

UK-Wolverhampton: architectural services for buildings

OJ S 69/2012 07/04/2012

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Wolverhampton City Council as administering authority for the West Midlands Metropolitan Authorities Pension Fund

Postal address: 5th Floor, Mander House, Mander Centre

Town: Wolverhampton

Postal code: MWV1 3NB

Country: United Kingdom

For the attention of: Mike Hardwick

E-mail: mhardwick@bloomberg.net

Telephone: +44 1902552089

Fax: +44 1902554655

Internet address(es):

General address of the contracting authority: <http://www.wmpfonline.com/Tenders>

Additional information can be obtained from:

Official name: Gleeds Management Services Limited

Postal address: Cardinal House, 20 Parsonage Gardens

Town: Manchester

Postal code: M3 2LY

Country: United Kingdom

Contact person: Gleeds Management Services Limited

For the attention of: Des Mahood

E-mail: des.mahood@gleeds.co.uk

Telephone: +44 1619073880

Fax: +44 1619073881

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

Official name: As in above mentioned contacts

Postal address: Cardinal House, 20 Parsonage Gardens

Town: Manchester

Postal code: M3 2LY

Country: United Kingdom

Contact person: Gleeds Management Services Limited

For the attention of: Des Mahood

E-mail: des.mahood@gleeds.co.uk

Telephone: +44 1619073880

Fax: +44 1619073881

Tenders or requests to participate must be submitted: Official name: Wolverhampton City Council as administering authority for the West Midlands Metropolitan Authorities Pension Fund

Postal address: 5th Floor, Mander House, Mander Centre

Town: Wolverhampton
Postal code: WV1 3NB
Country: United Kingdom
For the attention of: Mike Hardwick
E-mail: mhardwick@bloomberg.net
Telephone: +44 1902552089
Fax: +44 1902554655

I.2. Type of the contracting authority

Regional or local authority

I.3. Main activity

General public services

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

Astley House & Byrom House, Quay Street, Manchester - architectural appointment.

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

Services

Service category No 12: Architectural services; engineering services and integrated engineering services; urban planning and landscape engineering services; related scientific and technical consulting services; technical testing and analysis services

Main site or place of performance: Quay Street, Manchester.

NUTS code UKD3 Greater Manchester

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)

This project involves a high value real estate development and investment for the benefit of the West Midlands Metropolitan Authorities Pension Fund, one of the largest public sector pension funds in the UK. The project will be for the delivery of a predominantly office based scheme in the densely developed core of Manchester, opposite Spinningfields, replacing in due course two existing 1960's office buildings, Astley House and Byrom House, totalling some 150 000 sq ft net. The project involves the appraisal, design and construction of a highly significant complex expected to have a total usable area of approximately 250 000 sq ft net. Positive consultation with Manchester City Council and English Heritage has taken place to establish the broad parameters of the scheme and this will form the basis of a client brief. This will require development in accordance with the highest standards of contemporary, sustainable urban design, principally for commercial uses, but with a retail offering. The Fund's requirement is for an architect with the experience, flair, expertise and resources to develop the Strategic brief to a completed design which meets the Fund's institutional requirements, which attracts and secures the interest of the highest quality of tenant, securing detailed planning and conservation area consent and to tender the building works under a

traditional, design led basis with a significant degree of specialist contractor design, on time, within budget and in accordance with European Public Procurement Rules.

It is currently envisaged that the design team will be retained to assist the Contract Administrator in managing brief compliance and quality control. The architect will act as lead designer and coordinator and in this position will assume a high degree of executive responsibility for shaping and directing this ambitious and prestigious project at every stage beyond the agreed strategic brief. This will include: testing the briefing model; developing the outline design and related options; development of floor plate options to support letting strategies; developing scheme design and information to support the submission of a full planning application, including liaising on the appointed planning consultant and heritage architectural consultant on detailed planning deliverables and English Heritage submissions; assisting the project manager to control and coordinate stage design deliverables and advising on a design and procurement strategy; assisting where applicable in the evaluation of other design consultant submissions; developing designs to support tender documents and assisting in the contractor procurement process; monitoring the developing post contract design and specification and assisting in on site compliance activities through to project handover. This project is an investment for the Fund and it is envisaged that the property will be placed into a trust in the near future. Therefore, please note that the architectural services contract to which this procurement process relates will need to be novated from the Fund to the trust once it is established - full details will be provided in the invitation to Tender.

II.1.6. CPV code(s)

71221000 Architectural services for buildings

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

The procurement is covered by the Government Procurement Agreement: yes

II.1.8. Lots

This contract is divided into lots: no

II.1.9. Information about variants

Variants will be accepted: no

II.2. Scope of the procurement

II.2.1. Total quantity or scope

One contract for architectural services with the value and duration as set out below.

Estimated value excluding VAT:

Range: between 1 000 000,00 and 2 000 000,00 GBP

II.2.2. Information about options

Options: no

II.2.3. Information about renewals

This contract is subject to renewal: yes

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

Duration in months: 60 (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

None.

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

To be set out in the contract to be attached to the invitation to tender.

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

Any.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: no

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: Please see PQQ - available from Gleeds Management Services Limited Contact des.mahood@gleeds.co.uk.

III.2.2. Economic and financial ability

List and brief description of conditions: Please see PQQ.

Minimum level(s) of standards possibly required: Please see PQQ.

III.2.3. Technical and professional ability

List and brief description of conditions:

Please see PQQ.

Minimum level(s) of standards possibly required:

Please see PQQ.

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

Execution of the service is reserved to a particular profession: no

III.3.2. 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: no

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

Restricted

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

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates: Please see PQQ.

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

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

Astley House & Byrom House Quay Street, Manchester, UNITED KINGDOM

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: 1.5.2012 - 15:00
Payable documents: no

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

8.5.2012 - 15:00

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

Please see PQQ - please contact Gleeds Management Services Limited. Contact des.mahood@gleeds.co.uk.

VI.4. Procedures for review

VI.4.1. Review body

Official name: UK Courts
Country: United Kingdom

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The Fund will incorporate a minimum of 10 calendar days standstill period at the point where information on the award of the contract is communicated to tenderers. This period allows tenderers the possibility of reviewing and challenging the award before the contract is entered into. If any complaint or appeal cannot be otherwise resolved the Public Contracts Regulations 2006 (as amended) provide for aggrieved parties who have been harmed or are at risk of harm by breach of the rules to take legal action.

Tenderers should be aware that any such action should generally be brought within 30 days of the alleged breach and ideally as promptly as possible.

Where a contract has not been entered into the court may order the setting aside of the award decision or order the contracting authority to amend documents and may award damages.

Damages may also be available after the contract has been entered into but at this point (i.e. after the contract has been entered into) the grounds for setting aside the contract are more limited.

Once the contract is entered into any challenge as to the validity of the contract can only be made on certain specified grounds for a declaration of "ineffectiveness" - such challenges (i.e. those based on the limited grounds for ineffectiveness) must be brought within 6 months of the conclusion of the contract although tenderers should note that if the contracting authority informs them of the conclusion of the contract and provides a summary of the relevant reasons then that time period (i.e. 6 months from the conclusion of the contract) may be reduced to 30 days. It is incumbent on tenderers to seek specific legal advice in relation to any proposed or actual challenge to the process and the applicable limitation periods.

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

VI.5. Date of dispatch of this notice

5.4.2012