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Contract

PC05598 - HEART OF THE CITY II - BLOCK A

Sheffield City Council

F03: Contract award notice

Notice identifier: 2021/S 000-024623

Procurement identifier (OCID): ocds-h6vhtk-02e79c

Published 4 October 2021, 3:23pm

Section I: Contracting authority

I.1) Name and addresses

Sheffield City Council

Capital Delivery Service, Level 3, East Wing, Moorfoot

Sheffield

S1 4PL

Contact

Ms Lisa Oxley

Email

cds@sheffield.gov.uk

Country

United Kingdom

NUTS code

UKE32 - Sheffield

Internet address(es)

Main address

<https://www.sheffield.gov.uk/>

Buyer's address

<https://www.sheffield.gov.uk/>

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

PC05598 - HEART OF THE CITY II - BLOCK A

Reference number

DN476918

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Sheffield City Council seek a Principal Contractor to complete the design and build of Heart of the City Block A. This city block forms the gateway to the HoC II district from the east and has a commanding presence overlooking the Peace Gardens. The site fronts onto Pinstone Street and extends towards the rear aspect which overlooks John Lewis on the Burgess Street side. The block comprises two distinct elements, these being:

- Block A Hotel: To be an upper mid-scale hotel operated by Radisson Blu Hotel under a pre agreed and signed HMA containing 156 bedrooms, flexible banqueting and meeting spaces and a rooftop bar and restaurant.
- Block A Gaumont Building: The refurbishment of the existing Gaumont building will retain the structural frame of the building whilst transforming this former cinema and nightclub into a premium mixed leisure complex. The retail on the 2 lower levels will be retained.

New build elements will be constructed to BREEM Very Good/Excellent standards and align with Sheffield's aspirations for net zero carbon construction.

The contract will be procured on RIBA Stage 3 design. The chosen procurement route is single stage design and build with defined provisional sums and assumptions for such elements that cannot be fully priced at tender stage in order to provide a proportionate balance of commercial risk.

The proposed contract form will be JCT Design and Build 2016 with amendments.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £34,840,874.73

II.2) Description

II.2.2) Additional CPV code(s)

- 55300000 - Restaurant and food-serving services
- 45213110 - Shop buildings construction work
- 45211340 - Multi-dwelling buildings construction work
- 45262690 - Refurbishment of run-down buildings
- 45262700 - Building alteration work
- 45262800 - Building extension work
- 92522200 - Preservation services of historical buildings

II.2.3) Place of performance

NUTS codes

- UKE32 - Sheffield

II.2.4) Description of the procurement

Sheffield City Council seek a Principal Contractor to complete the design and build of Heart of the City Block A. This city block forms the gateway to the HoC II district from the east and has a commanding presence overlooking the Peace Gardens. The site fronts onto Pinstone Street and extends towards the rear aspect which overlooks John Lewis on the Burgess Street side. The block comprises two distinct elements, these being:

- Block A Hotel: To be an upper mid-scale hotel operated by Radisson Blu Hotel under a pre agreed and signed HMA containing 156 bedrooms, flexible banqueting and meeting spaces and a rooftop bar and restaurant.
- Block A Gaumont Building: The refurbishment of the existing Gaumont building will

retain the structural frame of the building whilst transforming this former cinema and nightclub into a premium mixed leisure complex. The retail on the 2 lower levels will be retained.

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The proposed contract form will be JCT Design and Build 2016 with amendments.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 25-35

Quality criterion - Name: Health & Safety / Weighting: 5

Quality criterion - Name: Social Value / Weighting: 5

Price - Weighting: 55-65

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

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.2.1) Previous publication concerning this procedure

Notice number: [2020/S 090-215798](#)

Section V. Award of contract

Contract No

PC05598 - HEART OF THE CITY II - BLOCK A

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 April 2021

V.2.2) Information about tenders

Number of tenders received: 3

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

McLaughlin & Harvey Limited

Newtownabbey

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £34,840,874.73

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Sheffield City Council

Sheffield

Country

United Kingdom