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Tender

Contract for the City Centre Community Hub

City & County of Swansea

F02: Contract notice

Notice identifier: 2022/S 000-012135

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

Published 10 May 2022, 1:37pm

Section I: Contracting authority

I.1) Name and addresses

City & County of Swansea

Civic Centre

Swansea

SA1 3SN

Email

procurement@swansea.gov.uk

Telephone

+44 1792637242

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

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

<https://etenderwales.bravosolution.co.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etenderwales.bravosolution.co.uk/>

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://etenderwales.bravosolution.co.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

Contract for the City Centre Community Hub

Reference number

CCS/21/309

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.

Its a two-stage design and build procurement.

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.2.5) 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

16

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 III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

See Tender Documentation

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

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

See Tender Documentation

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.2.1) Previous publication concerning this procedure

Notice number: [2022/S 000-008740](#)

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

Date

9 June 2022

Local time

12:00pm

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

English, Welsh

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)

IV.2.7) Conditions for opening of tenders

Date

9 June 2022

Local time

12:30pm

Place

E-tenderwales Portal

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

1. Register your company on the eTenderWales portal (this is only required once):

- Navigate to the portal: <http://etenderwales.bravosolution.co.uk>
- Click the “Suppliers register here” link.
- Enter your correct business and user details.
- Note the username you chose and click “Save” when complete.
- You will shortly receive an e-mail with your unique password (please keep this secure).
- Agree to the terms and conditions and click “continue”.

2. Express an interest in the project:

- Login to the portal with your username/password.
- Click the “ITTs Open to All Suppliers” link (these are the ITTs open to any registered supplier).
- Click on the relevant ITT to access the content.
- Click the “Express Interest” button in the “Actions” box on the left-hand side of the page.
- This will move the ITT into your “My ITTs” page (this is a secure area reserved for your

projects only).

— Click on the ITT code. You can now access any attachments by clicking the “Settings and Buyer Attachments” in the “Actions” box.

3. Responding to the invitation to tender:

— You can now choose to “Reply” or “Reject” (please give a reason if rejecting).

— You can now use the “Messages” function to communicate with the buyer and seek any clarification.

— Note the deadline for completion, then follow the onscreen instructions to complete the ITT.

— There may be a mixture of online and offline actions for you to perform (there is detailed online help available).

If you require any further assistance use the online help. Alternatively, the BravoSolution helpdesk can be contacted (Monday to Friday, 8:00 to 18:00) on:

— E-mail: help@bravosolution.co.uk

— Phone: +44 8003684850

NOTE: The authority is using eTenderwales to carry out this procurement process. To obtain further information record your interest on Sell2Wales at https://www.sell2wales.gov.wales/search/search_switch.aspx?ID=121069

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority’s economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

See Tender Documentation

(WA Ref:121069)

The buyer considers that this contract is suitable for consortia.

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Council will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is

communicated to tenderers. This period will extend to 15 calendar days for communication by non-electronic means. Applicants who are

unsuccessful shall be informed by the Council as soon as possible after the decision has been made. Should additional information be

required it should be requested of the addressee in section I.1). If an appeal regarding the award of the contract has not been successfully

resolved, The Public Contracts Regulations 2015 provide for aggrieved parties who have been harmed or are at risk of harm by breach of

the rules to take action in the High Court (England, Wales, and Northern Ireland). Any such action must be brought promptly (generally

within 30 days). Where a contract has not been entered into, the Court may order the setting aside of the award decision or order the

Council to amend any document and may award damages. If the contract has been entered into the Court may, depending on the

circumstances, award damages, make a declaration of ineffectiveness, order the Council to pay a civil financial penalty, and/or order that

the duration of the contract be shortened. If a declaration of ineffectiveness is sought, any such action must be brought within 30 days

where the Council has communicated the award of the contract and a summary of reasons to tenderers, or otherwise within 6 months. The

purpose of the standstill period referred to above is to allow the parties to apply to the Courts to set aside the award decision before the contract is entered into.

VI.4.4) Service from which information about the review procedure may be obtained

The City & County of Swansea- Legal, Democratic Services & Business Intelligence

Civic Centre

Swansea

SA1 3SN

Country

United Kingdom