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**UK-Wolverhampton: construction project management services  
2011/S 143-237761**

**CONTRACT NOTICE**

**Services**

**SECTION I: CONTRACTING AUTHORITY**

**I.1) NAME, ADDRESSES AND CONTACT POINT(S)**

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

5th floor, Mander House, Mander Centre

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

Attn: Mike Hardwick

WV1 3NB Wolverhampton

UNITED KINGDOM

Tel. +44 1902552089

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

Fax +44 1902554655

**Internet address(es)**

General address of the contracting authority [www.wmpfonline.com/Tenders](http://www.wmpfonline.com/Tenders)

**Further information can be obtained at:**

ING Real Estate Investment Management

60 London Wall

Contact: Catherine West

Attn: Michael Daggett / Mick Roult

EC2M 5TQ London

UNITED KINGDOM

Tel. +44 2077675690

E-mail: [catherine.west@ingrealestate.co.uk](mailto:catherine.west@ingrealestate.co.uk)

Fax +44 2077675601

**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained at:** As in above-mentioned contact point(s)

**Tenders or requests to participate must be sent to:** As in above-mentioned contact point(s)

**I.2) TYPE OF THE CONTRACTING AUTHORITY AND MAIN ACTIVITY OR ACTIVITIES**

Regional or local authority

General public services

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**

Astley House & Byrom House, Quay Street, Manchester.

**II.1.2) Type of contract and location of works, place of delivery or of performance**

Services

Service category: No 12

Main place of performance Quay Street, Manchester, UK.

NUTS code UKD3

**II.1.3) The notice involves**

A public contract

**II.1.4) Information on framework agreement**

**II.1.5) 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.1.6) Common procurement vocabulary (CPV)**

71541000

**II.1.7) Contract covered by the Government Procurement Agreement (GPA)**

Yes

**II.1.8) Division into lots**

No

**II.1.9) Variants will be accepted**

No

**II.2) QUANTITY OR SCOPE OF THE CONTRACT**

II.2.1) **Total quantity or scope**  
One contract for project management services with the value and duration as set out below.  
Excluding VAT  
Range between 1 000 000,00 and 1 500 000,00 GBP

II.2.2) **Options**  
No

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**

#### **III.1) CONDITIONS RELATING 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 regulating them**  
To be set out in contract attached to 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) **Other particular conditions to which the performance of the contract is subject**  
No

#### **III.2) CONDITIONS FOR PARTICIPATION**

III.2.1) **Personal situation of economic operators, including requirements relating to enrolment on professional or trade registers**  
Information and formalities necessary for evaluating if requirements are met: Please see PQQ - available at [www.wmpfonline.com/Tenders](http://www.wmpfonline.com/Tenders).

III.2.2) **Economic and financial capacity**  
Information and formalities necessary for evaluating if requirements are met: Please see PQQ.  
Minimum level(s) of standards possibly required Please see PQQ.

III.2.3) **Technical capacity**  
Information and formalities necessary for evaluating if requirements are met:  
Please see PQQ.  
Minimum level(s) of standards possibly required  
Please see PQQ.

III.2.4) **Reserved contracts**  
No

#### **III.3) CONDITIONS SPECIFIC TO SERVICES CONTRACTS**

III.3.1) **Execution of the service is reserved to a particular profession**  
No

III.3.2) **Legal entities should indicate the names and professional qualifications of the staff responsible for the execution of the service**  
No

### **SECTION IV: PROCEDURE**

#### **IV.1) TYPE OF PROCEDURE**

- IV.1.1) **Type of procedure**  
Accelerated restricted  
Justification for the choice of accelerated procedure: Used in accordance with European Commission press release IP/08/2040 on the basis that this procurement relates to a major public investment project.
- IV.1.2) **Limitations on the number of operators who will be invited to tender or to participate**  
Envisaged number of operators 5  
Objective criteria for choosing the limited number of candidates: Please see PQQ.
- IV.1.3) **Reduction of the number of operators during the negotiation or dialogue**
- IV.2) **AWARD CRITERIA**
- IV.2.1) **Award criteria**  
The most economically advantageous tender in terms of the criteria stated in the specifications, in the invitation to tender or to negotiate or in the descriptive document
- IV.2.2) **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(s) concerning the same contract**  
No
- IV.3.3) **Conditions for obtaining specifications and additional documents**  
Time limit for receipt of requests for documents or for accessing documents 18.8.2011 - 15:00  
Payable documents No
- IV.3.4) **Time-limit for receipt of tenders or requests to participate**  
25.8.2011 - 15:00
- IV.3.5) **Date of dispatch of invitations to tender or to participate to selected candidates**
- IV.3.6) **Language(s) in which tenders or requests to participate may be drawn up**  
English.
- IV.3.7) **Minimum time frame during which the tenderer must maintain the tender**
- IV.3.8) **Conditions for opening tenders**
- SECTION VI: COMPLEMENTARY INFORMATION**
- VI.1) **THIS IS A RECURRENT PROCUREMENT**  
No
- VI.2) **CONTRACT RELATED TO A PROJECT AND/OR PROGRAMME FINANCED BY EU FUNDS**  
No
- VI.3) **ADDITIONAL INFORMATION**  
Please see PQQ. The PQQ is available at the following website: [www.wmpfonline.com/Tenders](http://www.wmpfonline.com/Tenders).
- VI.4) **PROCEDURES FOR APPEAL**
- VI.4.1) **Body responsible for appeal procedures**  
UK Courts
- VI.4.2) **Lodging of appeals**

Precise information on deadline(s) for lodging appeals: 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 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 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 lodging of appeals may be obtained**

VI.5) **DATE OF DISPATCH OF THIS NOTICE:**

26.7.2011