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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): ocds-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

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

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

Country

United Kingdom

NUTS code

UKD33 - Manchester

Internet address(es)

Main address

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

Country

United Kingdom

NUTS code

UKD33 - Manchester

Internet address(es)

Main address

www.avid.eu.com

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

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

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.

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

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

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.

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

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

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.