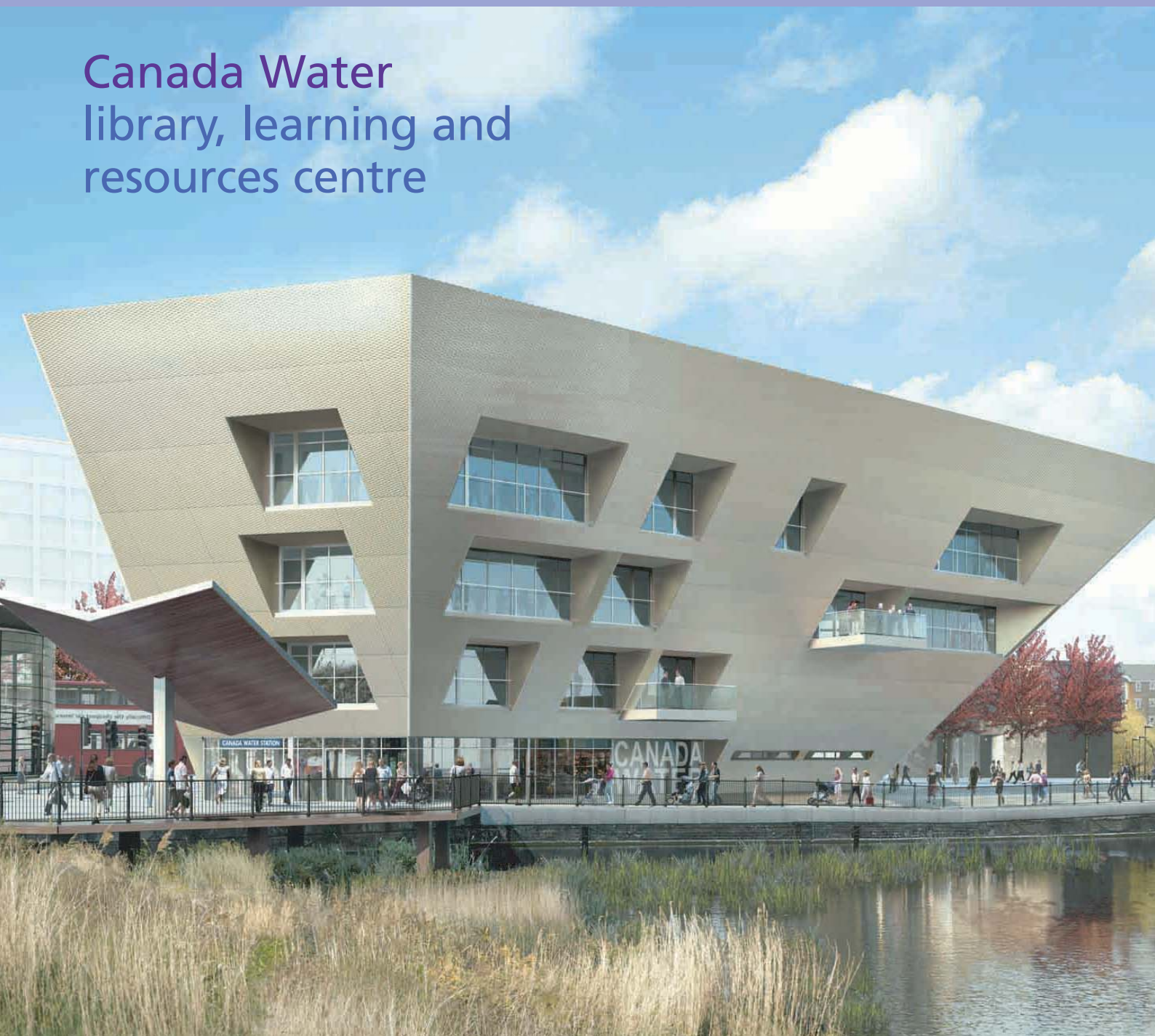


Information for applicants

Main works contractor

Canada Water library, learning and resources centre



Contents

2

About the project	3
Indicative timetable	4
Reference documents	5

About the project

In early 2005 BL Canada Quays Ltd, led by British Land and Canada Quays Ltd, signed a ten year development agreement with Southwark Council, allowing them to start the process of finalising and delivering a masterplan, prepared by Urban Strategies, to regenerate the Canada Water site.

The regeneration of the Canada Water site provides an exciting opportunity to build on the area's main strengths and reposition it for a brighter, greener, healthier and prosperous future. British Land, Canada Quays Ltd and Southwark Council are re-imagining Canada Water as an attractive and enduring place and the focal point for community activities. Imaginative and high quality urban living accommodation will provide a range of different household structures and Canada Water will enjoy an expanded and integrated street system, pedestrian ways, green spaces and water links. British Land, Canada Quays Ltd and Southwark Council are making Canada Water a destination with a recognisable image as an attractive place to live, work, shop and enjoy life.

Canada Water – Deal Porter Plaza, located adjacent to the Canada Water Station (underground and bus), Surrey Quays Road, Canada Water Basin and the existing Rotherhithe library forms the site for this project.

The Plaza will be the main civic heart of the development. It will be the setting for Southwark Council's new integrated library, learning and cultural resource building, which replaces the existing Rotherhithe library, and bring facilities of this kind to Canada Water for the first time. It will be the focus of national and international attention, re-defining the way in which library, cultural and access to other local authority services are provided.

This Expression of Interest is for a main works contractor for the construction and fit-out of the library which is envisaged to be delivered (alongside the construction of the Plaza by a third party yet to be selected) by December 2009.

The procurement of the main works contractor will be based on a single-stage selective competitive tendering procedure. The selection criteria will be based on the most economically advantageous tender (that is, price and quality).

The employer will retain the professional consultant team comprising lead consultant / architect, structural engineer, building services engineer, quantity surveyor, CDM co-ordinator and clerk of works.

The estimated construction cost for the library is in the order of £8 million.

Indicative timetable

4

October/November 2007	Issue of OJEU notice and advertisements for expressions of interest for main works contractor
February 2008	Tender invitation for library works construction contract
March/April 2008	Tender evaluation, including possible interviews with tenderers
May 2008	Award of contract
June 2008	Construction works commences
December 2009	Construction/fit-out works completed

**The following documents can be downloaded from the website:
www.canadawater-southwark.co.uk**

- Reference document 1 – Location plan
- Reference document 2 – Aerial photograph
- Reference document 3 – Plan of Plaza and adjacent development sites
- Reference document 4 – Architect’s drawings at RIBA Stage E (8 items)
- Reference document 5 – Architect’s commentary of scope of works, materials and design
- Reference document 6 – Structural engineer’s overview document
- Reference document 7 – Site constraints plan and commentary
- Reference document 8 – Computerised graphical images of library in its setting (3 items)