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Contract

Govanhill Baths Phase 1B - Major Refurbishment

Govanhill Baths Building Preservation Trust

F03: Contract award notice

Notice identifier: 2021/S 000-014905

Procurement identifier (OCID): ocds-h6vhtk-02c1ac

Published 30 June 2021, 9:15am

Section I: Contracting authority

I.1) Name and addresses

Govanhill Baths Building Preservation Trust

99 Calder Street, Govanhill

Glasgow

G41 2NR

Email

david@cookcreativelimited.com

Telephone

+44 7879665107

Country

United Kingdom

NUTS code

UKM82 - Glasgow City

Internet address(es)

Main address

<http://www.govanhillbaths.com>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA25303

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Govanhill Baths Phase 1B - Major Refurbishment

Reference number

GBBPT-1b-001

II.1.2) Main CPV code

- 45262690 - Refurbishment of run-down buildings

II.1.3) Type of contract

Works

II.1.4) Short description

The Trust are seeking to appoint a suitably qualified and experienced contractor to deliver the major refurbishment of the Govanhill Baths. The works comprise structural and conservation repairs to the full building, and the refurbishment of the ladies and learners pools and front of house areas, which include a mixture of offices and activity spaces; and a new-build mezzanine space.

II.1.6) Information about lots

This contract is divided into lots: No

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

Lowest offer: £7,418,539.12 / Highest offer: £8,996,911.76 taken into consideration

II.2) Description

II.2.2) Additional CPV code(s)

- 45262690 - Refurbishment of run-down buildings

- 45453000 - Overhaul and refurbishment work
- 45262000 - Special trade construction works other than roof works
- 45210000 - Building construction work
- 45212300 - Construction work for art and cultural buildings
- 45262700 - Building alteration work

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

II.2.4) Description of the procurement

The Trust are seeking to appoint a suitably qualified and experienced contractor to deliver the major refurbishment of the Govanhill Baths, the refurbishment of an important Grade-B Listed, historic Edwardian baths into a well-being centre, creating new opportunities for health and well-being for one of Scotland's most deprived communities.

The works comprise structural and conservation repairs to the full building, and the refurbishment of the ladies and learners pools and front of house areas, which include a mixture of offices and activity spaces; and a new-build mezzanine space.

The summary of the scope of work for this contract includes the following elements:

- Conservation and refurbishment of the external envelope of the building.
- Restoration to full working use of the Ladies' and Learners' Pools, and changing spaces, retaining important historic finishes and features as far as is reasonably possible.
- The inclusion of a new-build extension at first floor, "Habitable Bridge", composed of activity spaces to provide a connection to the Steamie to allow the building to be operated and managed from its primary front access on Calder Street.
- Creation of ancillary accommodation such as storage, toilets and plant; and inclusion of a fully compliant Changing Places facility.
- The majority of the existing first floor slipper baths will be converted to create a flexible space for gym, events, and heritage interpretation whilst a number of historic cubicles and

the terrazzo flooring will be retained and restored.

- Internal repair to concrete structural roof members, floor and roof slabs and other areas
- Refurbishment of the community meeting spaces, and creation of a community café and kitchen, reception, and ground and basement office accommodation.
- Prepare the Steamie and the Main Pool for meanwhile use, including installing heritage interpretation.
- Provide a full Turkish Suite including sauna and steam facilities.
- The project includes a complex demolitions package including temporary works and excavations in confined spaces within the basement

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Cost / Weighting: 60

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 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: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2019/S 210-512217](#)

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

18 June 2021

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 2

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 2

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

V.2.3) Name and address of the contractor

Clark Contracts

23 McFarlane Street

Paisley

PA3 1RY

Telephone

+44 1418478787

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

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

Lowest offer: £7,418,539.12 / Highest offer: £8,996,911.76 taken into consideration

Section VI. Complementary information

VI.3) Additional information

(SC Ref:658844)

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court

Sheriff Clerk's Office, PO Box 23, 1 Carlton Place

Glasgow

G5 9DA

Country

United Kingdom

Internet address

<http://www.govanhillbaths.com>