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Planning

Haringey Civic Centre Refurbishment & New Annex

LONDON BOROUGH OF HARINGEY

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-025349

Procurement identifier (OCID): ocds-h6vhtk-03f7ba

Published 29 August 2023, 3:44pm

Section I: Contracting authority

I.1) Name and addresses

LONDON BOROUGH OF HARINGEY

Civic Centre, High Road, Wood Green

LONDON

N228LE

Contact

Alison Hayles

Email

Alison.Hayles@haringey.gov.uk

Country

United Kingdom

Region code

UKI - London

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

<https://s2c.waxdigital.co.uk/ProcurementLBHaringey/SignIn.aspx?SCT=778dd635-3d66-4ce2-a966-aeaf1ca41516>

Additional information can be obtained from the above-mentioned address

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

Haringey Civic Centre Refurbishment & New Annex

II.1.2) Main CPV code

- 45000000 - Construction work
 - FG25 - For buildings or goods of particular historical or architectural interest
 - IA25 - Refurbishment

II.1.3) Type of contract

Works

II.1.4) Short description

The London Borough of Haringey is inviting Expressions of Interest for the Haringey Civic Centre project. The project consists of refurbishing an existing listed building (3,042 sqm Net Internal Area) and constructing a new build annex (3,012 sqm Net Internal Area). The work for the two buildings will be combined as one project.

Refurbishment of the Civic Centre is governed by listed building requirements. Therefore, the design and quality of delivery are key criteria for the project's success.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

A working environment situated north of Wood Green tube station within Trinity Gardens Conservation Area.

II.2.4) Description of the procurement

Refurbishment of the Civic Centre, Grade II listed building and construction of a new build extension.

Existing building exterior:

- Refurbishment of existing building external envelope, including window replacement
- Improved landscaped forecourt
- Publicly accessible woodland area
- Secure courtyard space

Existing building interior:

Refurbishment of existing interiors, including

- Council chamber
- Committee Rooms
- Entrance Lobby

Creation of welcome space to west wing undercroft. Refurbishment of old Registrar to provide shared community space / additional workspace.

New-build annexe:

- Three-storey office building (reduced planning risk)
- Optimized building footprint and centralised core
- High-quality GRC stone cladding
- Picture windows to frame external views and allow views into key spaces.

Annexe office space:

- High quality office space

- Offset centralised core and flexible furniture facilitates collaboration
- Excellent daylighting throughout, plus mechanical ventilation and openable windows for additional control and staff wellbeing

II.2.14) Additional information

Project designs and briefing are available via this link:

<https://s2c.waxdigital.co.uk/ProcurementLBHaringey/DisplayModules/TradeModules/Negotiations/Opportunities/ListEvents.aspx?ApplicationInstanceID=27adc89e-0cb2-4b51-9bc1-34061f10156f>

II.3) Estimated date of publication of contract notice

9 October 2023

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

The intention of this notice is to inform the market and establish interest in the Haringey Civic Centre project prior to releasing a Tender using the PCR Restricted Procedure. This will consist of a PAS 91 shortlisting process and a restricted Invitation to Tender. The estimated PAS 91 issue date is 9th October 2023.

The intended procurement route is a Two-Stage Design and Build. However, the Council will be requesting that the price provided for several packages is fixed at the first stage tender as a robust RIBA Stage 3+ design has been completed, which provides the contractor with sufficient information to provide a fixed price. The Council will then award a PCSA for the remaining packages. The hybrid two-stage procurement route will be as follows:

- 1) New Annex Building - Fixed price

- 2) New Link buildings - Fixed price
- 3) External Works - Fixed price
- 4) Existing Civic Building - Hybrid
 - Demolitions & strip out - Fixed price
 - Repair & alteration works, including to stairs - PCSA
 - Structural repairs - PCSA
 - Concrete repairs - PCSA
 - Brick repairs - PCSA
 - Groundworks to West Wing - Fixed price
 - Damp proofing works to basement - PCSA
 - Roof coverings - Fixed price
 - New curtain walling - Fixed price
 - New windows - Fixed price
 - Internal walls & doors - Fixed price
 - Wall, floor & Ceiling finishes - Fixed price
 - Fixtures & Fittings - Fixed price
 - MEP services - Fixed price

Further information and an Expression of Interest questionnaire can be found at:

<https://s2c.waxdigital.co.uk/ProcurementLBHaringey/DisplayModules/TradeModules/Negotiations/Opportunities/ListEvents.aspx?ApplicationInstanceID=27adc89e-0cb2-4b51-9bc1-34061f10156f>

Please complete and submit the EOI questionnaire via the Haringey HPCS procurement portal to indicate your interest in this project.