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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): ocds-h6vhtk-047a9b

Published 4 July 2024, 1:32pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Glasgow City Council as administering authority for Strathclyde Pension Fund

Glasgow

#### **Contact**

Max Haycocks

#### **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](http://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

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## **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

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## **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](#)

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## **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)

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## **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.