

# 2223-0305 Barnard Park Improvements

Islington Council invites suitable expressions of interest from suppliers for improvement works at Barnard Park, N1 0ER.

The Barnard Park improvements project aims to make the park a better place for local residents and for the environment.

We seek a principal contractor to coordinate and deliver the Barnard Park improvements project, incorporating the following three key project elements:

1. Landscape improvements
2. A new community hub building
3. To coordinate the wider programme of works including the construction of a new sport pitch by a pitch contractor procured by the Football Foundation to ensure all works on site align.

## Current status / Background

The works:

The project comprises 3no. core sections within a 3.6ha site including: (1) the removal of 2no. existing buildings and replacing them with a new-build community hub; (2) extensive hard and soft landscaping works; and (3) replacing the 11-a-side Redgra pitch with a 9-a-side 3G pitch and associated retaining walls.

Section (1) 2no. existing buildings in the park (the Park keeper's building with associated toilets, and the One O'Clock Club building) are to be demolished. They are to be replaced with a new-build community hub building. The community hub building will be a multiuse space incorporating an early years centre, kitchen facilities, park keeper's office, toilets, kiosk/servery and facilities for the all-weather pitch. The planning permission in place requires the new building to achieve BREEAM 'Very Good' status, as per planning condition no 19. The planning permission also requires Secure by Design (SBD) status to be achieved.

Section (2) The landscaping works comprise extensive hard and soft landscaping, particularly to the centre of the park and at the various entrances. Following removal of the existing Redgra pitch, regrading and changing to levels is proposed, forming a new grass area for informal recreation and sports use and the construction of an outdoors gym area. Various adjustments are to be made to

many of the park entrances. Works will also improve pathways and circulation and include new park furniture, signage, and information boards. There will be improvements to the biodiversity and ecology through new planting throughout.

Section (3) relating to the pitch works have been procured separately by the Employer Direct and are due to finish on site prior to the commencement of the main sections of work (sections (1) and (2)).

Key project considerations to note are as follows:

- The park is to be partially open throughout with works sections and phasing to be managed to enable completed or non-working areas to be accessed by park users.
- Works are to be fully designed by consultant team with isolated specific elements contractors design.
- Full Planning permission has been granted for the works. Planning conditions are to be discharged between the contractor, client, and consultant team.
- BREEAM Very Good is required to be achieved with several credits being the responsibility of the contractor to achieve through evidence by following stipulated processes.
- Building control approval is via Islington Building Control service with notice already issued.
- New utilities supplies will require to be brought into the site under the management and supervision of the main contractor.
- The site is extensively populated with trees, the majority of which are being retained; nine existing trees will be removed to enable the works. Working in close coordination with an Arboriculturist will be necessary.

The design intent of the proposed works (for information only) can be accessed from the Planning Portal. Please search the planning ref. P2021/3658/FUL:  
<https://www.islington.gov.uk/planning/applications/comment>

Form of contract will be based upon the JCT Intermediate Building Contract with Contractors Design 2016 edition (JCT ICD 2016).

## The requirement

The Council seeks a contractor that can demonstrate a proven robust experience of projects of this nature. We envisage that the most complex and challenging parts of the project will be the landscaping and the coordination of the different elements of the scheme.

## Lots

This project will not be split into Lots because there is a requirement for a single principal contractor to coordinate all elements of the works programme.

## TUPE [Transfer of Undertakings (Protection of Employment) Regulations]

Potential providers must be aware that TUPE may or may not apply to this service. Further details will be available in the invitation to tender.

## Contract Period

The contract period will be for 11.5 months from an estimated start date 25 September 2023.

## Contract Value

The estimated total value of this contract is £2,822,880 over the maximum 11.5 months term of the contract.

## Award criteria

The contract will be awarded to the Most Economically Advantageous Tender (MEAT) in accordance with the Public Contracts Regulations. MEAT for this contract is quality 45% and cost 55%. Further details will be provided in the invitation to tender.

**Cost 55%**

**Quality 45%**

### **Quality made up of:**

- Proposed approach to social value 20%
- Proposed measures and procedures/processes to ensure the contract is delivered within budget and on time 10%
- Proposed methodology for implementing quality management procedures 10%
- Proposed approach to health and safety 5%

**Total 100%**

Social value criteria will be evaluated in accordance with National Themes Outcomes and Measures (TOMs) Framework for social value measurement, published on the social value portal:

<https://socialvalueportal.com/national-toms/>

We reserve the right to interview leading bidders.

## Procurement Process

This contract is over the threshold at which we are required to publish public procurement notices for new procurements to the UK e-notification service, Find a Tender (FTS).

The contract will be procured using the Restricted Procedure. The Restricted Procedure means the procurement process will be conducted in two stages.

The first stage will involve selecting a maximum of the six (6) highest-scoring organisations through a selection questionnaire (SQ). All submissions will be subject to minimum requirements as stated in the SQ.

The second stage will be an evaluation of tenders submitted by bidders who are selected at the SQ stage.

## How to express an interest

If you wish to apply for this contract, please follow the steps below:

Register your company free of charge via the [London Tenders Portal](#).

Await acceptance. You will receive an email confirming your username and password.

Use your username and password to log into the London Tenders Portal and express your interest in 2223-0305 Barnard Park Improvements, category 45000000 : Construction work; 45112700 : Landscaping work.

Shortly after you have expressed interest, you will receive a second email containing a link to access the SQ.

## Deadlines

The deadline for expressions of interest is: **11:59am, Tuesday 2 May 2023.**

Submission of SQ by **12 noon, Tuesday 2 May 2023.**

Late submissions will not be accepted.

## Additional information

- Islington Council and its partners are committed to work towards a 'Fairer Islington', for more information see [www.islington.gov.uk](http://www.islington.gov.uk).
- Please **do not** include any publicity material with your submissions.
- Islington Council aims to provide equality of opportunity and welcomes applicants who meet the qualitative selection criteria from black and minority ethnic communities and disabled groups.
- The Council encourages all types of organisations who meet the qualitative selection criteria including Voluntary and Community Sector (VCS) organisations, Social Enterprises or not for profit enterprises and small to medium enterprises (SME) to tender.
- Your submission will be marked in stages. Only applicants who meet the requirements at each stage will progress to the next stage. Further details will be contained in the tender documents.
- Please include the Contract Number of this tender process when communicating with the Council in any way.
- All questions relating to this contract should be raised via the question-and-answer section of the relevant contract on the London Tenders Portal. Please do not contact any officer of the council directly.
- Applicants are advised that all costs incurred either directly or indirectly in preparation, submission or otherwise related to this advertisement will be borne by them, and in no circumstances will the council be responsible for any such costs. Applicants are also advised that the council at its sole discretion acting reasonably and in good faith reserves the right to abandon the procurement at any stage prior to contract award.
- As part of a commitment to transparency the council is now publishing all spend over £500 each month. This includes spend on contracts, so the successful contractor should expect details of spend against the contract to appear on the council website [Islington Council: Council contracts](#). The council is also committed to publishing tender and contract documentation after contract award stage. Commercially sensitive information will be redacted from documentation. What constitutes commercially sensitive information is a matter for the council's sole discretion. However, tenderers will be invited to identify information they consider to be commercially sensitive in their tender return and this will be taken into account in the council forming a view.