

UK-Wolverhampton: construction project management services
OJ S 119/2012 23/06/2012
Contract award 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: Civic Centre, St Peter's Square
Town: Wolverhampton
Postal code: WV1 1RG
Country: United Kingdom
For the attention of: Mike Hardwick
E-mail: mhardwick@bloomberg.net
Telephone: +44 1902552089
Fax: +44 1902552089
Internet address(es):
General address of the contracting authority: www.wmpfonline.com/Tenders/Tenders.htm

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

Astley & Byrom House, Quay Street, Manchester.

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
NUTS code UKD3 Greater Manchester

II.1.3. Information about a framework agreement or a dynamic purchasing system (DPS)

II.1.4. Short description of the contract or purchase(s)

This project involves a high value real estate development and investment project for the benefit of beneficiaries 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 scheme in the densely developed core of Manchester, opposite Spinningfields, replacing in due course 2 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 Contracting Authority's requirement is for a project manager with the experience, expertise and resources to assume a high degree of executive responsibility for shaping and directing this ambitious and prestigious project at every stage beyond outline design. This will include:

- developing and advising on a design and procurement strategy,
- overseeing the procurement in accordance with the European Public Procurement Rules where relevant of an integrated team of design consultants and managing the same, including running the necessary tender processes under the European Public Procurement Rules,
- managing and overseeing the development of a design scheme which meets the Contracting Authority's institutional requirements, which attracts and secures the interest of the highest quality of tenant,
- securing detailed planning and conservation area consent and is deliverable for a predictable contract sum.

The Consultant will also be responsible for procuring a suitable and reputable Construction Contractor to deliver the scheme on a traditional, design-led basis, with a significant degree of specialist contractor design, on time, within budget and in accordance with the European Public Procurement Rules. This project is an investment for the Fund and it is envisaged that the property will be placed into an offshore trust in the near future. Therefore, please note that the project management 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.1.5. CPV code(s)

71541000 Construction project management services

II.1.6. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

II.2. Total value of the contract/lot

II.2.1. Total value of the contract/lot

Value: 166 250,00 GBP
excluding VAT

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

Accelerated restricted

IV.2. Award criteria

IV.2.1. Award criteria

The most economically advantageous tender in terms of

1. Price. Weighting 40
2. Quality - Project Planning and control. Weighting 20
3. Quality - Design Development and Quality Assurance. Weighting 20
4. Quality - Project Execution Strategy. Weighting 15
5. Quality - Reporting and Client Liaison. Weighting 5

IV.2.2. Information about electronic auction

An electronic auction has been used: no

IV.3. Administrative information

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

Astley & Byrom House, Quay Street, Manchester

IV.3.2. Previous publication concerning this procedure

no

Section V: Award of contract

Contract No: 1

Lot title: Astley & Byrom House, Quay Street, Manchester.

V.1. Date of conclusion of the contract

V.2. Information about tenders

Number of tenders received: 6

V.3. Name and address of the contractor

Official name: Gleeds Management Services Limited

Postal address: Wilford House 1 Clifton Lane Wilford

Town: Nottingham

Postal code: NG11 7AT

Country: United Kingdom

V.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot:

Value: 150 000,00 GBP

excluding VAT

Total value of the procurement:

Value: 166 250,00 GBP

excluding VAT

V.5. Information about subcontracting

The contract is likely to be subcontracted: no

Section VI: Complementary information

VI.1. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:

no

VI.2. Additional information

None.

VI.3. Procedures for review

VI.3.1. Review body

Official name: Uk Courts

Body responsible for mediation procedures

Official name: None

VI.3.2. Review procedure

Precise information on deadline(s) for review procedures: The Fund incorporated a minimum of 10 calendar days standstill period at the point where information on the award of the contract was communicated to tenderers. This period allowed tenderers the possibility of reviewing and challenging the award before the contract was 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 be brought within 1 months 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.3.3. Service from which information about the review procedure may be obtained

VI.4. Date of dispatch of this notice

20.6.2012