shall note that due to current negotiations with prospective tenants, the Council reserves the right to add and/or omit works to the current tender information to reflect agreed tenant requirements. All units currently include a fitted out mezzanine area and this will form the basis of the price evaluation. Tenderers are advised that alternative tenders are required for the omission of the fit out to each unit, details of which are included in the procurement documents.

The Council is using the Restricted procedure.

#### **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**

Duration in months

12

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

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## **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: Yes

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2024/S 000-007294](#)

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

Date

29 April 2024

Local time

12:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

13 May 2024

#### **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: 3 (from the date stated for receipt of tender)

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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 England and Wales

London

SW1P 3BD

Country

United Kingdom