

**United Kingdom-Barnsley: Office block construction work**

**OJ S 34/2014 18/02/2014**

**Contract notice**

**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

---

**I.1. Name and addresses**

Official name: South Yorkshire Pensions Authority

Postal address: 18 Regent Street

Town: Barnsley

Postal code: S70 2HG

Country: United Kingdom

Contact person: South Yorkshire Pensions Authority

For the attention of: Fiona Bourne

E-mail: [fbourne@sypa.org.uk](mailto:fbourne@sypa.org.uk)

Telephone: +44 1226772873

Fax: +44 1226772999

**Additional information can be obtained from:**

Official name: Gardiner and Theobald LLP

Postal address: 10 South Crescent

Town: London

Postal code: WC1E 7BD

Country: United Kingdom

For the attention of: John Elliott

E-mail: [high.holborn@gardiner.com](mailto:high.holborn@gardiner.com)

Telephone: +44 2072093000

Fax: +44 2072091840

**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:**

Official name: Gardiner and Theobald LLP

Postal address: 10 South Crescent

Town: London

Postal code: WC1E 7BD

Country: United Kingdom

For the attention of: John Elliott

E-mail: [high.holborn@gardiner.com](mailto:high.holborn@gardiner.com)

Telephone: +44 2072093000

Fax: +44 2072091840

**Tenders or requests to participate must be submitted:** Official name: Gardiner and Theobald LLP

Postal address: 10 South Crescent

Town: London

Postal code: WC1E 7BD

Country: United Kingdom

For the attention of: John Elliott

E-mail: [high.holborn@gardiner.com](mailto:high.holborn@gardiner.com)

Telephone: +44 2072093000

Fax: +44 2072091840

**I.2. Type of the contracting authority**

Regional or local authority

**I.3. Main activity**

Other: Pension Administering Authority

**I.4. Contract award on behalf of other contracting authorities**

The contracting authority is purchasing on behalf of other contracting authorities: no

**Section II: Object of the contract**

---

**II.1. Description**

**II.1.1. Title attributed to the contract by the contracting authority**

Refurbishment of Investment Property in High Holborn, London WC1.

**II.1.2. Type of contract and place of performance or delivery**

Works

Design and execution

Main site or place of performance: 262 High Holborn, London EC1.

NUTS code

**II.1.3. Information about a framework agreement or a dynamic purchasing system**

The notice involves a public contract

**II.1.4. Information about framework agreement**

**II.1.5. Short description of the contract or purchase(s)**

The refurbishment of a central London office block comprising the demolition of the existing core and seventh and eighth floors, installation of a new stair and toilet core, an extension to the rear and upper floors to create additional office space, replacement windows and cleaned stone to High Holborn elevation, with new curtain walling to South Elevation, shell space for retail accommodation at basement levels and ground level, office accommodation from first to eighth floor levels fitted out to Category A, design to achieve no less than "Very Good" rating under BREEAM 2011.

**II.1.6. CPV code(s)**

45213150 Office block construction work

**II.1.7. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: no

**II.1.8. Lots**

This contract is divided into lots: no

**II.1.9. Information about variants**

**II.2. Scope of the procurement**

**II.2.1. Total quantity or scope**

**II.2.2. Information about options**

Options: no

### **II.2.3. Information about renewals**

This contract is subject to renewal: no

### **II.3. Duration of the contract or time limit for completion**

Duration in months: 16 (from the award of the contract)

## **Section III: Legal, economic, financial and technical information**

---

### **III.1. Conditions related to the contract**

#### **III.1.1. Deposits and guarantees required**

The Contracting Authority reserves the right to require guarantees, bonds or other forms of appropriate security.

#### **III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them**

To be set out in the tender documents.

#### **III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded**

To be set out in the tender documents.

#### **III.1.4. Contract performance conditions**

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: To be set out in the tender documents.

### **III.2. Conditions for participation**

#### **III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions: In accordance with Articles 44 to 52 of Directive 2004/18/EC and Regulations 23 to 29 of the Public Contracts Regulations 2006, and as set out in the Pre-Qualification Questionnaire available from the address within Annex A1.

#### **III.2.2. Economic and financial ability**

List and brief description of conditions: In accordance with Articles 44 to 52 of Directive 2004/18/EC and Regulations 23 to 29 of the Public Contracts Regulations 2006, and as set out in the Pre-Qualification Questionnaire available from the address within Annex A1.

Minimum level(s) of standards possibly required: The Candidate's response must demonstrate by a statement from the entity's bankers or accounts that the business is capable of managing contracts of the type and value covered by this contract notice.

#### **III.2.3. Technical and professional ability**

List and brief description of conditions:

In accordance with Articles 44 to 52 of Directive 2004/18/EC and Regulations 23 to 29 of the Public Contracts Regulations 2006, and as set out in the Pre-Qualification Questionnaire available from the address within Annex A1

#### **III.2.4. Information about reserved contracts**

### **III.3. Conditions specific to services contracts**

#### **III.3.1. Information about a particular profession**

### **III.3.2. Information about staff responsible for the performance of the contract**

## **Section IV: Procedure**

---

### **IV.1. Type of procedure**

#### **IV.1.1. Type of procedure**

competitive dialogue

#### **IV.1.2. Information about the limits on the number of candidates to be invited**

Envisaged minimum number 3: and Maximum number 5

Objective criteria for choosing the limited number of candidates: In accordance with Articles 44 to 52 of Directive 2004/18/EC and Regulations 23 to 29 of the Public Contracts Regulations 2006, and as set out in the Pre-Qualification Questionnaire available from the address within Annex A1.

#### **IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated no

### **IV.2. Award criteria**

#### **IV.2.1. Award criteria**

The most economically advantageous tender in terms of Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **IV.2.2. Information about electronic auction**

An electronic auction will be used: no

### **IV.3. Administrative information**

#### **IV.3.1. File reference number attributed by the contracting authority**

#### **IV.3.2. Previous publication concerning this procedure**

no

#### **IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document**

Time limit for receipt of requests for documents or for accessing documents: 7.3.2014 - 12:00

Payable documents: no

#### **IV.3.4. Time limit for receipt of tenders or requests to participate**

21.3.2014 - 12:00

#### **IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

#### **IV.3.6. Languages in which tenders or requests to participate may be submitted**

English.

#### **IV.3.7. Minimum time frame during which the tenderer must maintain the tender**

#### **IV.3.8. Conditions for opening of tenders**

## Section VI: Complementary information

---

### VI.1. Information about recurrence

This is a recurrent procurement: no

### VI.2. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:  
no

### VI.3. Additional information

The Contracting Authority expressly reserves the rights:

- i) Not to award any contract as a result of this procurement process.
- ii) To make any changes it may see fit to the content and structure of the procurement process: and.
- iii) In no circumstances will the Contracting Authority be liable for any costs incurred by the candidates.

### VI.4. Procedures for review

#### VI.4.1. Review body

#### VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The Contracting Authority will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to the tenderers. This period allows unsuccessful tenderers to seek further debriefing from the Contracting Authority before the contract is entered into.

#### VI.4.3. Service from which information about the review procedure may be obtained

Official name: Gardiner and Theobald LLP

Postal address: 10 South Crescent

Town: London

Postal code: WC1E 7BD

Country: United Kingdom

E-mail: [high.holborn@gardiner.com](mailto:high.holborn@gardiner.com)

Telephone: +44 2072093000

Fax: +44 2072091840

### VI.5. Date of dispatch of this notice

14.2.2014