

**United Kingdom-Manchester: Construction work**  
**OJ S 75/2014 16/04/2014**  
**Contract notice**  
**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Co-operative Group Limited  
Postal address: 1 Angel Square, Manchester  
Town: Manchester  
Postal code: M60 0AF  
Country: United Kingdom  
For the attention of: Mr John Luddington  
E-mail: [john.luddington@co-operative.coop](mailto:john.luddington@co-operative.coop)

**Internet address(es):**

General address of the contracting authority: [www.co-operative.coop](http://www.co-operative.coop)

**Additional information can be obtained from:**

Official name: [www.the-chest.org.uk](http://www.the-chest.org.uk)

Postal address: The Co-operative is using the Manchester City Council e-business portal known as The Chest ([www.the-chest.org.uk](http://www.the-chest.org.uk)) to conduct this procurement exercise. Applicants must initially register their details and follow the instructions for accessing and/or returning documents on the following website: [https://www.thechest.nwce.gov.uk/procontract/supplier.nsf/frm\\_home?openForm](https://www.thechest.nwce.gov.uk/procontract/supplier.nsf/frm_home?openForm)

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

Official name: [www.the-chest.org.uk](http://www.the-chest.org.uk)

Postal address: The Co-operative is using the Manchester City Council e-business portal known as The Chest ([www.the-chest.org.uk](http://www.the-chest.org.uk)) to conduct this procurement exercise. Applicants must initially register their details and follow the instructions for accessing and/or returning documents on the following website: [https://www.thechest.nwce.gov.uk/procontract/supplier.nsf/frm\\_home?openForm](https://www.thechest.nwce.gov.uk/procontract/supplier.nsf/frm_home?openForm)

**Tenders or requests to participate must be submitted:** Official name: [www.the-chest.org.uk](http://www.the-chest.org.uk)

Postal address: The Co-operative is using the Manchester City Council e-business portal known as The Chest ([www.the-chest.org.uk](http://www.the-chest.org.uk)) to conduct this procurement exercise. Applicants must initially register their details and follow the instructions for accessing and/or returning documents on the following website: [https://www.thechest.nwce.gov.uk/procontract/supplier.nsf/frm\\_home?openForm](https://www.thechest.nwce.gov.uk/procontract/supplier.nsf/frm_home?openForm)

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

Other: This procurement is being carried out by the Co-operative Group working in partnership with Manchester City Council, an authority providing general public services. The contract being let by the Co-operative Group is a subsidised public works contract pursuant to Regulation 34 of the Public Contract Regulations 2006.

**I.3. Main activity**

Other: This procurement is being carried out by the Co-operative Group working in partnership with Manchester City Council, an authority providing general public services. The contract being let by the Co-operative Group is a subsidised public works contract pur

#### **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**

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### **II.1. Description**

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

Selection of a main contractor for Noma Phase 2 & 3 Public realm works for Co-operative Estates and Manchester City Council.

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

Works

Main site or place of performance: Greater 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)**

Noma is the mixed-use redevelopment project being led by The Co-operative Group.

It will transform 20 acres of Manchester's Northern gateway into a remodelled mixed use area anchored by large corporate occupiers, retail, residential and leisure users.

Noma will be built at a cost of 800 000 000 GBP over 10-25 years on land owned by the Co-operative Group in the north of Manchester's city centre.

The works will comprise the design and construction of new high quality public realm area around the Listed Estate and adjoining areas.

The scope of the works will include site establishment, site preparation, breaking out existing hard standings, isolation and removal of existing services, installation of new drainage, external lighting, hard landscaped areas, street furniture and the completion of all planting, trees and grassed areas.

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

45000000 Construction work, 45112700 Landscaping work, 45200000 Works for complete or part construction and civil engineering work, 45233200 Various surface works, 45233161 Footpath construction work, 45112710 Landscaping work for green areas, 45232120 Irrigation works, 45100000 Site preparation work, 45111240 Ground-drainage work, 45232451 Drainage and surface works, 45232450 Drainage construction works

#### **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**

Variants will be accepted: no

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

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

Estimated value excluding VAT:

Range: between 3 500 000 and 6 000 000 GBP

### **II.2.2. Information about options**

Options: no

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

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

Duration in months: 9 (from the award of the contract)

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

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

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

A Bond and/or guarantee will be required.

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

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

Joint and several liability.

#### **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: Information and formalities necessary for evaluating if requirements are met:

Pursuant to the Public Contract Regulations 2006 and as specified in the Pre-Qualification Questionnaire documents.

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

List and brief description of conditions: Information and formalities necessary for evaluating if requirements are met:

Pursuant to the Public Contract Regulations 2006 and as specified in the Pre-Qualification Questionnaire documents.

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

List and brief description of conditions:

Information and formalities necessary for evaluating if requirements are met:

Pursuant to the Public Contract Regulations 2006 and as specified in the Pre-Qualification Questionnaire documents.

#### **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: yes

## **Section IV: Procedure**

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### **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 minimum number 4: and Maximum number 6

Objective criteria for choosing the limited number of candidates: As specified in the pre-qualification questionnaire.

#### **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**

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

no

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

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

15.5.2014 - 17:00

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

5.6.2014

#### **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**

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### **VI.1. Information about recurrence**

This is a recurrent procurement: no

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

### **VI.3. Additional information**

Manchester is experiencing an expansion of its economic footprint in all directions. Developments such as Spinningfields, Piccadilly Quarter and Central Spine have helped to establish office locations outside the core business district area but, importantly within the regional centre.

The Co-operative plays an important role in Manchester.

It is a major employer, influential landowner and its buildings have chartered the fortunes and aspirations of both the city and the movement.

The Co-operative's location in the North of the city is another example of where the city centre's footprint can be extended to meet with future demands.

The development of new commercial areas has seen the evolution of Manchester City Centre from a one centre model to a polycentric model.

The Co-operative is located at the heart of a new emerging commercial destination which is the City Centre North.

The City Centre North area is establishing itself as a new commercial quarter with a number of new properties being developed.

The Co-operative Group is leading a strategic regeneration initiative for the Northern Gateway to the City of Manchester.

The vision is a transformation of a 20-acre site including the Co-operative Group's existing building stock in the area and will include the construction of a new Co-operative Group head office.

The contracting party for the contract being procured by this tender will be "The Co-operative Group Limited".

The Co-operative Group working in partnership with Manchester City Council is looking to procure a public works contract.

The contract will be let by the Co-operative Group and is a subsidised public services contract pursuant to Regulation 34 of the Public Contract Regulations 2006.

The contract will be for works to provide high quality public realm – Noma Public Realm Phase 2 & 3 – around the Listed Estate and adjoining areas.

The scope of the works will include site establishment, site preparation, breaking out existing hard standings, isolation and removal of existing services, installation of new drainage, external lighting, hard landscaped areas, street furniture and the completion of all planting, trees and grassed areas.

The Co-operative reserves the right not to award any contract as a result of this procurement process initiated by this notice and will not be liable for any costs incurred by candidates.

The key target contract dates are:

Award contract – August 2014;

Start– September 2014;

Completion – June 2015.

Interested parties must submit a Pre-Qualification Questionnaire by way of expression of interest.

The Co-operative Group is using the Manchester City Council e-business portal known as the chest ([www.the-chest.org.uk](http://www.the-chest.org.uk)) to conduct this procurement exercise.

Applicants will need to register their details at the following link [https://www.thechest.nwce.gov.uk/procontract/supplier.nsf/frm\\_home?openForm](https://www.thechest.nwce.gov.uk/procontract/supplier.nsf/frm_home?openForm)

Once registered, applicants will be emailed a log-in and password which will allow applicants to gain access to the Pre-Qualification Questionnaire.

Applicants will need to electronically submit the completed Pre-Qualification Questionnaire and accompanying documentation via the Chest on-line portal no later than 15 May 2014 , as referred to in IV.3.4. Any clarification queries will also need to be submitted via the Chest website

#### **VI.4. Procedures for review**

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

##### **VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: The Co-operative will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers prior to entering into the contract.

If an appeal regarding the award of a contract has not been successfully resolved the Public Contracts Regulations 2006 (SI 2006 No 5) provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland).

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

If the contract has been entered into the court may award damages and/or shorten or order the contract ineffective.

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

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

11.4.2014