



**DISC At Westcott  
Plot 4000, Westcott Venture Park  
Invitation to Tender**

The Patrizia Hanover Property Unit Trust (PHPUT) as owners of the Westcott Venture Park are seeking contractors who would be interested in tendering the next phase of new development on the park. The scheme is a partial pre-let to Satellite Applications Catapult and in consideration of their involvement and funding from the public purse there is a requirement for this notice to be publicly advertised to establish a tender list for the works.

Only contractors who can demonstrate that they can fulfil and exceed the minimum requirements set out herein should submit their expression of interest. The contractor will be expected to submit evidence with their expression of interest that they meet the minimum criteria as set out below.

### **Scope of Works**

The Venture Park is located on the A41 between Bicester and Aylesbury.

The works comprise the construction of a new industrial unit which is subdivided into two separate units each with associated offices, part laboratories and staff facilities and forming workspace/warehouse area on a 0.60-hectare (1.47 acre) site. The building formed of a steel portal framed construction with insulated metal cladding to the roof and walls and providing a clear height to underside of haunch of 8.0m. It is anticipated that the scheme will provide a target total gross internal ground floor area of 23,290ft<sup>2</sup> (2,164m<sup>2</sup>) and 2,700ft<sup>2</sup> (258m<sup>2</sup>) at first floor. External site works shall comprise hardstanding/yard, car parking, and associated landscaping and drainage. The build budget is circa £3m.

The works will be tendered on a JCT 2016 DB contract with amendments as drafted by the funds legal representatives. The contractor must demonstrate experience and knowledge of constructing similar projects under this form of contract.

### **Expectations of Contractors**

Respondents will be asked to demonstrate their experience of delivering similar projects, suitability of their proposed team, lessons learnt from similar projects and details of their programme and organisation structure.

The client would like to hear from contractors who meet the following criteria:

- Are able to meet the proposed programme of 30 weeks on site
- Have experience of delivering at least 3 similar projects in each of the last 3 years.
- Have a turnover in excess of £25m per annum over the last 3 years.
- Provide a copy of your audited accounts for the last two years,
  - Are you able to provide one of the following:
    - A statement of the turnover, Profit and Loss Account/Income Statement, Balance Sheet/Statement of Financial Position and Statement of Cash Flow for the most recent year of trading for this organisation.
    - A statement of the cash flow forecast for the current year and a bank letter outlining the current cash and credit position.
    - Alternative means of demonstrating financial status if any of the above are not available (e.g., forecast of turnover for the current year and a statement of funding provided by the

owners and/or the bank, charity accruals accounts or an alternative means of demonstrating financial status).

- Hold the following insurances:
  - CAR £10m
  - Professional indemnity £5m
  - Public liability £10m
  - Employers £10m
- Have experience in delivering projects utilising the JCT Design and Build Contract.
- Demonstrate an understanding of the JCT 2016 D&B Contract and the novation of consultants to the main contractor
- Please note that every organisation that is being relied on to meet the requirements of this procurement exercise must complete must address the points raised below:
  - Grounds for Mandatory exclusion
    - **Regulations 57(1) and (2)** The detailed grounds for mandatory exclusion of an organisation are set out on this web page, which should be referred to before completing these questions. Please indicate if, within the past five years you, your organisation or any other person who has powers of representation, decision or control in the organisation been convicted, anywhere in the world, of any of the offences within the summary below and listed on the web page.
      - Participation in a criminal organisation
      - Corruption
      - Fraud
      - Terrorist offences or offences linked to terrorist activities
      - Money laundering or terrorist financing
      - Child labour and other forms of trafficking in human beings
    - If you have answered yes to any of the above questions, please provide further details:
      - Date of conviction specify which of the grounds listed the conviction was for, and the reasons for conviction.
      - Identity of who has been convicted.
      - If the relevant documentation is available electronically, please provide the web address, issuing authority and precise reference of the documents.
    - If you have answered Yes to any of the points above have measures been taken to demonstrate the reliability of the organisation despite the existence of a relevant ground for exclusion? (Self-Cleaning)
    - **Regulation 57(3)** Has it been established, for your organisation by a judicial or administrative decision having final and binding effect in accordance with the legal provisions of any part of the United Kingdom or the legal provisions of the country in which the organisation is established (if outside the UK), that the organisation is in breach of obligations related to the payment of tax or social security contributions?
    - If you have answered yes to the above question please provide further details. Please also confirm you have paid or have entered into a binding arrangement with a view to paying, the outstanding sum including where applicable any accrued interest and/or fines.
  - Grounds for discretionary exclusion

- **Regulation 57 (8)** The detailed grounds for discretionary exclusion of an organisation are set out on this web page, which should be referred to before completing these questions. Please indicate if, within the past three years, anywhere in the world, any of the following situations have applied to you, your organisation or any other person who has powers of representation, decision or control in the organisation.
  - Breach of environmental obligations?
  - Breach of social obligations?
  - Breach of labour law obligations?
  - Bankrupt or is the subject of insolvency or winding-up proceedings, where the organisation's assets are being administered by a liquidator or by the court, where it is in an arrangement with creditors, where its business activities are suspended or it is in any analogous situation arising from a similar procedure under the laws and regulations of any State?
  - Guilty of grave professional misconduct?
  - Entered into agreements with other economic operators aimed at distorting competition?
  - Aware of any conflict of interest within the meaning of regulation 24 due to the participation in the procurement procedure?
  - Shown significant or persistent deficiencies in the performance of a substantive requirement under a prior public contract, a prior contract with a contracting entity, or a prior concession contract, which led to early termination of that prior contract, damages or other comparable sanctions?
- Please answer the following statements yes or no:
  - The organisation is guilty of serious misrepresentation in supplying the information required for the verification of the absence of grounds for exclusion or the fulfilment of the selection criteria.
  - The organisation has withheld such information
  - The organisation is not able to submit supporting documents required under regulation 59 of the Public Contracts Regulations 2015
  - The organisation has influenced the decision-making process of the contracting authority to obtain confidential information that may confer upon the organisation undue advantages in the procurement procedure, or to negligently provide misleading information that may have a material influence on decisions concerning exclusion, selection or award.
- If you have answered Yes to any of the above, explain what measures been taken to demonstrate the reliability of the organisation despite the existence of a relevant ground for exclusion? (Self-Cleaning)
- Requirements under Modern Slavery Act 2015
  - Are you a relevant commercial organisation as defined by Part 6, Section 54 ("Transparency in Supply Chains etc.") of the Modern Slavery Act 2015 ("the Act")?
  - If you have answered "Yes" to the above question are you compliant with the annual reporting requirements contained within Part 6, Section 54 (4) & (5) of the Modern Slavery Act 2015?
  - Please confirm that your organisation nor any of its officers, employees or other persons associated with it has:



- been convicted of any offence involving slavery and human trafficking; and
- to the best of its knowledge, has been or is the subject of any investigation, inquiry or enforcement proceedings by any governmental, administrative or regulatory body regarding any offence or alleged offence of or in connection with slavery and human trafficking.
- If you have answered “Yes” to one or both questions above, please provide, as a summary of the nature of the offence / investigation and an explanation of what actions (if any) you have taken to prevent any reoccurrence. You may be excluded if you are unable to demonstrate that appropriate remedial actions have been taken to prevent similar incidents reoccurring.
- Do you have a policy / statement that sets out the steps your organisation has taken to ensure that slavery and human trafficking is not taking place in any of your supply chains or in any part of your own business?

### **Contractors Response**

Contractors who can demonstrate that they meet all the criteria identified above, can show a track record in delivering this type of build and evidence in depth of experience of JCT2016DB contracts who wish to be considered for inclusion in the tender process should register their interest via email on the following e-mail address [tenderops@feas.co.uk](mailto:tenderops@feas.co.uk).

The closing date for the receipt of expression of interest is **12.00 noon on Wednesday 17<sup>th</sup> February 2021**.

It is anticipated that the tenders will be issued to the tendering contractors during week commencing 22<sup>nd</sup> February 2021. A six week tender period should be expected.