

**United Kingdom-Wolverhampton: Construction work for commercial buildings**

OJ S 143/2014 29/07/2014

Contract notice

Works

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 Pension Fund

Postal address: West Midlands Pension Fund, 5th Floor, Mander House

Town: Wolverhampton

Postal code: WV1 3NB

Country: United Kingdom

Contact person: Investments Division, West Midlands Pension

For the attention of: Mike Hardwick

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

Telephone: +44 1902552089

**Internet address(es):**

General address of the contracting authority: <http://www.wolverhampton.gov.uk/>

**Additional information can be obtained from:**

Official name: Buro Four Project Services

Postal address: 1 Naoroji Street

Town: London

Postal code: WC1X 0GB

Country: United Kingdom

For the attention of: Rebecca Lynn

E-mail: [rlynn@burofour.com](mailto:rlynn@burofour.com)

Telephone: +44 2078325541

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

Official name: Buro Four Project Services

Postal address: 1 Naoroji Street

Town: London

Postal code: WC1X 0GB

Country: United Kingdom

For the attention of: Rebecca Lynn

E-mail: [rlynn@burofour.com](mailto:rlynn@burofour.com)

Telephone: +44 2078325541

**Tenders or requests to participate must be submitted:** Official name: Buro Four Project Services

Postal address: 1 Naoroji Street

Town: London

Postal code: WC1X 0GB

Country: United Kingdom

For the attention of: Chris Hollidge  
E-mail: [chollidge@burofour.com](mailto:chollidge@burofour.com)  
Telephone: +44 2078325541

**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**

St Andrews House Office Refurbishment.

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

Works

NUTS code

**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 Fund's aspiration for the project is to maximise the buildings potential.

The proposed scheme seeks to utilise the existing structure and adapt to provide a more environmentally efficient space whilst maximising the Net Lettable area for the building.

— Comprehensive refurbishment and alteration of the Ground Floor Reception Area

— Extension of the building at roof level to provide a new Ninth floor

— Creation of a rooftop plant area

— Incorporation of an A1 retail unit at Ground Floor level

— Floors 1 – 9 Category A Standard, high quality office accommodation

— Installation of new MEP Services

— BREEAM 'Excellent' rated development

— Formation of a new lift shaft within the main core

— Installation of 3No. New Passenger Lifts and 1No. New Fire Lift

— Installation of new glazing into the existing framing system

— Repair and clean of existing stone cladding

The building has been designed as a multi-let building.

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

45213100 Construction work for commercial buildings, 45213000 Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport, 45213150 Office block construction work

**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**

Design and construction work of approximately 16 months duration in the value set out below.

Estimated value excluding VAT:

Range: between 10 000 000 and 14 000 000 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 7.12.2014. Completion 29.4.2016

## **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**

Performance Bond.

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

JCT Design and Build Contract 2011 Edition as Amended.

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

Where there is more than one economic operator, Wolverhampton City Council reserves the right to require a grouping of economic operators to take a particular legal form or to require a single economic operator to take primary liability or to require that each party undertakes 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: Applications seeking to be included on the selected tender list for service providers are required to complete a prequalification questionnaire.

This may be obtained by contacting Rebecca Lynn of Buro Four via email ([rlynn@burofour.com](mailto:rlynn@burofour.com)) and must be completed and returned by the deadline given at IV.3.4 below. The pre-qualification questionnaire shall include, but not be limited to, the matters detailed under clause III.2.2 and III.2.3 below.

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

List and brief description of conditions: The prequalification questionnaire may be obtained by contacting Rebecca Lynn of Buro Four via email ([rlynn@burofour.com](mailto:rlynn@burofour.com)) and must be completed and returned by the deadline given at IV.3.4 below.

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

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

List and brief description of conditions:

The prequalification questionnaire may be obtained by contacting Rebecca Lynn of Buro Four via email ([rlynn@burofour.com](mailto:rlynn@burofour.com)) and must be completed and returned by the deadline given at IV.3.4 below.

Minimum level(s) of standards possibly required:

Please see prequalification questionnaire.

### **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**

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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 5

Objective criteria for choosing the limited number of candidates: Please see prequalification questionnaire for information on shortlisting criteria for subsequent invitation to tender.

#### **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**

1862 - St Andrews House Office Refurbishment

#### **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: 5.9.2014 - 12:00  
Payable documents: no

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

5.9.2014 - 12:00

**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**

The procurement is related to a project and/or programme financed by European Union funds:  
no

**VI.3. Additional information**

**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 Council 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 3 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.4.3. Service from which information about the review procedure may be obtained**

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

24.7.2014