

United Kingdom-Guildford: Waterside leisure facilities construction work

OJ S 10/2014 15/01/2014

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: The Homes and Communities Agency

Postal address: Bridge House, 1 Walnut Tree Close

Town: Guildford

Postal code: GU1 4GA

Country: United Kingdom

For the attention of: Paul Flatt

E-mail: paul.flatt@hca.gsi.gov.uk

Telephone: +44 1483514952

Internet address(es):General address of the contracting authority: www.homesandcommunities.co.uk**Additional information can be obtained from:**

Official name: Jones Lang LaSalle

Postal address: 3rd Floor, Latimer House, 5-7 Cumberland Place

Town: Southampton

Postal code: S015 2BH

Country: United Kingdom

For the attention of: Michael Green

E-mail: michael.green@eu.jll.com

Telephone: +44 2380232882

Fax: +44 2380232684

Internet address: www.joneslanglasalle.com**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:**

Official name: Jones Lang LaSalle

Postal address: 3rd Floor, Latimer House, 5-7 Cumberland Place

Town: Southampton

Postal code: SO15 2BH

Country: United Kingdom

For the attention of: Michael Green

E-mail: michael.green@eu.jll.com

Telephone: +44 2380232882

Fax: +44 2380232684

Internet address: www.joneslanglasalle.com**Tenders or requests to participate must be submitted:** the abovementioned address**I.2. Type of the contracting authority**

National or federal agency/office

I.3. Main activity

Housing and community amenities

I.4. Contract award on behalf of other contracting authorities

The contracting authority is purchasing on behalf of other contracting authorities: no

Section II: Object of the contract

II.1. Description

II.1.1. Title attributed to the contract by the contracting authority

New Marina and Waterfront Mixed Use Development Opportunity - Victoria Marina Development, East Cowes, Isle of Wight.

II.1.2. Type of contract and place of performance or delivery

Works

Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

NUTS code UKJ34 Isle of Wight

II.1.3. Information about a framework agreement or a dynamic purchasing system

The notice involves a public contract

II.1.4. Information about framework agreement

II.1.5. Short description of the contract or purchase(s)

Waterside leisure facilities construction work. Marina construction work. Construction work for buildings relating to leisure, sports, culture, lodging and restaurants. The Homes and Communities Agency (HCA) is seeking to appoint a development partner for the development and operation of a 300 permanent berth marina (plus 100 visitor/event berths) and associated facilities in East Cowes, Isle of Wight. The opportunity includes a number of development opportunities including a hotel, food and drink outlets, residential and leisure activities. The scheme forms part of the ongoing regeneration of East Cowes town centre. The successful development partner will be required to acquire the sites for the development opportunities on a phased basis, over a period of approximately four years. A development partner will be appointed in September 2014. Planning permission for the marina has been granted. A programme of new harbour infrastructure will be commissioned by the Cowes Harbour Commission including a new outer breakwater which will be constructed during 2014; the other elements include a new Eastern Navigation Channel, an extension to an existing inner breakwater structure and the dredge of a new marina basin which will form part of the developer's development costs.

II.1.6. CPV code(s)

45242000 Waterside leisure facilities construction work, 45242200 Marina construction work, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants

II.1.7. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

II.1.8. Lots

This contract is divided into lots: no

II.1.9. Information about variants

Variants will be accepted: no

II.2. Scope of the procurement

II.2.1. Total quantity or scope

The scope of the development opportunity includes a 300 permanent berth marina with up to 100 visitor berths, and development opportunities with outline planning consent for up to 100 residential units, 60 bed hotel, and associated food and drink and commercial uses on up to approximately 2.78 hectares of adjoining land. The land includes existing buildings Columbine Building and Victoria Barracks which are suitable for re-use. The Victoria Barracks building is sited in a conservation area. Further details are shown in the marketing brochure attached as annex b.

II.2.2. Information about options

Options: yes

Description of options: The precise nature of the land to be included and whether some of the land will be included as an option will be clarified and communicated before the dialogue stage commences.

II.2.3. Information about renewals

II.3. Duration of the contract or time limit for completion

Start 1.9.2014. Completion 31.12.2018

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

The HCA reserves the right to require deposits, guarantees and / or other forms of security.

III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them

Details will be outlined in the Pre-Qualification Questionnaire available on request from Jones Lang LaSalle via the email address provided, and will be set out in more detail at the tender stage.

III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: Details will be included in the information sent to those parties who are shortlisted and invited to the Invitation to participate stage.

III.2. Conditions for participation

III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions: Details will be outlined in the Pre-Qualification Questionnaire available on request from Jones Lang LaSalle via the email address provided.

III.2.2. Economic and financial ability

List and brief description of conditions: Details will be outlined in the Pre-Qualification Questionnaire available on request from Jones Lang LaSalle via the email address provided.

III.2.3. Technical and professional ability

List and brief description of conditions:

Details will be outlined in the Pre-Qualification Questionnaire available on request from Jones Lang LaSalle via the email address provided.

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

III.3.2. Information about staff responsible for the performance of the contract

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

competitive dialogue

IV.1.2. Information about the limits on the number of candidates to be invited

Envisaged minimum number 3: and Maximum number 6

IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated yes

IV.2. Award criteria

IV.2.1. Award criteria

The most economically advantageous tender in terms of Price is not the only award criterion and all criteria are stated only in the procurement documents

IV.2.2. Information about electronic auction

An electronic auction will be used: no

IV.3. Administrative information

IV.3.1. File reference number attributed by the contracting authority

HCAE14087

IV.3.2. Previous publication concerning this procedure

no

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

Time limit for receipt of requests for documents or for accessing documents: 21.2.2014 - 17:00
Payable documents: no

IV.3.4. Time limit for receipt of tenders or requests to participate

25.2.2014 - 13:00

IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates

10.3.2014

IV.3.6. Languages in which tenders or requests to participate may be submitted
English.

IV.3.7. Minimum time frame during which the tenderer must maintain the tender

IV.3.8. Conditions for opening of tenders

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.2. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:
no

VI.3. Additional information

All discussions, meetings and communications will be conducted in English.

The contract will be subject to English law. Tenders and all supporting documents must be priced in GBP and all payments under the contract will be made in GBP.

This procurement and award is subject to the transparency arrangements being adopted by the UK Government. These arrangements include the publication of tender documentation issued by the HCA and the contract between the HCA and supplier. Bidders should highlight any areas they consider commercially sensitive in order for the HCA to be able to honour our transparency obligations without undermining the bidders' commercial interests.

Candidates are advised that the HCA is subject to the Freedom of Information Act 2000 ("The Act"). If a candidate considers that any of the information supplied as part of this procurement procedure should not be disclosed because of its commercial sensitivity, confidential or otherwise, they must, when providing this information, clearly identify the specific information they do not wish to be disclosed and clearly specify the reasons for its sensitivity. The HCA shall take such statements into consideration in the event that it receives a request pursuant to the Act which relates to the information provided by the interested party. Please note, it is insufficient to include a statement of confidentiality encompassing all the information provided in the response.

The HCA takes a zero-tolerance approach to bribery and corruption and sets high standards of impartiality, integrity and objectivity in relation to the stewardship of public funds and the management of its activities. The principles contained within this policy apply to both internal and external audiences, including anyone wishing to undertake business or engage with the HCA. Please refer to our Anti-bribery and Corruption Policy by visiting <http://www.homesandcommunities.co.uk/ethical-policies> for further information.

The HCA shall not be responsible for any costs, charges or expenses incurred by candidates or tenderers and accepts no liability for any costs, charges or expenses, irrespective of the outcome of the competition is cancelled or postponed. The HCA reserves the right to not award any or part of this contract.

All dates included in this notice are provisional and potentially subject to revision.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=85545863>

GO Reference: GO-2014113-PRO-5385113

VI.4. Procedures for review

VI.4.1. Review body

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The contracting authority will incorporate a minimum 10 calendar days standstill period at the point information on the award of the contract is communicated to tenderers. This period allows unsuccessful tenderers to consider the decision and highlight any errors in the award process. Such appeals should be addressed to the contact in I.1. If an appeal regarding the award of a contract has not been successfully resolved, Public Contracts Regulations 2006 (SI 2006 No. 5) (“the Regulations”) and any amendments thereon provide for aggrieved parties to take action in the High Court (England, Wales and Northern Ireland). Any such action must be brought within the timeframe provided for in the Regulations (currently this is within 30 days beginning with the date the tenderer first knew or ought to have known that grounds for starting the action had arisen).

VI.4.3. Service from which information about the review procedure may be obtained**VI.5. Date of dispatch of this notice**

13.1.2014