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Tender

Commercial Workspace Development – Langage South

Plymouth City Council

F02: Contract notice

Notice identifier: 2024/S 000-010172

Procurement identifier (OCID): ocds-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

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

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

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)

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