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Tender

## **Vernon Park, Wolverhampton. WV10 7HP**

Staffordshire County Council

F02: Contract notice

Notice identifier: 2023/S 000-033081

Procurement identifier (OCID): ocds-h6vhtk-0416d8

Published 8 November 2023, 3:03pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Staffordshire County Council

Tipping Street

Stafford

ST16 2DH

#### **Contact**

Laura Kendall

#### **Email**

[laura.kendall@staffordshire.gov.uk](mailto:laura.kendall@staffordshire.gov.uk)

#### **Telephone**

+44 1785854656

**Country**

United Kingdom

**Region code**

UKG - West Midlands (England)

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

[www.staffordshire.gov.uk](http://www.staffordshire.gov.uk)

Buyer's address

<https://supplierlive.proactisp2p.com/Account/Login#>

**I.3) Communication**

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

<https://supplierlive.proactisp2p.com/Account/Login#>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://supplierlive.proactisp2p.com/Account/Login#>

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://supplierlive.proactisp2p.com/Account/Login#>

**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**

Vernon Park, Wolverhampton. WV10 7HP

Reference number

IA3263

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

- 45213200 - Construction work for warehouses and industrial buildings

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

Works

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

Staffordshire County Council Pension Fund owns the freehold interest at Vernon Park, Wolverhampton. Vernon Park comprises of three existing detached warehouse units (one sold off on a long lease), the other two occupied by Mann & Hummel and DHL. The site also includes a proposed development site (hereafter

called the Site) covering 6.9 acres which the pension fund, managed by Colliers International, are now looking to develop.

Vernon Park is situated approximately 3.5 miles north east of Wolverhampton town centre and is less than half a mile from the M54, Junction 1.

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

Value excluding VAT: £12,000,000

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

This contract is divided into lots: No

## **II.2) Description**

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

NUTS codes

- UKG - West Midlands (England)

Main site or place of performance

Wolverhampton

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

The proposed development comprises a 10,176m<sup>2</sup> single commercial warehouse (B8 Use Class) including flexible ancillary offices (5% of total), together with 143 car parking spaces, 11 HGV parking spaces plus 12 loading bays, covered cycle storage for 38 cycles and landscaping to all boundaries.

The flexible two-storey office block is located on the prominent southwest elevation, so that it presents an attractive appearance to the scheme when viewed from the A460 Cannock Road. The office elevations are intended to create a high-quality business park environment, using areas of glazing to emphasise prominent

entrance areas, and providing focal points, clearly visible from the approach to the buildings.

The main car parking area is in front of the offices providing immediate access and ensuring that cars and HGVs are separated at the earliest opportunity. Pedestrian access routes have been connected back to the existing footpaths on the estate road which in turn link back to existing provision on the A460 Cannock

Road.

The Landscaping Scheme is key to the development and is made up of a combination of tree planting, amenity planting, and native planting to assist the integration of the proposed development into the existing good quality landscape at Vernon Park and visual environment and create a high-quality setting for passers-by and

staff. The landscaping scheme is being developed in accordance with the ecological recommendations and alongside native species, will include wildflower planting within the amenity area. Existing trees on the boundary are to be protected.

A high standard of sustainability is being targeted for the development which will utilise renewable technology in the form of PV panels located on the roof. In order to support an aspiration towards the target of net zero operational carbon, the MEP services will be based on an 'all electric' strategy which takes advantage of the recent change in the carbon factors of electricity. This will include heating and cooling provided by VRF with local fan coil units and ventilation with high efficiency heat recovery. Lighting shall be LED throughout and will be complete with intelligent controls for occupancy and daylight. The development is targeting BREEAM excellent which is reflected in the design.

The schemes will be procured under individual JCT 2016 design and build forms of contract with Client amendments, which are enclosed in the tender documentation.

The intent is for the Architect (UMC Architects), Civil and Structural (Rodgers Leask Ltd) designers to be novated to the successful Contractor. The appointed M&E Consultant (Couch Perry Wilkes) will be retained by the Employer during construction in a monitoring engineer role.

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Value excluding VAT: £12,000,000

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

Start date

1 March 2024

End date

30 April 2025

This contract is subject to renewal

No

## **II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 6

## **II.2.10) Information about variants**

Variants will be accepted: No

## **II.2.11) Information about options**

Options: No

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# **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

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

Date

19 December 2023

Local time

12:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

8 January 2024

#### **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**

Duration in months: 3 (from the date stated for receipt of tender)

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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.4) Procedures for review**

#### **VI.4.1) Review body**

Staffordshire County Council

Stafford

Country

United Kingdom