

Project Summary Addendum

Project Title: LC0210 Morley College Chelsea Centre

Industry

Construction

Location of contract

SW10 0QS

Value of contract (£)

£ 1,650,000 - £ 1,800,000

Published date

29/11/22

Published date for ITT

21/12/22

Closing date for ITT

27/01/23

Contract start date

27/07/23

Contract end date

22/12/23

Defects end date

20/12/24

Description

LocatED, an Arms-Length Body to the Department of Education (DfE) and responsible for property development requires a suitably experienced Contractor to express their interest to tender for the refurbishment works at Morley College Chelsea Centre.

Morley College completed a merger in early 2020 which led them to take over two Kensington & Chelsea College sites known as Chelsea Centre and North Kensington Centre and as a result operate a total of three Further Education (FE) colleges. The Chelsea Centre is the college's specialist centre for the Creative Arts and Industries

The Chelsea Centre is located at Hortensia Road in the Royal Borough of Kensington and Chelsea (RBKC) and comprises of the Chelsea Building constructed in 2011 and owned by Morley College, and the Carlyle Building which is a Grade II listed building partially leased to Morley College from RBKC, the landlord. The college houses 4000 students (821 full time equivalency) for ages 16-18. The college also covers unaccredited provision, essential skills, and community learning for adult students.

The following interventions are required as part of this scheme. The approximate combined GIFA for all areas of work is 6094m² spread out across the Chelsea Building lower ground and 1st to 5th floors as well as part of the Carlyle Building ground floor. The refurbishment

works are phased in 3 different sections indicated in the attached drawings and proposed to be sequenced to allow the college to continue to operate their business.

1. Increase the college's visibility on the street and from the high roads at either end of Hortensia Road. Planning consent was received on 25th of April 2022 for high level signage, interactive external totem screens, the enlargement of the window opening at ground floor level on the eastern elevation and the installation of a full-height gallery window. The planning consent should enable Morley College to push the signage and external totem screen works forward with an anticipated completion prior to the start of the refurbishment works for this scheme. The works that form part of the project are the enlargement of the window opening at ground floor level on the eastern elevation, the installation of a full-height gallery window and discharge of any relevant planning conditions.
2. Minor strip out and refresh of the college's Carlyle Building ground floor leased rooms, circulation, and access. This will allow the Chelsea Building library to relocate there enabling works to the Chelsea Building's ground floor to start. Internal and external access control system to the Carlyle is required to increase the College security and enable isolated access for the English Ballet who are leasing other areas of the Carlyle Building.
3. Major remodel and refresh of the Chelsea Building ground floor to increase visitor capacity, and more provocatively display practical teaching spaces and student work with enhanced large format AV, active frontages, and open, glazed circulation.
4. Refit of the Chelsea Building lower ground floor and 1st to 5th floors to increase the college's teaching capacity and accommodate staff services on the upper floors. This will include works to enhance mechanical ventilation in multiple areas which currently overheat predominantly across the 3rd-5th floors. Full planning application will be required for this part of the works to gain consent for additional plant to be installed on the 3rd floor roof.
5. External landscaping required is minimal and includes works to level and re shingle the rear area adjacent to the Café between the Carlyle and Chelsea buildings.

The site analysis and development of the feasibility design control option agreed with the college has identified the following site abnormalities.

1. Working on a compact and constrained site with limited large vehicle access to the rear of the site.
2. Requirement for sectional completions for the college to remain operational.
3. Working within the protection of a Grade II listed building (Carlyle).
4. Working within existing buildings with additional surveys identified in the feasibility study to be carried out by the incumbent contractor to establish the condition of the M&E systems.
5. A targeted Refurbishment & Demolition survey is required for the Carlyle Building in scope areas to establish asbestos containing materials and requirement for removal.
6. Reuse of legacy FF&E is required therefore, the incumbent contractor will need to decant existing assets, store, protect and relocate them to their agreed positions upon completion.
7. Parking restrictions and further landlord's consent may be required to facilitate the Contractor's compound on the southern car parking adjacent to the Carlyle building.
8. Road closure may be required to allow installation of new mechanical plant on the roof of the Chelsea building using a crane.
9. A managed crossover point may be required to allow the college to access to the Chelsea top floors while the contractor is refurbishing the Chelsea building ground and basement floors.

10. A managed crossover point may be required to allow the contractor to access the rear staircase of the Chelsea building while refurbishing the Chelsea building upper floors.

The target construction programme including mobilisation runs from 27/07/2023 to 22/12/2023 and has been split across three different sections as the college needs to remain operational. Morley College would welcome an earlier start, completion and full utilisation of the summer months, July, and August. To potentially allow handover of the Carlyle and Chelsea building ground floors on/before the 31st of August for the areas to be ready for use for the college's pre-enrolment and opening in September 2023.

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). The Contractor will be responsible for developing, agreeing, and completing the Stage 3 (also referred to as Draft Contractor's Proposals and Design Development) and the Stage 4 (also referred to as Contractor's Proposals and Technical Design) following client engagement meetings as well as undertaking the overall construction of the works before handover to the college.

The works will be contracted via a two-stage JCT Intermediate Contract with Contractors Design Portion (ICD). An appropriate Principal Contractor will be appointed under a Pre-Construction Services Agreement (PCSA) to further develop the design, manage any planning/ statutory applications required and inform a fixed price (lump sum) for the JCT ICD Contract. The works are to be priced utilising the Refurbishment Scope of Works (RSoW) tool and pricing schedule included within the ITT alongside the Contract Drawings to achieve the Employers Requirements.

A completed PQQ (attached) is to be emailed to Rafaella Christodoulidi from all those interested in the scheme by 09/12/2022.

Appointment of contractor will be based on the criteria to be published in the tender documents, and the contract will be awarded on the basis of the following split: Qualitative assessment 60% & Quantitative assessment 40%. All eventual tenders must be demonstrated to be under budget, any bids considered over budget will be scored as deficient. Tenderers are expected to include responses to all evaluation criteria, otherwise this may be seen as a fail.

Contractors wishing to receive the tender documentation for this project should respond to Rafaella Christodoulidi at the email address below.

About the buyer

Contact name

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