



Islington Council invites suitable expressions of interest from suppliers for the **1718-0159 Refurbishment of 49-59 Old Street Islington.**

The contract will comprise of refurbishing an existing office building over nine floors (49-59 Old Street) to accommodate tenants from local creative industries.

Current status / Background

The council is looking to completely refurbish an existing office building over nine floors (49-59 Old Street, Islington) to accommodate tenants from local creative industries. The building had previously accommodated a range of small businesses. The Council is looking to completely overhaul the unoccupied building and is looking for an experienced contractor to carry out the completion of this refurbishment to a high standard.

Parking restrictions are in place around and adjacent to the site. The building has offices located to either side of it. The Stafford Cripps LBI council housing estate is also located directly to its rear. The contractor will therefore need to give the residents consideration whilst on site.

Contractors will be required to complete the works within 12-months.

The contractor will need to be aware that the council will require them to work with appointed contractors for the fire alarm system, the security system and the cabling system.

Further information is available in the tender documents.

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 12-months from an estimated start date 12 March 2018.

Contract Value

The estimated total value of this contract is £2.6million over the maximum 12-month term of the contract. This is based on £2.6million per annum.

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 30% and cost 70 %. Tender submissions will be subject to minimum quality thresholds of 3 out of 5 or above. Further details will be provided in the invitation to tender.

Bidders should demonstrate value for money in their answers throughout the cost/quality statements of their submissions.

Cost 70%

Quality 30%

Quality made up of:

The proposed approach to the construction phase plan and methodology for achieving positive outcomes and objectives in the delivery of the works. 10%

The proposed approach and methodology for working with the client, and client-appointed contractors responsible for fire alarm systems, security systems, and cabling systems. 10%

The proposed approach to mobilising, implementing, undertaking and delivery of the works. 10%

Total 100%

Site visits can be arranged at any point during the tender period.

Bidders should contact either Gareth Jenkins on 020 7527 2224 or Fiona Monkman on 0207 527 2398 to arrange a visit.

We reserve the right to interview leading bidders for verification/clarification purposes of the written submission.

Further details are provided in the Invitation To Tender

Procurement Process

This contract will be procured using the Open Procedure. The Open Procedure means that all bidders who successfully express an interest will automatically be invited to tender and have access to the tender documents. Those who submit a tender and meet the minimum requirements will have their full tender, method statements and pricing evaluated.

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 link on the right hand side of this page under: 'Related Websites' **London Tenders Portal**.

Register your company free of charge via the **London Tenders Portal**.

Link: https://www.londontenders.org/procontract/supplier.nsf/frm_home?openForm

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 1718-0159 Refurbishment of 49-59 Old Street Islington - 45000000-7 Construction work, 4543100-8 Refurbishment work, 45210000-2 Building Construction work.

Shortly after you have expressed interest, you will receive a second email containing a link to access the pre-qualification questionnaire/tender documents.

Deadlines

The deadline for expressions of interest is **11:59 am on Friday 12 January 2018**

Submission of Tender documents by **12 Noon on Friday 12 January 2018**

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.
- 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 organisation 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 www.islington.gov.uk. 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.

