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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-gs.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/u24loiqa1bvbx0bdn1d6b/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

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

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)

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

Country

United Kingdom