

PRE-QUALIFICATION QUESTIONNAIRE (PQQ) BRIEF



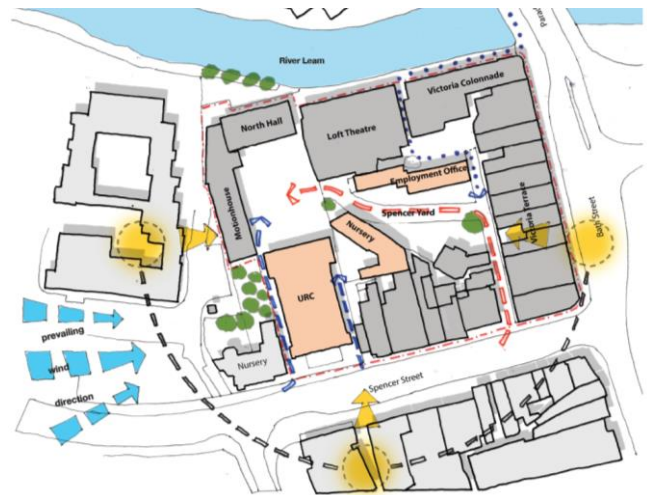
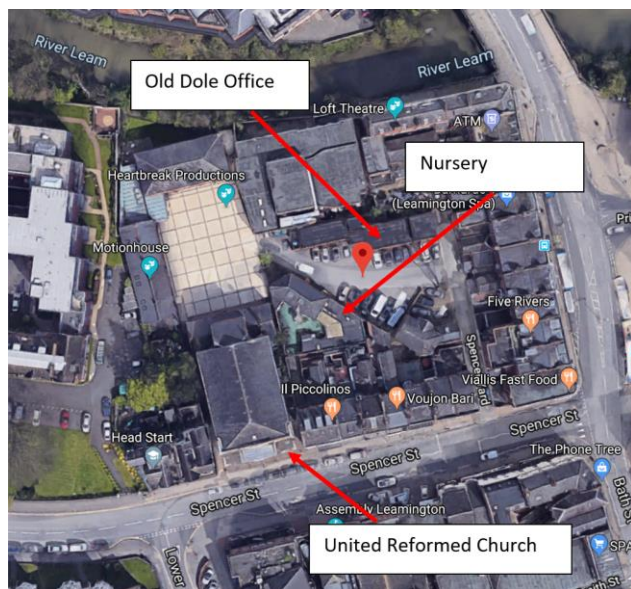
WAY Project Management
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1.0 Introduction

Complex Development Projects Limited are working in partnership with Warwick District Council to kick start the regeneration of the Creative Quarter through the refurbishments of the United Reformed Church, Old Dole Office and Nursery at Spencer Yard.

2.0 Project Overview

Spencer Yard is located north of Leamington Spa Railway Station, Spencer St, on the south bank of the River Leam, and directly south (across the river) of the Royal Pump Rooms.



Detailed planning permission reference W/20/2134 and listed building consent reference W/20/2135/LB has been granted. Details of the planning submission document can be found on Warwick District Council website.

Grade II listed United Reformed Church will include full slate roof replacement and installation of new rooflights (carried out by others), ACM removal, Cat A refurbishment, all new M&E, new lift, new feature stair, waterproofing to basement with basement turned into office space, window repairs, first floor seating turned into office space. Area 13,911 sqft.

Nursery will involve ground floor extension to its court yard area, ACM removal, Cat A refurbishment, all new M&E and existing roof repairs (carried out by others). Area 3,788 sqft.

Old Dole office to have single storey roof top extension and feature cladding to corner elevation, ACM removal, Cat A refurbishment and all new M&E. Area 5,242 sqft.

The contract value is anticipated to be in the region of £3-4m.

3.0 Procurement

Form of contract is expected to be JCT Design & Build.

4.0 Timings

The tender is targeted to be issued September/October 2021 with the view of commencing the works early 2022. An early works package is being assessed with the view of carrying out the roof works ahead of the main contract works.

The PQQ is to be returned by 20th September 2021.

5.0 Project Team

Client: Complex Development Projects Limited

Architect: BPN Architects

Structural Engineer: Frank W. Haywood & Associates

MEP Engineer: Tate

Quantity Surveyor: Ridge and Partners

CDM Principal Designer: Ridge and Partners

Project Manager: WAY PM

Information and queries are to be sent to Jack Walker at JWalker@ridge.co.uk.

6.0 Pre-Qualification Questionnaire

Contractors interested in being considered for tender are requested to complete the Spencer Yard Pre-Qualification Questionnaire. Following evaluation only the top six will be invited to tender.

Evaluation will be based on the following scoring and weighting:

Question	Scored	Weighting %
1.1 to 1.8	No	N/A
2.1	No	N/A
2.2	Yes	2
2.3	Yes	2
3.1	Companies whose turnover in the last year is	N/A

	not more than £8,000,000 will be a Fail.	
3.2	Yes	30
3.3	Pass/ Fail	N/A
3.4	No	N/A
3.5	Pass/ Fail	N/A
4.1	Yes	5
4.2	Yes	3
4.3	Yes	40
5.1	Yes	2.5
6.1	Pass/ Fail	N/A
6.2	No	N/A
6.3	Yes	3
6.4	No	N/A
7.1	Pass/ Fail	N/A
7.2	Yes	5
7.3	Yes	2.5
7.4	Pass/ Fail	N/A
7.5	Yes	5

Each of the evaluation criteria to which separate sub-weighting is applicable will be scored using the criteria set out below before that sub-weighting is applied.

Response	Score
Absent Response - No information provided	0
Very Poor Response - Too poor for consideration	1
Poor Response - Little evidence available	2
Significantly below average - Some evidence but far too old / poor to meet requirement	3
Below average response - Does not / barely meets requirements	4
Average response - Will meet 'basic' requirements but not any others	5
Above average response - Will meet 'basic' requirements but not all	6
Good response - Will meet 'all' requirements	7
Very good response - As 7 but 'some' additional value above the basic requirement	8
Excellent response - As 7 but 'significant' added value which would be very useful	9
Outstanding response - As 7 but 'exceptional' added value above all expectation	10