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Tender

## **Internal and External Refurbishment of Printworks Manchester**

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

F02: Contract notice

Notice identifier: 2021/S 000-022793

Procurement identifier (OCID): ocids-h6vhtk-02e078

Published 14 September 2021, 12:25pm

### **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**

Jeremy Powell

#### **Email**

[info@avid.eu.com](mailto:info@avid.eu.com)

#### **Telephone**

+44 1612411444

#### **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](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA30519)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

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

<https://www.publictendersscotland.publiccontractsscotland.gov.uk>

Additional information can be obtained from another address:

Avid Property Consultants Ltd

2A Swordfish Business Park, Swordfish Close

Burscough

L40 8JW

**Contact**

Jeremy Powell

**Email**

[info@avid.eu.com](mailto:info@avid.eu.com)

**Country**

United Kingdom

**NUTS code**

UKD33 - Manchester

**Internet address(es)**

Main address

<http://www.avid.eu.com>

Tenders or requests to participate must be submitted to the following address:

Avid Property Consultants Ltd

2A Swordfish Business Park, Swordfish Close

Burscough

L40 8JW

**Contact**

Jeremy Powell

**Email**

[info@avid.eu.com](mailto:info@avid.eu.com)

**Country**

United Kingdom

**NUTS code**

UKD33 - Manchester

**Internet address(es)**

Main address

<http://www.avid.eu.com>

#### **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**

Internal and External Refurbishment of Printworks Manchester

Reference number

5620

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

- 45210000 - Building construction work

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

Works

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

This contract is to appoint a contractor to carry out the internal and external refurbishment of the Printworks integrated leisure destination in Manchester. The site is bounded by Corporation Street, Withy Grove, Balloon Street and Dantzic Street. The building is arranged over five levels and comprises a variety of leisure uses and identities: a 20-screen cinema, family leisure attractions, health club, night club, and several restaurants and bars.

The works will include but is not limited to the following:

- refurbishment of the external heritage façade

- replacement of external signs with LED screens
- replacement of main LED screen
- renewal of principle entrances
- new external cladding
- new external totem sign
- new flooring to internal street
- de-cluttering of internal elevations
- overclad of sections of internal walls with copper cladding
- new lighting
- new audio system
- high level LED screens to whole of ceiling
- removal on internal bridges
- sprinkler works
- new cladding to internal kiosk
- artwork wrap to internal elevation
- LED screen to the Pumpyard.
- Upgrade to sub station

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

Value excluding VAT: £10,000,000

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

This contract is divided into lots: No

### **II.2) Description**

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

NUTS codes

- UKD33 - Manchester

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

This procurement is being conducted on behalf of 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 Open Procedure. All bidders should complete the SPD, and those compliant responses meeting the minimum requirements will proceed to have their ITT responses evaluated against the award criteria. The contract will not be divided into lots as this would make the execution of the contract excessively technically difficult.

### **II.2.5) Award criteria**

Quality criterion - Name: Scope of Requirements / Weighting: 15

Quality criterion - Name: Implementation - programme / Weighting: 20

Quality criterion - Name: Key issues-understanding / Weighting: 20

Quality criterion - Name: Resource and Key Personnel / Weighting: 10

Price - Weighting: 35

### **II.2.6) Estimated value**

Value excluding VAT: £10,000,000

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

Start date

3 December 2021

End date

21 October 2022

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.2.13) 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 [info@avid.eu.com](mailto:info@avid.eu.com)

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## Section III. Legal, economic, financial and technical information

### III.1) Conditions for participation

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

List and brief description of selection criteria

In relation to Question 4B.1.1 of SPD, bidders must comply with the undernoted financial requirements in relation to Minimum Turnover, Trading Performance and Liquidity in order to participate in the tendering process:-

#### - Minimum Turnover

Bidders must show it has a 'general' yearly turnover of no less than GBP 50 million in their last five financial years.

#### - Trading Performance Ratio

An overall positive outcome on pre-tax profit over a 5-year period. Exceptional items occurring in the normal course of business and non-recurring items can be excluded from calculation.

#### - Liquidity Ratios

Current Ratio - Current Assets/Current Liabilities

Leverage Ratio - Long-term Bank Debt/Net Worth

Bidders must achieve a score of 5 and above from a combination of above two liquidity ratios.

Minimum level(s) of standards possibly required

Current Ratio

Range Score

0.00 to 0.80 0

0.81 to 0.90 1

0.91 to 1.00 2

1.01 to 1.10 3



1.11 to 1.20 4

1.21 and above 5

Leverage Ratio

0.01 to 19.99 5

20.00 to 39.99 4

40.00 to 59.99 3

60.00 to 79.99 2

80.00 to 100.00 1

Intangibles can be included for purposes of the Net Worth figure.

The above ratios and minimum turnover requirements should be calculated on last set of accounts filed at Companies House.

For non-UK Companies, ratios and minimum turnover should be calculated on information contained in the most recent audited accounts.

Bidders who have been trading for less than 5 years must provide evidence that they have met the above minimum financial requirements for the period during which they have been trading.

Bidders who do not comply with the above financial requirements but are part of a Group, can provide a Parent Guarantee if the Parent company satisfies the financial requirements stipulated above.

Where the bidder is a group of economic operators (such as a consortium), the Lead Party of that group must comply with minimum financial requirements.

Further information may be from the bidder in accordance with Regulation 61(7) or Regulation 61(8) of the Public Contracts (Scotland) Regulations 2015 to prove their economic and financial standing.

In relation to Question 4B.5.1 – 4B.5.3 of the SPD, bidders must demonstrate the following minimum requirements on the levels of insurance 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 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, Products Liability insurance to the value of at least TEN MILLION POUNDS STERLING (GBP 10,000,000) in respect of any one event and in the aggregate; and

- 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.

Insurance of the works as detailed in Clause 6.7C of JCT Design and Build 2016 or equivalent clauses in the joint names of the Employer and Contractor.

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

List and brief description of selection criteria

In relation to Question 4C.1 of the SPD, please provide examples of 3 projects within the last 5 years that evidence your organisation has the required experience and competency as Principal Contractor in carrying out works within a large leisure complex / shopping centre, demonstrating the ability to undertake works in 'live' environment and also managing works that in some instances will of necessity be undertaken out of hours.

Please include with your response customer name/address, phone number, contract reference and description of works, value of contract, duration of works detailing and over run if applicable.

Minimum level(s) of standards possibly required

Bidders must score a minimum threshold of 80 for each of the 3 examples. Any bidder who fails to achieve the minimum points threshold will be disqualified. Please see the scoring methodology contained in the ITT.

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## **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: No

### **IV.2) Administrative information**

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

Date

21 October 2021

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**

Tender must be valid until: 21 February 2022

#### **IV.2.7) Conditions for opening of tenders**

Date

21 October 2021

Local time

12:00pm

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## **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 Avid Property Consultants 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.

In relation to Q.2A.16, bidders should confirm whether they are registered with Avetta.

Please download the SPD document here:

[http://www.publiccontractsscotland.gov.uk/ESPD/ESPD\\_Download.aspx?id=472989](http://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=472989)

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=666966](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=666966).

The Contracting Authority 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 Manchester outside of Scotland.

(SC Ref:666966)

### **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](mailto:glasgow@scotcourts.gov.uk)

Telephone

+44 141429888

Country

United Kingdom

Internet address

<https://glasgow.gov.uk>

#### **VI.4.2) Body responsible for mediation procedures**

Glasgow City Council

Chief Executives Department, City Chambers

Glasgow

G2 1DU

Email

[glasgow@scotcourts.gov.uk](mailto: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 from the deemed date of knowledge if satisfied that there is a good reason for doing so.