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Tender

## **Kala Sangam Redevelopment Works**

Kala Sangam Arts Centre (KSAC)

F02: Contract notice

Notice identifier: 2023/S 000-021530

Procurement identifier (OCID): ocds-h6vhtk-03ea2e

Published 25 July 2023, 4:12pm

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

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

Kala Sangam Arts Centre (KSAC)

St Peter's House, 1 Forster Square

Bradford

BD1 4TY

#### **Contact**

Richard Webster, DKP Consulting

#### **Email**

[info@dkp-qs.co.uk](mailto:info@dkp-qs.co.uk)

#### **Country**

United Kingdom

#### **Region code**

UKE41 - Bradford

**Companies House**

03195878

**Internet address(es)**

Main address

<https://www.kalasangam.org>

**I.3) Communication**

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

<https://www.dropbox.com/scl/fo/u24loiqal1bvbX0bdn1d6b/h?rlkey=v4zw41qdk2y0192pkxx7ees3y&dl=0>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.dropbox.com/scl/fi/fui8immul12unessmy4uk/KSAC-1-Instructions-to-Tenderers.pdf?rlkey=85isz4qtbybk817m5br41j3mt&dl=0>

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Recreation, culture and religion

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Kala Sangam Redevelopment Works

Reference number

3716

#### **II.1.2) Main CPV code**

- 45212320 - Construction work for buildings relating to artistic performances

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Kala Sangam Arts Centre (KSAC) is an intercultural arts venue based in Bradford city centre and is an Arts Council England (ACE) National Portfolio Organisation (NPO). It presents two seasons of diverse performances annually; engages children and adults through a range of classes, workshops and schools' activity; and delivers a year-round programme of artist development and support.

The building is one of very few professional arts spaces in the district, a true cultural hub. KSAC hosts work not seen on other stages in the North and a range of activity unique in Bradford. The organisation plays a national role in the development of dance and is the only venue in the North prioritising support for South Asian arts.

KSAC was previously Bradford's main Post Office and is a Grade II Listed building. Its redevelopment will be a key capital milestone of Bradford's UK City of Culture delivery in 2025, removing physical barriers and opening access to all throughout this important heritage building.

For more information, please see the Contractor Briefing Information Document which is part of the procurement documents.

#### **II.1.5) Estimated total value**

Value excluding VAT: £5,300,000

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 45212300 - Construction work for art and cultural buildings
- 45212350 - Buildings of particular historical or architectural interest

### **II.2.3) Place of performance**

NUTS codes

- UKE41 - Bradford

Main site or place of performance

Kala Sangam Arts Centre,

St Peter's House, 1 Forster Square

Bradford

West Yorkshire

BD1 4TY

### **II.2.4) Description of the procurement**

KSAC is seeking to appoint a main contractor for the redevelopment of its Grade 2 listed building, located in the centre of Bradford. The works comprise the remodelling and refurbishment of the building as follows:

- Internal structural alterations
- Formation of a new 200 seat theatre space on the ground floor.
- New layout for the existing studio theatre.
- A welcoming and spacious entrance foyer on the ground floor with direct access from the street through a new entrance, a modern reception area and box office.
- Provision of new multi-use spaces with potential for hosting meetings etc.

- Provision of new studio spaces
- Lift replacement x 2
- Partial roof replacement
- Creation of a new tenant area to accommodate BCB Radio on the ground floor with separate and controlled out of hours access.

The appointment of a Main Contractor is being undertaken as a two stage process.

The initial step is for interested parties to submit a Selection Questionnaire. The criteria and scoring are explained in the introduction to the questionnaire.

A maximum of five companies - those with the highest scores - will be invited to proceed to the next, tender phase of the contractor appointment process.

The tender stage is effectively the first stage of a two stage traditional works procurement and will be sought on a 60/40 Price/Quality basis. The tender will cover the following; -

Price (60) will include;

- Preliminaries
- Pre-construction phase fees
- Contractors overhead, profit and attendances on net costs.

Quality (40) will include;

- Establishing the capabilities of the tendering parties to deliver this project
- Demonstrating the tendering parties can meet the qualitative, environmental and/or social aspects linked to this project.

Following appointment, the contractor will work with the design team to finalise the design and undertake second stage procurement, tendering individual packages (including contractor designed portions) to produce a Contract Sum for the works which will provide KSAC with a complete, fitted out building.

The Employer is not bound to accept the lowest or any Tender.

The contract will be the JCT Standard Building Contract without Quantities 2016 (SBC/XQ 2016) with amendments.

**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: £5,300,000

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

Duration in months

14

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

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## **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

The successful contractor is likely to have a good track record of working on projects on cultural venues which have live performance facilities and on listed buildings.

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2) Conditions related to the contract**

#### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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

Date

24 August 2023

Local time

5:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

1 September 2023

#### **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: 3 (from the date stated for receipt of tender)

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## **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**

Public Procurement Review Service

London

Email

[publicprocurementreview@cabinetoffice.gov.uk](mailto:publicprocurementreview@cabinetoffice.gov.uk)

Country

United Kingdom