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Tender

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

Glasgow City Council (as administering authority for the Strathclyde Pension Fund)

F02: Contract notice

Notice identifier: 2024/S 000-020166

Procurement identifier (OCID): ocids-h6vhtk-047946

Published 2 July 2024, 4:30pm

Section I: Contracting authority

I.1) Name and addresses

Glasgow City Council (as administering authority for the Strathclyde Pension Fund)

Chief Executives Department, City Chambers

Glasgow

G2 1DU

Contact

Richard Andrews (Cogent)

Email

Bankside@cogentbc.co.uk

Telephone

+44 2039000771

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA30519

I.3) Communication

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://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 Bankside House, 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 Bankside House, 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.

The Procurement is being conducted by DTZ Investors for Glasgow City Council as administering authority for the Strathclyde Pension Fund (SPF). The successful Bidder will enter into the contract for the works with the Council.

II.1.5) Estimated total value

Value excluding VAT: £21,500,000

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
- 45111000 - Demolition, site preparation and clearance work
- 45210000 - Building construction work
- 45213100 - Construction work for commercial buildings
- 45262690 - Refurbishment of run-down buildings
- 45453100 - Refurbishment work

- 44233000 - Staircases
- 45443000 - Facade work
- 45262800 - Building extension work
- 45262900 - Balcony work
- 19200000 - Textile fabrics and related items

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

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 the 11 LGPS funds in Scotland and around 100 in the UK.

This contract is being procured under the Open Procedure. The Invitation to Tender (ITT) includes an SPD document. All Bidders must submit a completed SPD document as part of their response to the ITT. SPD responses meeting the minimum exclusion and selection criteria will proceed to have their response to the rest of the ITT evaluated against the award criteria. The minimum exclusion and selection criteria, award criteria and evaluation methodology is outlined in the ITT.

The ITT includes the draft form of contract, as well as drawings and other relevant documents.

Further information about the contract opportunity is set out in the ITT.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

II.2.6) Estimated value

Value excluding VAT: £21,500,000

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

Start date

16 December 2024

End date

4 December 2026

This contract is subject to renewal

No

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: No

II.2.14) Additional information

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

As above, all communications from tenderers on this procurement should be sent to Bankside@cogentbc.co.uk

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. Further details can be found in the ITT.

III.1.2) Economic and financial standing

List and brief description of selection criteria

In relation to Question 4B.1.1 of the SPD, Bidders must show it has a 'general' yearly turnover of no less than GBP 20,000,000 in each of their last three (3) financial years.

Bidders who have been trading for less than three (3) years must provide evidence that they have met the above minimum financial requirements for the period during which they have been trading.

In relation to Question 4B.4 of the SPD, the Bidder must confirm that its Dun & Bradstreet Failure Score has a Risk Indicator of 1, 2 or 3. Where a Bidder has a Dun & Bradstreet Failure Score with a Risk Indicator of 4 'High Risk', or a Dun & Bradstreet report is not available, the Council will ask the Bidder to provide further assurance to the Council. This might include other recognised rating agency ratings such as Company Watch or Experian or other forms of mitigation, such as a performance bond.

Bidders who do not comply with the above financial requirements and are seeking to rely on the economic and financial standing of a parent company (or other organisation) to satisfy the turnover test and/or credit check rating test must:

- (i) State this explicitly in response to Question 4B.6;
- (ii) Provide a letter of commitment from the parent company (or other organisation) to provide a guarantee on terms acceptable to the Council; and
- (iii) Provide the required financial information in respect of the guarantor.

Where the Bidder is a group of economic operators (such as a consortium), the Lead

Party of that group must comply with the above minimum financial requirements.

In relation to Question 4B.5.1 – 4B.5.3 of the SPD, Bidders must confirm that they have or can commit to obtain prior to commencement of the contract the following insurances and associated minimum financial levels of cover: -

- Bidders shall take out and maintain, throughout the period of the contract, Employer's Liability insurance to the value of at least TEN MILLION POUNDS STERLING (GBP 10,000,000) in respect of any one event and unlimited in the period;
- Bidders shall take out and maintain, throughout the period of the contract, Public Liability insurance to the value of at least TWENTY MILLION POUNDS STERLING (GBP 20,000,000) in respect of any one event and unlimited in the period;
- Bidder shall take out and maintain throughout the period of their services Professional Indemnity insurance to the value of at least TEN MILLION POUNDS STERLING (GBP 10,000,000) in respect of any one event.

Deposits and Guarantees

The Council may require that the successful Bidder provides a parent company guarantee/guarantees and/or other form of suitable security (including a performance bond) on terms acceptable to the Council. Please refer to the ITT 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 have 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 500 words. Where a submission exceeds the maximum number of words indicated per example, no account will be taken of the words beyond that 500-word limit. Photographs or diagrams may also be used to accompany text but are restricted to one page per example.

Minimum level(s) of standards possibly required

Please refer to the ITT for information on the scoring methodology and minimum score requirement.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Where Bidders are bidding as part of a group (e.g a consortium), the Council reserves the right to require Bidders to assume a specific legal form for the purpose of the award of the contract.

Where a Bidder relies upon the capacity of another entity to satisfy the criteria relating to economic and financial standing, the Council reserves the right to require the Bidder and that entity to be jointly and severally liable.

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

23 August 2024

Local time

12:00pm

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)

IV.2.7) Conditions for opening of tenders

Date

23 August 2024

Local time

12:00pm

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

The Council/SPF is not liable for any costs incurred, including in respect of expressing an interest in or tendering for this opportunity. The Council reserves the right at its sole discretion to vary the procurement (or any part of it) at any time, to not to award a contract and to cancel the procurement (or any part of it).

The Council does not intend to include any community benefit requirements in this contract for the following reason: the works are to be undertaken at a site in London, outside of Scotland.

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=770697.

The Contracting Authority does not intend to include a sub-contract clause as part of

community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

n/a

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

The Council does not intend to include any community benefit requirements in this contract for the following reason: the works are to be undertaken at a site in London, outside of Scotland.

(SC Ref:770697)

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court

PO Box 23, 1 Carlton Place

Glasgow

G5 9DA

Email

glasgow@scotcourts.gov.uk

Telephone

+44 141429888

Country

United Kingdom

Internet address

<https://glasgow.gov.uk>

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 if satisfied that there is a good reason for doing so. In accordance with the Public Contracts (Scotland) Regulations 2015, the Council will incorporate a minimum 10 calendar day standstill period from the date information on the award of the contract is communicated to Bidders.