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Tender

Re-development of the existing office building situated at 76-80 Southwark Street, London, SE1 0PN

Glasgow City Council as administering authority for Strathclyde Pension Fund

F02: Contract notice

Notice identifier: 2022/S 000-013544

Procurement identifier (OCID): ocds-h6vhtk-033b8d

Published 20 May 2022, 9:22am

Section I: Contracting authority

I.1) Name and addresses

Glasgow City Council as administering authority for Strathclyde Pension Fund

Glasgow

Contact

Max Haycocks

Email

m.haycocks@cogentbc.co.uk

Telephone

+44 2033148364

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

www.glasgow.gov.uk

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

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

Additional information can be obtained from another address:

Cogent Building Consultancy

London

Email

m.haycocks@cogentbc.co.uk

Country

United Kingdom

NUTS code

UKI - London

Internet address(es)

Main address

<http://www.cogentbc.co.uk/>

Tenders or requests to participate must be submitted to the following address:

Cogent

London

Email

m.haycocks@cogentbc.co.uk

Country

United Kingdom

NUTS code

UKI - London

Internet address(es)

Main address

<http://www.cogentbc.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

Re-development of the existing office building situated at 76-80 Southwark Street, London, SE1 0PN

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The contract location is 76-80 Southwark Street, London, SE1 0PN. The property spans two sites which were formerly separate entities and were redeveloped to form a single office building in 1971. The original Victorian warehouse structure remains to the eastern portion of the site while that at the western end was constructed in 1971. The property was substantially remodelled and clad in 2001.

The contract works comprise the design, construction, remodelling and refurbishment of the existing office and ancillary plant accommodation at basement, and ground to fourth floor levels. The existing fifth floor level is to be demolished and new fifth and sixth floors will be constructed with new plant and roof terrace above. The building will be substantially rebuilt or reclad to the west, south and part north elevations. New terraces will be formed at fifth and sixth floors to the rear. Internally, the cores are to be rebuilt to provide high quality office plates over basement to sixth floors. The entrance will remain on the corner of Great Guildford and Southwark Streets. New cycle store and plant areas will be provided at basement level, along with a new feature stair linking the office accommodation at ground and basement.

The works to be carried out on the property include but are not limited to the following:

- The main entrance will remain in its current location but be substantially remodelled and refurbished;
- The central core consisting of the main stair and two passenger lifts will be relocated to the northern boundary. This will require new structure to be built at the location of the current

single storey area to the north;

- The existing eastern core will be replaced with a new fire fighting core;
- A stair will provide access from basement to ground floor serving the cycle and plant areas;
- A new feature stair will be provided between ground and basement level;
- The existing rendered polystyrene cladding will be removed and replaced with a new blue façade including new bay windows along Great Guildford and Southwark Streets;
- The existing balconies on the northern façade will be removed and new private terraces will be formed at fifth and sixth floors;
- The existing fifth floor level is to be demolished and a new fifth and sixth floors will be constructed with new plant and roof terrace above; and,
- Internal fabric and services will be replaced.

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.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45210000 - Building construction work
- 45262690 - Refurbishment of run-down buildings
- 45453100 - Refurbishment work
- 44233000 - Staircases
- 45443000 - Facade work

- 45262900 - Balcony work
- 19200000 - Textile fabrics and related items

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

This procurement is being conducted by DTZ Investors for Glasgow City Council as administering authority for the Strathclyde Pension Fund (SPF). SPF is part of the Local Government Pension Scheme (LGPS) and is one of 11 LGPS funds in Scotland and around 100 in the UK.

This contract is being procured under the Restricted Procedure. A maximum of five (5) Bidders will be selected from the selection stage on the basis of the completed Single Procurement Document (SPD) against the selection criteria. The selection criteria and scoring methodology is outlined in more detail in the SPD Bidder Guidance document. Those shortlisted Bidders will then invited to the Invitation to Tender (ITT) stage. The documents issued will include drawings and other documents developed to RIBA Stage 4 as part of this Design and Build contract.

The form of Building Contract to be used will be the JCT DB2016 with amendments.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

II.2.6) Estimated value

Value excluding VAT: £16,000,000

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

Start date

25 October 2022

End date

6 June 2024

This contract is subject to renewal

No

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

Envisaged number of candidates: 5

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

In respect of SPD Question 4A.1, Bidders are required to register with contractor verification system, Avetta. Bidders should disclose in the SPD whether they are approved and registered with Avetta. Bidders who are not already registered with Avetta, should confirm that they are willing to register at the point of contract award in order to 'Pass' this question.

III.1.2) Economic and financial standing

List and brief description of selection criteria

In respect of SPD Question 4B.1.1, Bidders must show it has a 'general' yearly turnover of no less than 30,000,000 GBP in their last three financial years.

Bidders who have been trading for less than the 3 years noted above must provide evidence that they are complying with the above minimum financial requirements for the period in which they have been trading.

Bidders who do not comply with the above financial requirements but are part of a Group, can provide a Parent Guarantee if the Parent company satisfies the financial requirements stipulated above.

In relation to SPD Question 4B.5.1 – 4B.5.3 of the SPD, bidders must demonstrate the following minimum requirements on the levels of insurance cover: -

- Professional Risk Indemnity Insurance: Amount of indemnity required should not less than 10,000,000 GBP
- Employer's (Compulsory) Liability Insurance: Amount of indemnity should not less than 10,000,000 GBP
- Public Liability Insurance: Amount of indemnity should not less than 10,000,000 GBP
- All risks: Amount of indemnity should not less than 10,000,000 GBP

Please refer to the SPD Bidder Guidance document for further information.

III.1.3) Technical and professional ability

List and brief description of selection criteria

In relation to Question 4C.1 of the SPD, bidders must demonstrate that they completed projects of a similar nature as the current project described in Section II.1.4 above by providing three examples of projects completed within the last five years as specified in this Contract Notice. Bidders may use examples from both public and/or private sector. Examples from bidders must include the following minimum requirements that demonstrate:

- they have completed similar project types (relocation of cores, demolition of large sections of the existing structure and construction of new floors);
- they have completed projects of a similar value to the contract;
- they have worked in city centre locations on tight island sites, are well versed in the challenges encountered and can advise how they overcame those challenges;
- they have worked on projects where there were a large number of residential stakeholders in close proximity and how this was managed;
- they have proven experience of obtaining BREEAM and WELL Building Standard accreditation under similar projects and can provide suitable evidence of same;
- they have a proven experience of discharging planning conditions, in particular relating to Construction Management Plans, and undertaking successful community engagement;
- they have proven track record of engaging with major industry schemes including Considerate Constructors and, where relevant obtaining 'Excellent' scores; and
- they have a track record of delivering projects on time, on budget and with zero (or low) defects – bidders should provide suitable evidence and examples of how they have added value to the projects they have completed.

Each written example must not exceed 1,000 words. Where a submission exceeds the maximum number of words indicated per example, no account will be taken of the words beyond that 1,000-word limit. Photographs or diagrams may also be used to accompany text but are restricted to one page per example.

Please refer to the SPD Bidder Guidance document for further information.

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: No

IV.2) Administrative information

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

Date

20 June 2022

Local time

12:00pm

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

18 July 2022

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)

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

This procurement is being conducted by DTZ Investors for Glasgow City Council (the Council) as administering authority for the Strathclyde Pension Fund (SPF). SPF is part of the Local Government Pension Scheme (LGPS) and is one of 11 LGPS funds in Scotland and around 100 in the UK.

The successful bidder will be required to sign an Insurance Mandate authorising the Council to request copies of insurance documents from the bidder's insurance provider. If the mandate is not signed and returned the Council reserves the right to request copies of insurance certificates from bidders at any point during the contract period.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=693697.

A sub-contract clause has been included in this contract. For more information see: <http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

The Contracting Authority does not intend to include any community benefit requirements in this contract for the following reason:

n/a

(SC Ref:693697)

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court

Glasgow

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Court proceedings can be brought in either the sheriff court or Court of Session. Any proceedings relating to a breach of a duty owed by Glasgow City Council to a bidder under the Public Contracts (Scotland) Regulations 2015 in relation to this procurement must be started within 30 days beginning with the date on which the bidder first knew or ought to have known that grounds for beginning the proceedings had arisen. The 30-day limitation period can exceptionally be extended by the Court for up to three months from the deemed date of knowledge if satisfied that there is a good reason for doing so.