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**UK-Glasgow: construction work
2011/S 234-379046**

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1) Name, addresses and contact point(s)

Glasgow Metropolitan College t/a City of Glasgow College
60 North Hanover Street

Contact point(s): Turner & Townsend, Osborne House, 1 Osborne Terrace, Edinburgh EH12 5HG

For the attention of: James Darrie

G1 2TA Glasgow

UNITED KINGDOM

Telephone: +44 1313473400

E-mail: Newcampuspqq@cityofglasgowcollege.ac.uk

Internet address(es):

General address of the contracting authority: <http://www.cityofglasgowcollege.ac.uk>

Further information can be obtained from: The above mentioned contact point(s)

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from: The above mentioned contact point(s)

Tenders or requests to participate must be sent to: The above mentioned contact point(s)

I.2) Type of the contracting authority

Body governed by public law

I.3) Main activity

Education

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:

City of Glasgow College New Campus NPD.

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

Works

Realisation, by whatever means of work, corresponding to the requirements specified by the successful tenderer

Main site or location of works, place of delivery or of performance: Glasgow, Scotland.

NUTS code UKM34

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

The notice involves a public contract

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

II.1.5) **Short description of the contract or purchase(s)**

In accordance with the Scottish Government's NPD initiative the City of Glasgow College wishes to procure through the Competitive Dialogue procedure a private sector partner ("PSP") who will form an NPD company that will enter into a contract with the College to design, build, finance a new city centre twin site campus in Glasgow and provide certain facilities management and maintenance services.

The project capital value, inclusive of VAT, is estimated at 200m GBP reflecting an accommodation requirement of approximately 67 200 square meters split approximately 77 % at City Campus (Cathedral Street) and approximately 23 % at Riverside Campus (Thistle Street). The project may also include a Halls of Residence. The Scottish Government, through the Scottish Funding Council, has confirmed the terms under which it is prepared to provide financial support to the College in relation to this project and the College is confident and content that these terms can be satisfied. The College reserves the right to consider alternative financing, funding and/or contractual arrangements to support the delivery of the project.

Under this project the NPD company will be required to support the College's economic and social regeneration objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations.

The NPD model ensures enhanced stakeholder involvement in the management of projects, no dividend bearing equity and capped private sector returns. Greater detail is included in the IM & PQQ document which can be attained from the contact at I.1.

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

45000000, 45100000, 45200000, 45300000, 79993100, 45110000, 45111000, 45214500, 45214700, 50000000, 51000000, 71000000, 71300000, 71200000, 71500000, 72710000, 72720000, 32429000, 32430000, 32510000, 32521000, 32524000, 32544000, 32545000, 32570000, 32571000, 32572000, 32580000, 48820000, 32400000, 32410000, 32412000, 32413000, 32420000, 32500000, 39000000, 30100000, 30120000, 30200000, 34310000, 34152000, 42662000, 39310000, 33191000, 32000000, 37400000

II.1.7) **Information about Government Procurement Agreement (GPA)**

The contract is covered by the Government Procurement Agreement (GPA): no

II.1.8) **Lots**

This contract is divided into lots: no

II.1.9) **Information about variants**

Variants will be accepted: yes

II.2) **Quantity or scope of the contract**

II.2.1) **Total quantity or scope:**

The provision of approximately 67 200 square meter college campus development in Glasgow City Centre.
Estimated value excluding VAT: 165 000 000,00 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**

Duration in months: 360 (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:**
Deposits are not required. Guarantees are only required to the extent provided in the tender documents.
- III.1.2) **Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them:**
Funding to be provided by the Private Sector Partner in accordance with the Scottish Government NPD initiative as set out in the tender documents.
- III.1.3) **Legal form to be taken by the group of economic operators to whom the contract is to be awarded:**
An NPD Company as per the Scottish Government's NPD initiative.
- III.1.4) **Other particular conditions**
The performance of the contract is subject to particular conditions: yes
Description of particular conditions: As provided in the contract documents.
- 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 the requirements are met: As set out in the Information Memorandum and Pre-Qualification Questionnaire issued to applicants upon request to the Authority as set out at Section I.1.
- III.2.2) **Economic and financial ability**
Minimum level(s) of standards possibly required: The applicants must meet the financial standing requirements as provided in the Information Memorandum and Pre-Qualification Questionnaire.
- III.2.3) **Technical capacity**
Minimum level(s) of standards possibly required:
The applicants must meet the technical capability as provided in the Information Memorandum and Pre-Qualification 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) **Staff responsible for the execution of the service**

Section IV: Procedure

- IV.1) **Type of procedure**
- IV.1.1) **Type of procedure**
competitive dialogue
- IV.1.2) **Limitations on the number of operators who will be invited to tender or to participate**
Envisaged minimum number 3: and maximum number 4
Objective criteria for choosing the limited number of candidates: As set out in the Information Memorandum and Pre-Qualification Questionnaire.
- IV.1.3) **Reduction of the number of operators during the negotiation or dialogue**
Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated yes
- 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) 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(s) concerning the same contract

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

20.1.2012

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) Information about recurrence

This is a recurrent procurement: no

VI.2) Information about European Union funds

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

VI.3) Additional information

Parties interested should request an Information Memorandum and Pre-Qualification Questionnaire from the address detailed in Section I.1 and submit a completed PQQ by the date specified in, and in accordance with the instructions in, the Information Memorandum.

A Bidders Day will be held at []. Full details will be provided in the Information Memorandum and Pre-Qualification Questionnaire.

Further detailed information is provided in the IM & PQQ.

VI.4) Procedures for appeal

VI.4.1) Body responsible for appeal procedures

See VI 4.2

VI.4.2) Lodging of appeals

Precise information on deadline(s) for lodging appeals: The precise deadlines depend on the circumstances and are set out in the Public Contracts (Scotland) Regulations 2006 as amended by the Public Contracts and Utilities Contracts (Scotland) Amendment Regulations 2009.

Appeals may be lodged with the Sheriff Court in Glasgow or the Court of Session in Edinburgh.

VI.4.3) Service from which information about the lodging of appeals may be obtained

VI.5) Date of dispatch of this notice:

1.12.2011