

**UK-Wolverhampton: quantity surveying services**

OJ S 95/2012 19/05/2012

Contract notice

Services

Directive 2004/18/EC

**Section I: Contracting authority**

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**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: WV1 3NB

Country: United Kingdom

Contact person: Wolverhampton City Council as administering authority for the West Midlands Metropolitan Authorities Pension Fund

For the attention of: Mike Hardwick

E-mail: [mhardwick@bloomberg.net](mailto: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](mailto: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](mailto: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

Contact person: Wolverhampton City Council as administering authority for the West Midlands Metropolitan Authorities Pension Fund

For the attention of: Mike Hardwick

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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**

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**II.1. Description**

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

Astley House & Byrom House, Quay Street, Manchester - Quantity Surveying Services.

**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 a Quantity Surveyor with the experience, flair, expertise and resources to contribute to the development of 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 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 Quantity Surveyor will act as a key member of the core design team, working with the appointed Project Manager (Team Leader), Architect (lead designer and coordinator), Civil and Structural Engineer, and Mechanical & Electrical Services Engineer, as well as other consultants and will be actively involved in shaping and directing this ambitious and prestigious project at every stage beyond the agreed strategic brief. This will include: testing the briefing model; assisting in the development of the Outline design and related options; development of cost models to support the Development appraisals for letting strategies; developing cost information for Scheme design and information to support the submission of a Full planning application, including assisting in liaison with the Planning consultant on detailed planning deliverables; support to the project sustainability strategy and BREEAM assessor to a target Excellent rating; 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; Monitoring developing designs to support tender documents and leading the contractor procurement process; monitoring the development of post contract design and specification and managing post contract cost control 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 Quantity Surveying 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)**

71324000 Quantity surveying services

**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 Quantity Surveying services with a value and duration as set out below.

Estimated value excluding VAT:

Range: between 500 000,00 and 750 000,00 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**

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### **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](mailto: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**

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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 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: 8.6.2012 - 15:00

Payable documents: no

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

15.6.2012 - 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**

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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**

Please see PQQ - Please contact Gleeds Management Services Limited. Contact [des.mahood@gleeds.co.uk](mailto: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 has been contract is 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**

15.5.2012