

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/017639-2022>

Tender

Management of Workspace Assets – Liskeard

Cornwall Council

F02: Contract notice

Notice identifier: 2022/S 000-017639

Procurement identifier (OCID): ocds-h6vhtk-034b8d

Published 28 June 2022, 2:45pm

Section I: Contracting authority

I.1) Name and addresses

Cornwall Council

County Hall, Treyew Road

Truro

TR1 3AY

Contact

Mrs Christine Stone

Email

Christine.Stone@cornwall.gov.uk

Telephone

+44 1872326050

Country

United Kingdom

NUTS code

UKK3 - Cornwall and Isles of Scilly

Internet address(es)

Main address

<http://www.cornwall.gov.uk>

Buyer's address

<http://www.cornwall.gov.uk>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

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

<https://procontract.due-north.com/Advert/Index?advertId=de97bbce-7ef0-ec11-8115-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=de97bbce-7ef0-ec11-8115-005056b64545>

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

Management of Workspace Assets – Liskeard

Reference number

DN613945

II.1.2) Main CPV code

- 98000000 - Other community, social and personal services

II.1.3) Type of contract

Services

II.1.4) Short description

The Liskeard Creative and Digital Workspace project was approved by Cornwall Council in November 2019 with construction starting on site in June 2021. The project is creating high quality office and workshop space for micro & Small and Medium Enterprises (SMEs) on the Liskeard Cattle Market site, owned by Cornwall Council. The workspace scheme ('The Workshed') comprises 17 offices/workspaces and two co-working spaces over 2 floors with an internal area of 1,307m² for businesses to rent. The workspace will be targeted at businesses within the creative and digital industries. The scheme also includes a market canopy and enhanced public realm. Completion of the capital build is scheduled for September 2022.

An organisation is required to manage the 'Workshed' and work collaboratively with Cornwall Council to provide a flexible and adaptable place of work for a host of digital and creative businesses, making Liskeard a 'creative magnet' for South East Cornwall and delivering against local ambitions to maximise the economic and cultural benefits of the regeneration of the former cattle market site.

The scope of services is expected to include the following:

- Market, manage, promote and encourage the use of the co-working space on the ground floor, helping the occupants to flourish & grow;
- Oversee the general running of the workspace with the support of Cornwall Council's Property Team;

- To open and close the building at times to be agreed;
- To liaise with the office/work-space occupiers on day-to-day queries;
- Work with tenants/occupiers and users of the Workshed and other stakeholders to build a supportive network of creative and digital businesses.

II.1.5) Estimated total value

Value excluding VAT: £300,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 75000000 - Administration, defence and social security services

II.2.3) Place of performance

NUTS codes

- UKK3 - Cornwall and Isles of Scilly

II.2.4) Description of the procurement

The Liskeard Creative and Digital Workspace project was approved by Cornwall Council in November 2019 with construction starting on site in June 2021. The project is creating high quality office and workshop space for micro & Small and Medium Enterprises (SMEs) on the Liskeard Cattle Market site, owned by Cornwall Council. The workspace scheme ('The Workshed') comprises 17 offices/workspaces and two co-working spaces over 2 floors with an internal area of 1,307m² for businesses to rent. The workspace will be targeted at businesses within the creative and digital industries. The scheme also includes a market canopy and enhanced public realm. Completion of the capital build is scheduled for September 2022.

An organisation is required to manage the 'Workshed' and work collaboratively with Cornwall Council to provide a flexible and adaptable place of work for a host of digital and creative businesses, making Liskeard a 'creative magnet' for South East Cornwall and delivering against local ambitions to maximise the economic and cultural benefits of the regeneration of the former cattle market site.

The scope of services is expected to include the following:

- Market, manage, promote and encourage the use of the co-working space on the ground floor, helping the occupants to flourish & grow;
- Oversee the general running of the workspace with the support of Cornwall Council's Property Team;
- To open and close the building at times to be agreed;
- To liaise with the office/work-space occupiers on day-to-day queries;
- Work with tenants/occupiers and users of the Workshed and other stakeholders to build a supportive network of creative and digital businesses.

The Council will act as the building manager, running all servicing and compliance, reactive maintenance and planned maintenance regimes, along with all external and internal cleaning and out of hours security. The Council will insure the building and manage the lettings of all first and second floor accommodation retaining all rent, maintenance rent and insurance rents. The Council will work in partnership with the service provider to secure the best fit of tenants that enable the Workshed to optimise its activity, outreach and commercial success.

The initial contract will be awarded on an initial term of 2 years with an option to extend for up to a further 2 years following a review of financial performance against modelled assumptions, and dependent on available funding, prior to any renewal/extension/alternative options considered. This is to allow us to test the market and the model of managing the space.

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: £300,000

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

There will be the opportunity for 1 (one) extension for a period of 24 (twenty-four) months.

Potential total contract length of 48 months.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.12) Information about electronic catalogues

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

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

European Regional Development Fund (ERDF)

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

Date

29 July 2022

Local time

12:00pm

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

English

IV.2.7) Conditions for opening of tenders

Date

29 July 2022

Local time

12:00pm

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

Cornwall Council

1 Treyew Road

Truro

TR1 3AY

Country

United Kingdom

Internet address

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