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Tender

Contractor for refurbishment 11 & 12 Northumberland Square & Unicorn House New Build Scheme

North Tyneside Council on behalf of Aurora Properties (Sale) Limited

F02: Contract notice

Notice identifier: 2022/S 000-025087

Procurement identifier (OCID): ocids-h6vhtk-03668c

Published 7 September 2022, 1:02pm

The closing date and time has been changed to:

14 November 2022, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

North Tyneside Council on behalf of Aurora Properties (Sale) Limited

Quadrant, Cobalt Business Park, The Silverlink North

North Tyneside

NE27 0BY

Contact

Mr Paul Batey

Email

paul.batey@northtyneside.gov.uk

Telephone

+44 1916435657

Country

United Kingdom

Region code

UKC22 - Tyneside

Internet address(es)

Main address

<http://www.aurora-properties.co.uk/>

Buyer's address

<http://www.northtyneside.gov.uk/>

I.3) Communication

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

<https://procontract.due-north.com/Advert?advertId=20e60ceb-9d2e-ed11-8119-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert?advertId=20e60ceb-9d2e-ed11-8119-005056b64545>

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

Contractor for refurbishment 11 & 12 Northumberland Square & Unicorn House New Build Scheme

Reference number

DN631269

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Project 1 - 11-12 Northumberland Square in North Shields Town Centre (the Development):

The Development is a conversion, from offices to private residential, of a prominent Grade 2 listed corner building at Northumberland Square in North Shields. It is presently derelict and has suffered from a lack of maintenance for the last 7 years. It was bought by the Local Authority in May 2020 with the intention of bringing forward a complementary residential development based on the successful conversion of 13/16 Northumberland Square next door.

Project 2 - At demolished Unicorn House Site in North Shields Town Centre – NE30 1BB. (the Development).

The Development consists of 28 newbuild units to be built on the recently demolished Unicorn House site (0.5 hectares) in North Shields. Unicorn House was the former name of the 1960's office block which the Council bought and cleared for the purposes of residential development.

The new development consists of 22 No 3 bed houses, 4 No 2 bed apartments and 2 No 1 bed apartments. 21 No houses are for market sale, 1 No house for reduced market sale and 6 No flats are Affordable rent to be sold to Aurora Developments Ltd. The units will

have a zero-carbon specification consisting of solar, air source and insulation.

The Employer is Aurora Properties (Sale) Ltd which is a company wholly owned and controlled by North Tyneside Council.

Further information is available within the tender pack.

II.1.5) Estimated total value

Value excluding VAT: £6,500,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKC22 - Tyneside

Main site or place of performance

North Tyneside

II.2.4) Description of the procurement

Project 1 - 11-12 Northumberland Square in North Shields Town Centre (the Development):

The Development is a conversion, from offices to private residential, of a prominent Grade 2 listed corner building at Northumberland Square in North Shields. It is presently derelict and has suffered from a lack of maintenance for the last 7 years. It was bought by the Local Authority in May 2020 with the intention of bringing forward a complementary residential development based on the successful conversion of 13/16 Northumberland Square next door.

The residential accommodation is on 3 floors. The basement is not going to be used for accommodation but for general storage for owners. The living accommodation is

5No 1 bed flats in the main listed that faces the Square

1No 2 bed townhouse that faces Upper Camden Street.

Carparking for the owners is on the street.

Planning Approval and Listed Building Consent was granted on the 29th April 2022 and documents are available on the planning portal 21/02273/FUL.

Since the purchase of the building the Council in May 2020 have carried the following remedial works and surveys

- Temporary repairs to the roof valley between the town house and the flats
- Removal of an unsafe chimney to No 11 Northumberland Square
- Internal strapping to the gable wall on Upper Camden Street
- Full de-watering of the basement including a new floor and sump pump.
- Asbestos removal and certification. (there is a small amount of asbestos board left in the basement ceiling in room RGL06 – Drawing Number 522 : 103L).

The proposed key dates for the programme are as follows:

Contract Award November 2022

Date of Possession November 2022

Mobilisation & site security commencing December 2022

Practical Completion by the end of December 2023.

Project 2 - At demolished Unicorn House Site in North Shields Town Centre – NE30 1BB. (the Development).

The Development consists of 28 newbuild units to be built on the recently demolished Unicorn House site (0.5 hectares) in North Shields. Unicorn House was the former name of the 1960's office block which the Council bought and cleared for the purposes of residential development.

The new development consists of 22 No 3 bed houses, 4 No 2 bed apartments and 2 No 1 bed apartments. 21 No houses are for market sale, 1 No house for reduced market sale and 6 No flats are Affordable rent to be sold to Aurora Developments Ltd. The units will have a zero-carbon specification consisting of solar, air source and insulation.

Planning Approval will be awarded subject to a S106 contribution. The Application was submitted in Dec 2020 and has been assessed by the Council's Planning Team.

Since the purchase of the building and its demolition the Council has,

- Submitted a full planning permission for the development.
- Carried out a site strip and disposal of unsuitable material
- Built a new retaining wall around the substation and re-roofed the building
- Commissioned NPG to re-route the LV cable next to the Bell and Bucket Pub
- Commissioned the work to re-route an substandard foul drain from Northumbria House
- Engaged with the Council's highway authority in respect of S278 works
- Carried out a Level 2 site assessment of the ground conditions.

The proposed key dates for the programme are as follows:

Contract Award November 2022

Date of Possession November 2022

Mobilisation & site security commencing December 2022

Practical Completion by the end of July 2023.

The Employer is Aurora Properties (Sale) Ltd which is a company wholly owned and controlled by North Tyneside Council.

Further information is available within the tender pack.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

II.2.6) Estimated value

Value excluding VAT: £6,500,000

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

Start date

1 November 2022

End date

31 December 2023

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

The following link can be used to obtain the tender documentation, as soon as you express an interest the documents can be downloaded: <https://procontract.due-north.com/Advert?advertId=20e60ceb-9d2e-ed11-8119-005056b64545>

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

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

Open 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

Originally published as:

Date

17 October 2022

Local time

12:00pm

Changed to:

Date

14 November 2022

Local time

12:00pm

See the [change notice](#).

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.7) Conditions for opening of tenders

Date

17 October 2022

Local time

2:00pm

Place

North Tyneside Council Offices - Cobalt

Information about authorised persons and opening procedure

Democratic Support

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

North Tyneside Council

North Tyneside

Country

United Kingdom