

United Kingdom-Swindon: Construction work

OJ S 147/2013 31/07/2013

Contract notice

Works

Directive 2004/18/EC**Section I: Contracting authority**

I.1. Name and addresses

Official name: National Trust

Postal address: Heelis, Kemble Drive

Town: Swindon

Postal code: SN2 2NA

Country: United Kingdom

Contact person: National Trust, Knole, Sevenoaks, Kent, TN15 0RP

For the attention of: Richard Hill

E-mail: richard.hill@nationaltrust.org.uk

Telephone: +44 7808889553

Internet address(es):General address of the contracting authority: <http://www.nationaltrust.org.uk>**Additional information can be obtained from:**

the abovementioned address

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

the abovementioned address

Tenders or requests to participate must be submitted: the abovementioned address**I.2. Type of the contracting authority**

Other: Registered Conservation Charity

I.3. Main activity

Recreation, culture and religion

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**

Studio and Cafe Construction Works - Inspired by Knole Project.

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

Works

Main site or place of performance: Knole, Sevenoaks, Kent, TN15 0RP.

NUTS code UK United Kingdom, UKJ4 Kent

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 National Trust wishes to appoint a single organisation building contractor for the repair and alteration of a medieval stone barn and adjacent hayloft to provide conservation studios and a learning and activity centre. Known as "Knole Studios", the complex will be used for the conservation and repair of the historic contents of Knole and include space for public engagement and training. The contract will also include works for the refurbishment of the existing restaurant to create a new Cafe and the construction of an extension to increase capacity. Other works include the provision of new public toilets in the barn and the refurbishment of the shop and reception areas.

II.1.6. CPV code(s)

45000000 Construction work, 45200000 Works for complete or part construction and civil engineering work, 45212350 Buildings of particular historical or architectural interest, 45212420 Construction work for restaurants and similar facilities, 45215500 Public conveniences

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

The construction of the following:

1. The restoration and repair of the external fabric of the Barn. The plain clay tiled pitched roofline and parapet gables will be re-introduced and the external masonry repaired. Cast iron rainwater gutters and downpipes will be installed to drain the new roof.
2. The existing battlement will be archaeologically recorded prior to reconstruction of the high level eaves and gable masonry. The narrow vertical windows to the north and east walls will be reopened and some will be glazed to provide natural light to the vertical circulation core and Conservation Studios. Where not glazed, openings will have new recessed masonry infill to enable the location of the original openings to be visible.
3. Inside the Barn and Hayloft the alterations and insertions will be modern and simple in form to maintain the clarity between the new and historic fabric. A store will be created at ground floor level along with staff facilities and offices. The public WC's at lower ground floor level will be renewed.
4. External repairs will be carried out to the Brewhouse and Brewhouse Yard walls. Proposed alterations to the external fabric are minimal. Inside the Brewhouse sensitive and carefully considered alterations and improvements will be carried out to improve the catering offer and ambience of the space. A new simple contemporary extension proposed to the north and east areas of the Brewhouse Yard will provide improved catering facilities and visitor flows, including the installation of a new catering kitchen.
5. The existing features (including existing bins enclosure etc) to the west end of the Brewhouse Yard will be removed. A simple contemporary glazed enclosure placed against the Barn will provide a more inviting entry to the Barn and an introduction to the Knole Studios.

The simple roof form will reflect the zinc canopy to the perimeter of the roof to the Café extension.

6. The roof of the new Café extension will be stone flagged paved to provide a terrace for seating along the north section. The Brewhouse Yard will be re-paved using resin bound gravel and York stone paving.

7. Minor building works associated with moving the current shop to the reception area and vice versa. This area will be subject to sectional completion.

To see the plans please follow the link <https://www.facebook.com/pages/Rodney-Melville-and-Partners/403193089782735>

Estimated value excluding VAT: 3 800 000 GBP

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

Start 6.1.2014. Completion 29.5.2015

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Parent company guarantees may be required. Evidence of cover for Employers liability and Public liability will be required. A Performance Bond and Collateral Warranties with certain sub-contractors or suppliers may be required.

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

Payments will be made monthly, via valuation.

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. JCT Standard Form of Building Contract 2011 Without Quantities SBC/XQ with Amendments as agreed with the Employer.

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: In accordance with Article 45 of Directive 2004/18/EC and Regulation 23 of the Public Contracts Regulations 2006 (as amended):

1. All candidates will be required to produce a certificate or declaration demonstrating that the candidate, their directors, or any other person who has powers of representation, decision or control of the candidate have not been the subject of a conviction by final judgment for one or more of the reasons listed below:

(a) participation in a criminal organisation, as defined in Article 2(1) of Council Joint Action 98 /733/JHA (1);

(b) corruption, as defined in Article 3 of the Council Act of 26.5.1997 and Article 3(1) of Council Joint Action 98/742/JHA respectively;

(c) fraud within the meaning of Article 1 of the Convention relating to the protection of the financial interests of the European Communities;

(d) money laundering, as defined in Article 1 of Council Directive 91/308/EEC of 10.6.1991 on prevention of the use of the financial system for the purpose of money laundering.

2. All candidates will be required to produce a certificate or declaration demonstrating that they are not bankrupt or the subject of an administration order, are not being wound up, have not granted a trust deed, are not the subject of a petition presented for sequestration of their estate, have not had a receiver, manager or administrator appointed and are not otherwise apparently insolvent.

Failure to provide such declarations will result in the candidate being declared ineligible for selection to participate in this procurement process.

III.2.2. Economic and financial ability

List and brief description of conditions: 1. All candidates will be required to provide a reference from their bank.

2. All candidates will be required to provide evidence of relevant public liability insurance at a minimum of GBP 15 m and Employers Liability insurance.

3. All candidates will be required to provide summary financial statements covering the previous 3 financial years, and including the total turnover of the candidate and the turnover in respect of activities which are of a similar nature to the subject matter of this notice.

III.2.3. Technical and professional ability

List and brief description of conditions:

Candidates must provide:

1. Evidence of the candidate's ability to work on buildings of particular historic or architectural interest, including details of relevant experience as appropriate. Essential.

2. Recent experience of working on Grade 1 Listed buildings (or equivalent) of similar character to Knole and working with traditional materials of the type found at Knole. Essential.

3. Details must be provided of work similar to that required under this notice i.e. new build and traditional construction in an historic building environment, which has been carried out by the candidate for a minimum of three other clients within the last five years, including relevant descriptions and photographs of the works, and contact details of the clients for whom those works were carried out. These contracts must have been of a similar value to the one under consideration. Essential.

4. A statement of the candidate's average number of staff including managerial staff in each of the three previous years. Details of the educational and professional qualifications of the candidate's managerial staff, and those of the named person(s) who would be responsible for providing the services or carrying out the work or works under the contract. Essential.

5. A copy of the candidate's company quality policy statement, together with evidence showing that the candidate's company quality system is compliant to a relevant quality standard. Essential.

6. An indication of the proportion of the contract which is the subject of this notice and the precise nature of the work which the candidate would propose to sub-contract. Essential.

7. A list of the sub-contractors you would propose to use as far as possible, but particularly details of the M&E, roof tiling and stonework repair subcontractors. Essential.

8. Relevant experience of proposed M&E, roof tiling and stonework repair subcontractors of working on Grade 1 Listed buildings (or equivalent) of similar character to Knole. Essential.

9. Evidence of ability to work collaboratively with clients, contractors, and other professional

- specialists and other parties relevant to projects of a similar nature and complexity. Essential.
10. Evidence of working in close proximity to the general public. Essential
11. Evidence of effective management and communications that have been employed on a sensitive and complicated stakeholder site. Essential
12. Evidence of planning and programming to manage to employers completion deadlines. Essential
13. A statement of the candidates number of current labour force and trades covered by that labour force. Desirable.
14. Details of the experience of the direct labour force that would be employed on this project. Desirable.
15. Evidence of experience of working with bursary or apprentice schemes or equivalent. Desirable.
16. Evidence of working with donor families in residence. Desirable.

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

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: As set out in section III above. Further information about the methodology for evaluation of candidates' submissions is set out in section VI.3.

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

2.9.2013 - 12:00

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

7.10.2013

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

No additional information is to be provided by the contracting authority. There is no PQQ and please answer the questions in the notice using the numbering of the notice.

Candidates are required to include the following with their application to participate. This information should be provided in both paper and CD-ROM format (4 copies of each).

1. A declaration in response to Section III.2.1.
2. The documents requested in Section III.2.2.
3. Detailed information in response to each point contained in Section III.2.3.

Applications will be assessed as follows:

1. Assessment of responses to Sections III.2.1 will be on a pass/fail basis. Candidates not achieving a "pass" result shall be disqualified from further consideration.
2. Assessment of responses to Section III.2.2 will be on a pass/fail basis. In addition to information submitted by candidates, the contracting authority may obtain and take into account independent financial reports obtained from recognised third parties. Candidates not achieving a "pass" result shall be disqualified from further consideration.
3. In respect of responses to Section III.2.3, failure to provide appropriate evidence in support of any element which is described as "essential" will disqualify the candidate from further consideration. Where such evidence is provided within the application, it will be evaluated and scored.
4. In responses to Section III.2.3, inclusion of evidence concerning elements which are described as "desirable" is not mandatory, but if provided, such evidence will be assessed and scored. If no evidence is provided, a score of zero shall be awarded for that element.
5. Each element shall carry a maximum score of 20 points.
6. All elements described as "essential" shall carry equal weighting.
7. Other elements shall carry a weighting of 50% of that applied to "essential" elements.

8. Weighted total scores shall be ranked. From the top-scoring candidates, it is envisaged that up to 5 candidates may be selected to receive the Invitation to Tender.

VI.4. Procedures for review

VI.4.1. Review body

Official name: As set out in section 1.1

E-mail: tania.bailey@nationaltrust.org.uk

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The contracting authority shall comply with the requirements of regulations 29A and 32 of the Public Contracts Regulations 2006 (which incorporates Directive 2004/18/EC into English law) as amended to incorporate the requirements of the Remedies Directive (2007/66/EC) when notifying economic operators of the outcome of this procurement.

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

VI.5. Date of dispatch of this notice

26.7.2013