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Contract

Construction of Penzance Creative Cluster, Causewayhead, Penzance, TR18 2ST

Cornwall Council

F03: Contract award notice

Notice identifier: 2021/S 000-014321

Procurement identifier (OCID): ocds-h6vhtk-02bf64

Published 23 June 2021, 2:41pm

Section I: Contracting authority

I.1) Name and addresses

Cornwall Council

County Hall, Treyew Road

Truro

TR1 3AY

Contact

Mr James Howarth

Email

james.howarth@cornwall.gov.uk

Country

United Kingdom

NUTS code

UKK3 - Cornwall and Isles of Scilly

Internet address(es)

Main address

<http://www.cornwall.gov.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

Construction of Penzance Creative Cluster, Causewayhead, Penzance, TR18 2ST

Reference number

DN513773

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The proposed site is the existing Causewayhead car park in the centre of Penzance, owned

by Cornwall Council with plan area for 746sqm.

This scheme is part of wider strategy in Penzance to regenerate the town centre by encouraging people to live and work in the town centre, increasing footfall and spend in the main high streets. The project will support the creation of new employment and creates a prominent high-quality gateway into the town.

Once the site of an historic reservoir, and later a cattle market, the site is roughly a level portion of land, with level access from Clarence Street to the north and stepped pedestrian access down onto Causewayhead. There is restricted space for construction activities and material storage which will impact construction. The structural solution comprises small piles, foundations and ground beams. The width of the reservoir is such that the building cannot span clear over it without increasing the depth of the structure significantly. The external stone/brick walling to the site is largely retained with minimal disruption, particularly to the lower, older levels. The structure is steel frame and uses concrete hollow planks to form the decks. External walls are largely framed with SFS and clad with Pilkington 'Profilit' glazing or Veio Zinc standing seam cladding. Painted hot rolled metal sections 'edge' the top and bottom of the West block. Internal walls will mostly comprise lightweight

dry-lined partitions with fare-faced block walls to plant areas. The pitched roofs are Veio Zinc standing seam the flat roof areas are Bauder on insulation laid to falls.

Cornwall Council have appointed a specialist design team, project management and cost consultancy services to deliver the developed design of the project and submit all consents and start contractor engagement. The project is currently at the end of RIBA Stage 4 and is co-funded by ERDF (Match Funding); as a result, the contractor will need to comply with all related requirements and guidance in delivery of an ERDF project including branding requirements.

Conditional Planning Permission has been granted by Cornwall Council under PA20/02440, and it is anticipated that at least some of these conditions will be passed to the contractor for discharge. The contractor will also be responsible for obtaining the targeted BREEAM Credits available during RIBA Stages 5-7 inclusive. All projects funded through ERDF must achieve BREEAM Excellent.

The contractor will be responsible for obtaining each of the BREEAM credits targeted during RIBA Stages 5 and 6 and will also be responsible for discharging each of the outstanding planning conditions listed within the works information. The Council anticipates the Contract Award to take place during April 2021, with completion and occupation of the new facilities during October 2022.

This tender seeks to secure a contractor to deliver the required construction works, as outline above and detailed within the works information.

Project Reference DN513773

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £4,935,186.56

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKK3 - Cornwall and Isles of Scilly

II.2.4) Description of the procurement

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RIBA Stages 5 and 6 and will also be responsible for discharging each of the outstanding planning conditions

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 30

Price - Weighting: 70

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: Yes

Identification of the project

Penzance Creative Cluster

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: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2021/S 012-026453](#)

Section V. Award of contract

Contract No

DN513773

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 May 2021

V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 1

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Midas Construction Limited

Exeter

Country

United Kingdom

NUTS code

- UKK4 - Devon

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £4,935,186.56

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Cornwall Council Monitoring Officer

Truro

Country

United Kingdom