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Contract

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

Glasgow City Council as administering authority for Strathclyde Pension Fund

F03: Contract award notice

Notice identifier: 2024/S 000-020433

Procurement identifier (OCID): ocids-h6vhtk-047a9b

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Section I: Contracting authority

I.1) Name and addresses

Glasgow City Council as administering authority for Strathclyde Pension Fund

Glasgow

Contact

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Email

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Telephone

+44 2033148364

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

www.glasgow.gov.uk

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

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 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 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.

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
- 45210000 - Building construction work
- 45262690 - Refurbishment of run-down buildings
- 45453100 - Refurbishment work
- 44233000 - Staircases
- 45443000 - Facade work
- 45262900 - Balcony work
- 19200000 - Textile fabrics and related items

II.2.3) Place of performance

NUTS codes

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

This contract is being procured under the Restricted Procedure. A maximum of five (5) Bidders will be selected from the selection stage on the basis of the completed Single Procurement Document (SPD) against the selection criteria. The selection criteria and scoring methodology is outlined in more detail in the SPD Bidder Guidance document. Those shortlisted Bidders will then invited to the Invitation to Tender (ITT) stage. The documents issued will include drawings and other documents developed to RIBA Stage 4 as part of this Design and Build contract.

The form of Building Contract to be used will be the JCT DB2016 with amendments.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - 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: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2022/S 022-190428](#)

Section V. Award of contract

Contract No

N/a

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

Section VI. Complementary information

VI.3) Additional information

This procurement is being conducted by DTZ Investors for Glasgow City Council (the 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.

(SC Ref:771580)

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court

Glasgow

Country

United Kingdom

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 from the deemed date of knowledge if satisfied that there is a good reason for doing so.