

**United Kingdom-Newcastle Upon Tyne: Buildings of particular historical or architectural interest
OJ S 131/2018 11/07/2018**

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: National Trust

Postal address: Holy Jesus Hospital, City Road

Town: Newcastle Upon Tyne

Postal code: NE1 2AS

Country: United Kingdom

Contact person: Quantity Surveyor (Todd Milburn Partnership)

For the attention of: Mark Berry

E-mail: mark.berry@todd-milburn.co.uk

Telephone: +44 1912302100

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: 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

Principal Contractor to deliver conservation and infrastructure works — The Curtain Rises at Seaton Delaval Hall

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

Works

Execution

Main site or place of performance: Seaton Delaval Hall, The Avenue, Seaton Sluice, Whitley Bay NE26 4QR

NUTS code UKC21 Northumberland

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 is seeking to appoint a Principal contractor who will be responsible for the delivery of the construction phase of the conservation, repairs, landscape and infrastructure works to the historic buildings and features at the a Grade I listed mansion set within Grade II* registered park and gardens at Seaton Delaval Hall.

II.1.6. CPV code(s)

45212350 Buildings of particular historical or architectural interest, 45212314 Historical monument or memorial construction work, 92522200 Preservation services of historical buildings, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants, 45212300 Construction work for art and cultural buildings

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 focus for this Project is Seaton Delaval Hall in Northumberland, a Grade I listed mansion set within Grade II — registered park and gardens. This property was acquired by the National Trust in 2009 and has since undergone major conservation works. A further major conservation and interpretation project, entitled 'The Curtain Rises', is currently in development. 'The Curtain Rises' will include urgent conservation and infrastructure works. 'The Curtain Rises' prioritises all necessary works to conserve Seaton Delaval Hall: from the re-roofing of the West Wing to stabilisation of the ha-ha walls and bastions, from conserving the collapsing stable stalls to consolidating the derelict Mausoleum. We will also be addressing the visitor experience, from toilets and cafe to interpretation, to ensure that we put Seaton Delaval onto a sustainable footing for the future. These works also include providing a more accessible experience by reconfiguring footpaths and creating solid links between the various areas of the estate.

We are not, at this stage, able to undertake less urgent, although still desirable, restoration works across the estate. The Curtain Rises project is viewed as being the start of a new phase of incremental activity and we know that there is much more to come.

Expressions of interest are invited from experienced contractors with relevant experience on projects of similar scale and nature. Interested companies should request and complete a Pre-qualification Questionnaire in accordance with the instructions in this document.

The SDH Curtain Rises Project, as a whole, is a conservation led project seeking to address priority conservation issues at Seaton Delaval Hall. In addition we want to improve the visitor experience on site and are upgrading our facilities to meet expectations. The Conservation and Infrastructure scope is:

— Conservation: Deliver the urgent conservation work needed to save this Grade I Listed Building and its associated landscape. Several Work Packages have been identified to repair

and consolidate the main mansion buildings and key landscape features:

— WP01 Central Hall: Works to north & south portico steps to provide greater prevention of water ingress to basement, install flooring in the basement, complete outstanding masonry repairs generally, repairs to east and west internal stairs, creation of designed infrastructure to enable creative interpretation of the spaces, includes potential for future lift access

— WP02 West Wing: re-roof, upgrade of heating system to include conservation heating controls (and investigate renewable energy opportunities), general stonework and timber repair, internal redecoration

— WP03 East Wing: creation of high quality visitor toilet, address internal issues in the Stables, general stonework repair

— WP04 Brewhouse: Refurbishment, repair and conversion of existing building accompanied by new build extension to provide a 90 cover cafe

— WP05 Landscape Structures: masonry repair of HaHa walls and bastions, masonry and timber repairs including new temporary roof to Orangery, stabilisation of the Walled garden walls including buttressing where appropriate. Repair and stabilisation of the Mausoleum and Sea Walk Walls

— WP06 Landscape: Reviewing and re-modelling of footpath network, planting, tree works to revive the landscape offer and provide a step back to more historical layouts by creating vistas and views that have been lost or obstructed over the years whilst providing more accessible routes to greater proportion of the grounds. The works also include removal of existing play scapes and modular buildings

— WP07 Play: Bespoke play installations and interpretation offer to both North West woods and South East gardens.

— Infrastructure: Provide facilities which are fit for purpose and enhance visitors' experience of the property.

The Principal contractor will be responsible for the successful delivery of the construction phase of the project working alongside the National Trust, design team and key stake holders to ensure the project is completed on time, budget and to a high quality along with ensuring the duties of Principal contractor under CDM Regulations 2017 are met. The project has many challenges including maintaining the attraction open to the public during the construction works and ensuring there is a suitable offer available for visitors at all times. This will require detailed logistical planning to ensure safe passage through the site by the public and staff on a day to day basis.

Estimated value excluding VAT:

Range: between 4 500 000,00 and 5 500 000,00 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 5.11.2018. Completion 3.7.2020

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 relevant insurances will be required as detailed in the documentation

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

Interim payments during construction works will be governed by the contract conditions, which will be a JCT 2011 Standard Building Contract with National Trust amendments. All costs associated with completion of tender information and submission to be borne by the contractor.

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

Joint or 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 the requirements are met: 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 insurances.

3) All candidates will be required to provide financial statements covering the previous 2 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) A comprehensive formal statement of the candidate's Technical capabilities.
- 2) Evidence of the candidate's ability to work on buildings of particular historic or architectural interest, including details of relevant experience as appropriate.
- 3) A statement of the candidate's average number of staff and managerial staff.
- 4) 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.
- 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.
- 6) Details of work similar to that required under this Notice, which has been carried out by the candidate for a minimum of 3 other clients within the last 2 years, including relevant descriptions, plans and/or photographs of the works, and contact details of the clients for whom those works were carried out.
- 7) 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 subcontract.
- 8) In the event that the candidate is unable to demonstrate direct experience of work similar to that required under this contract, in respect of buildings of particular architectural or historic interest, such other information as will enable the contracting authority to assess the candidate's ability to carry out such work.
- 9) Evidence of effective collaborative working with other parties, relevant to projects of a similar nature and complexity.

Minimum level(s) of standards possibly required:

Evidence of sound business structure, strong technical capabilities, and adequate staffing arrangements is essential.

Details of company accreditations recent experience of working on Grade 1 Listed buildings (or equivalent) is essential.

Evidence of how best your approach provides local economic benefit would be beneficial.

Evidence of an acceptable quality management system is essential.

Evidence of ability to work collaboratively with clients, design team, and other professional specialists, relevant to projects of a similar nature and complexity, is essential.

Knowledge and experience of working on buildings of similar character to Seaton Delaval Hall would be beneficial.

Evidence of working on projects which have remained occupied or open to general public.

Evidence of providing / creating training opportunities for key stakeholders or general public.

Evidence of public engagement during construction works.

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 minimum number 5: and Maximum number 7

Objective criteria for choosing the limited number of candidates: By selecting between 5 and 7 candidates to be invited to tender we will achieve a reasonable spread of competition while ensuring a manageable procurement process and provide suitable competition to ensure best value is achieved. The minimum standards for selecting the limited number of candidates is set out in Section III above. Further information about methodology for the evaluation of candidates' submissions is set out 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

Payable documents: no

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

14.8.2018 - 17:00

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

20.8.2018

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

All relevant information in relation to the requirements and criteria for selection including full timetable can be found within the Pre-qualification Questionnaire document.

VI.4. Procedures for review

VI.4.1. Review body

Official name: National Trust — Legal Department

Postal address: Heelis, Kemble Drive

Town: Swindon

Postal code: SN2 2NA

Country: United Kingdom

E-mail: caroline.steel@nationaltrust.org

Telephone: +44 1793817851

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The National Trust will incorporate a minimum 10 calendar day standstill period at the point information on the Award of the contract is communicated to tenderers. This period allows unsuccessful tenderers to seek further debriefing from the Contracting Authority before the contract is entered into. Applicants have 2 working days from the notification of the award decision to request additional debriefing and that information has to be provided a minimum of 3 working days before the expiry of the standstill period.

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

VI.5. Date of dispatch of this notice

9.7.2018