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Tender

## **Marchwood Port Development - Phase 1-3 Design and Build**

SOLENT GATEWAY LIMITED

F05: Contract notice – utilities

Notice identifier: 2021/S 000-013479

Procurement identifier (OCID): ocids-h6vhtk-02bc1a

Published 15 June 2021, 12:31pm

### **Section I: Contracting entity**

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

SOLENT GATEWAY LIMITED

MERIDIAN HOUSE, ALEXANDRA DOCK NORTH

GRIMSBY

DN313UA

#### **Contact**

Scott Willmore

#### **Email**

[scott.willmore@solentgateway.com](mailto:scott.willmore@solentgateway.com)

#### **Telephone**

+44 7763634014

#### **Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

<https://solentgateway.com/>

Buyer's address

<https://www.solentgatewayconsultation.com/>

**I.3) Communication**

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

[https://solentgateway-my.sharepoint.com/:f:/p/scott\\_willmore/EmdZprNDE05Eo5YUC4uAQgMB2POYZa7aVseDCovrEoMdgw?e=9XOvPK](https://solentgateway-my.sharepoint.com/:f:/p/scott_willmore/EmdZprNDE05Eo5YUC4uAQgMB2POYZa7aVseDCovrEoMdgw?e=9XOvPK)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://solentgateway-my.sharepoint.com/:f:/p/scott\\_willmore/EmdZprNDE05Eo5YUC4uAQgMB2POYZa7aVseDCovrEoMdgw?e=9XOvPK](https://solentgateway-my.sharepoint.com/:f:/p/scott_willmore/EmdZprNDE05Eo5YUC4uAQgMB2POYZa7aVseDCovrEoMdgw?e=9XOvPK)

**I.6) Main activity**

Port-related activities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Marchwood Port Development - Phase 1-3 Design and Build

Reference number

MAR-SGL-PH1-3

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

- 45000000 - Construction work

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

Works

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

Provision of services to undertake the design and construction of the Marchwood Port development (terrestrial works only).

Works include: Creation of large areas of hard-standing surfaces, modifications to main port entrance including the construction of a new security office building and entrance canopy, modification of existing internal road network and railway sidings, enhancement and upgrade of existing CCTV, drainage (including new outfalls), lighting, telecommunications, gas and power networks, perimeter fencing, demolition and/or modification to existing buildings and creation and enhancement of ecological areas including wider landscape improvements.

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

Value excluding VAT: £45,000,000

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

This contract is divided into lots: No

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

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

- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

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

NUTS codes

- UKJ - South East (England)

Main site or place of performance

SGL is a UK-based port and logistics company, and designated Utility for the purposes of the Utilities Contracts Regulations 2016, that is a joint venture between David McBrayne Limited and GBA Holdings Limited. The SGL offices are located within Marchwood Port, with 85 members of staff currently employed.

Located next to the village of Marchwood, south-west of Southampton, the site was previously a military port operated by the Ministry of Defence and is approximately 85 hectares in size.

SGL has spent the last four years investigating the opportunities for development of the port and working on proposals that will increase its commercial capacity and support the MOD's ongoing operations within its existing boundary. With its sea, rail and road connections, Marchwood Port is a highly sustainable location and offers opportunities to transport materials via sea and rail that may otherwise have been transported by road.

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

SGL are pursuing consent for the proposed redevelopment of Marchwood Port via the Town and Country Planning Act with works commencing from Q1 2022 following anticipated planning approval in October 2021.

Works are anticipated to be delivered in six phases between 2022 - 2027 with Phases 1 to 3 being the subject of this procurement and contract ("the Project").

The Project is intended to be delivered in three phases, although it is noted that capital expenditure associated with Phase 1 will deliver approximately 90-95% of value of the Project.

The works, which are mainly terrestrial based, are likely to comprise but are not limited to:

1. Creation of hard-standing surfaces (which forms the majority of the scope of work) providing flexible external storage for the following:

- a. Containers
- b. Vehicles
- c. Steel (clean and scrap)
- d. Forest Products
- e. Bulks and aggregates
- f. Palletised cargo.

2. Modifications to main port entrance including the construction of a new Security Office and Entrance Canopy (providing three vehicle lanes).

3. Enhancement and upgrade of existing CCTV, drainage (including 2no. new drainage outfalls), lighting, telecommunications, gas and power.

4. Enhancement and upgrade of the site perimeter fencing.

5. Modification of rail sidings.

6. Demolition and/or modification to existing buildings

SGL plan to appoint a contractor on a design-build basis with services summarised as follows:

#### Phase 1

- RIBA Stage 4 - Technical Design
- RIBA Stage 5 -Construction

#### Phase 2 and Phase 3

#### Step 1

- RIBA 3 - Developed Design (developed against agreed planning parameters).
- Reserved Matters/Detailed Planning Application

Step 2 (dependent on outcome of Step 1 SGL can, at its sole discretion, elect to the following RIBA Stages)

- RIBA 4 - Technical Design
- RIBA 5- Construction

The form of contract will be an amended NEC4 Option A.

SGL will retain options in respect of Phase 2 and Phase 3 with regard to the nature of the hardstanding to be instructed.

SGL plan to appoint a main contractor who will:

- provide SGL with a single point of contact for both design and construction;
- possess the required competence and demonstrable experience of delivering the breadth of works proposed (including an ability to make effective use of opportunities for transporting materials by sea);
- fulfil responsibilities as the Principal Contractor and Principal Designer in respect of Construction (Design and Management) Regulations 2015;
- expedite the swift resolution of any emerging site issues drawing on the contractor's variety of experience (including temporary works design) and breadth of supply chain;
- promote a coordinated approach to the scheduling of works;
- ensure an effective and timely response to the loss of port amenity as indirectly caused by the work; and
- assist the identification of value engineering and management opportunities.

The key construction objectives for the development of the Marchwood Port are to:

- minimise cost to the project and drive best value to SGL through the early identification of value adding techniques;
- expedite delivery of the programme to maximise commercial opportunity, pursuing concurrent uninterrupted delivery across multiple sites where aligned with SGL's business case;
- prevent unnecessary restriction or hindrance to ongoing SGL operations during construction;

- place safety at the centre of all construction activity;
- maintain good relations with the Marchwood community and key stakeholders taking corrective measures to address any concerns they may have;
- where possible, utilise the port's existing rail connections and berthing capacity for the movement of plant and materials (reducing demands on the local road network); and
- deliver sustainably by minimising waste and using renewable and recyclable resources, reducing energy consumption and waste and protecting the natural environment.

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Value excluding VAT: £45,000,000

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

Start date

19 November 2021

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 3

Maximum number: 4

Objective criteria for choosing the limited number of candidates:





Tenderers must meet the minimum standards detailed in the PQQ (refer to Section 7).

Questions are contained within the appendices as per the following:

Appendix A - Supplier Identify, Key Roles and Contact

Appendix B - Financial Information

Appendix B1.1 - Financial Information - Scored Metrics

Appendix B1.2 - Financial Information - Insurance

Appendix C - Business and Professional Standing

Appendix D - Health and Safety

Appendix E - Equal Opportunity and Diversity Policy

Appendix G - Quality Management Policy and Capability

Appendix H - Technical Capability and Experience

Appendix I - Declaration

PQQs will be evaluated in accordance with the following criteria:

- Appendices A, B, B1.2 - Information only: The information provided will not be scored, but failure to provide it may result in the PQQ submission being disqualified from the tender process.
- Appendix B1.1 - Scoring: will be evaluated in accordance with the scoring criteria as specified for each question. In answering the questions Tenderers are to refer to Assessing and Monitoring the Economic and Financial Standing of Bidders and Suppliers - Guidance Note (May 2021), Government Commercial Function supplied alongside this PQQ. Scores obtained from members of a joint venture, consortia or where reliance is placed on a specific subcontractor will be totalled and averaged (mean).
- Appendices C-G, I - Pass/Fail: If a single response to a question does not meet the criteria for a pass it will be deemed to "fail" which will result in disqualification from the tender process and the remaining sections of the response may not be evaluated further.
- Appendix H - Scoring: weach question will be scored out of 4 using a predefined scoring matrix. This score shall be weighted in accordance with the weightings identified in Appendix H as follows:

"Score achieved/maximum achievable score x weighting = weighted score".

A Tenderer's total score for this PQQ shall be its combined weighted score from Appendix H- Technical Capability and Experience plus its weighted score from Appendix B1.1 - Financial Information.

The three highest scoring compliant Tenderers will be shortlisted and invited to participate in the next stage (ITN) of the tender process however, SGL reserves the right, at its absolute discretion, to invite fewer than three applicants. In the event scores are tied, SGL may, at its absolute discretion, increase the number of Tenderers invited to participate.

If a shortlisted tenderer withdraws from the tender process, SGL reserves the right to shortlist the next highest scoring Tenderer.

Submissions from consortia, joint ventures or where particular reliance is placed on specific subcontractors that you are relying on to deliver the scope as described PQQ (for the purposes of responding to Appendix H) should be completed as follows:

- Questions within Appendices A, B, B.1, C and G (Single Responses): all tendering parties respond to specified questions including any proposed subcontractors covering each operation.
- Questions within Appendices D, E, F, H and I (Joint Response): integrated response jointly prepared by all tendering parties including any subcontractors.

Please refer to "Submission of Pre-qualification Questionnaire - Additional Guidance 20210615" as per the provided weblink for details and arrangements regarding PQQ submissions.

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: Yes

Description of options

For Phases 2 and 3 and their associated surfacing works SGL wish to retain design flexibility through the following surfacing options either:

Option 1 - Rigid pavement design, anticipated as an unreinforced concrete (URC), to suit the proposed port operations and storage uses with allowance for HGV's and operational

vehicles with maximum axle load of 35T.

Option 2 - Flexible pavement design to suit lower intensity port operations and storage for light goods and vehicles up to 17 tonne gross vehicle weight (gvw) with occasional heavy duty vehicle overrun.

The activity schedule to be provided at tender is to reflect the delivery of both surfacing options.

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## **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

Refer to PQQ for requirements.

#### **III.1.2) Economic and financial standing**

List and brief description of selection criteria

Refer to PQQ for requirements.

Minimum level(s) of standards possibly required

Refer to PQQ for requirements.

#### **III.1.3) Technical and professional ability**

List and brief description of selection criteria

Refer to PQQ for requirements.

#### **III.1.4) Objective rules and criteria for participation**

List and brief description of rules and criteria

Refer to PQQ for requirements.

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Negotiated procedure with prior call for competition

#### **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

15 July 2021

Local time

12:00pm

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

English

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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**

Solent Gateway Ltd

Meridian House, Alexandra Dock North

Grimsby

DN313UA

Country

United Kingdom