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Contract

Vernon Park, Wolverhampton. WV10 7HP

Staffordshire County Council

F03: Contract award notice

Notice identifier: 2024/S 000-014594

Procurement identifier (OCID): ocds-h6vhtk-0416d8

Published 8 May 2024, 7:05am

Section I: Contracting authority

I.1) Name and addresses

Staffordshire County Council

Tipping Street

Stafford

ST16 2DH

Contact

Laura Kendall

Email

laura.kendall@staffordshire.gov.uk

Telephone

+44 1785854656

Country

United Kingdom

Region code

UKG - West Midlands (England)

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.staffordshire.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

Vernon Park, Wolverhampton. WV10 7HP

Reference number

IA3263

II.1.2) Main CPV code

- 45213200 - Construction work for warehouses and industrial buildings

II.1.3) Type of contract

Works

II.1.4) Short description

Staffordshire County Council Pension Fund owns the freehold interest at Vernon Park, Wolverhampton. Vernon Park comprises of three existing detached warehouse units (one sold off on a long lease), the other two occupied by Mann & Hummel and DHL. The site also includes a proposed development site (hereafter

called the Site) covering 6.9 acres which the pension fund, managed by Colliers International, are now looking to develop.

Vernon Park is situated approximately 3.5 miles north east of Wolverhampton town centre and is less than half a mile from the M54, Junction 1.

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: £12,000,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKG - West Midlands (England)

Main site or place of performance

Wolverhampton

II.2.4) Description of the procurement

The proposed development comprises a 10,176m² single commercial warehouse (B8 Use Class) including flexible ancillary offices (5% of total), together with 143 car parking spaces, 11 HGV parking spaces plus 12 loading bays, covered cycle storage for 38 cycles and landscaping to all boundaries.

The flexible two-storey office block is located on the prominent southwest elevation, so that it presents an attractive appearance to the scheme when viewed from the A460 Cannock Road. The office elevations are intended to create a high-quality business park environment, using areas of glazing to emphasise prominent

entrance areas, and providing focal points, clearly visible from the approach to the buildings.

The main car parking area is in front of the offices providing immediate access and ensuring that cars and HGVs are separated at the earliest opportunity. Pedestrian access routes have been connected back to the existing footpaths on the estate road which in turn link back to existing provision on the A460 Cannock

Road.

The Landscaping Scheme is key to the development and is made up of a combination of tree planting, amenity planting, and native planting to assist the integration of the proposed development into the existing good quality landscape at Vernon Park and visual environment and create a high-quality setting for passers-by and

staff. The landscaping scheme is being developed in accordance with the ecological recommendations and alongside native species, will include wildflower planting within the amenity area. Existing trees on the boundary are to be protected.

A high standard of sustainability is being targeted for the development which will utilise renewable technology in the form of PV panels located on the roof. In order to support an aspiration towards the target of net zero operational carbon, the MEP services will be based on an 'all electric' strategy which takes advantage of the recent change in the carbon factors of electricity. This will include heating and cooling provided by VRF with local fan coil units and ventilation with high efficiency heat recovery. Lighting shall be LED throughout and will be complete with intelligent controls for occupancy and daylight. The

development is targeting BREEAM excellent which is reflected in the design.

The schemes will be procured under individual JCT 2016 design and build forms of contract with Client amendments, which are enclosed in the tender documentation.

The intent is for the Architect (UMC Architects), Civil and Structural (Rodgers Leask Ltd) designers to be novated to the successful Contractor. The appointed M&E Consultant (Couch Perry Wilkes) will be retained by the Employer during construction in a monitoring engineer role.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

II.2.11) Information about options

Options: No

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: [2023/S 000-033081](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 April 2024

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 2

Number of tenders received by electronic means: 5

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

V.2.3) Name and address of the contractor

Caddick Construction

Knottingley

Country

United Kingdom

NUTS code

- UKE4 - West Yorkshire

Companies House

1435461

The contractor is an SME

No

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

Total value of the contract/lot: £11,826,950.77

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Staffordshire County Council

Tipping Street

Stafford

ST16 2DH

Email

laura.kendall@staffordshire.gov.uk

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+44 1785854656

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United Kingdom