

United Kingdom-Northallerton: Construction work
OJ S 48/2017 09/03/2017
Contract award notice
Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Hambleton District Council
Postal address: Civic Centre, Stone Cross
Town: Northallerton
NUTS code: UKE2 North Yorkshire
Postal code: DL6 2UU
Country: United Kingdom
Contact person: Louise Branford-White
E-mail: louise.branford-white@hambleton.gov.uk
Internet address(es):
Main address: www.hambleton.gov.uk

I.4. Type of the contracting authority

Regional or local authority

I.5. Main activity

General public services

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Hambleton Joint Development and Regeneration of HMP Northallerton.

II.1.2. Main CPV code

45000000 Construction work

II.1.3. Type of contract

Works

II.1.4. Short description

Hambleton District Council (the Council) sought a private sector partner (PSP) to jointly deliver a major mixed-use regeneration and development project in Central Northallerton on the (3.4 acre) site of the former HMP Northallerton recently acquired by the Council. The Council's vision for the site includes a mixed provision of retail, leisure, housing and community use premises in accordance with the Central Northallerton Design and Development Framework and Central Northallerton Quadrangle Study (available at www.hambleton.gov.uk/NPD).

II.1.6. Information about lots

This contract is divided into lots: no

II.1.7. Total value of the procurement

Value excluding VAT: 15 000 000,00 GBP

II.2. Description

II.2.2. Additional CPV code(s)

70110000 Development services of real estate, 71313400 Environmental impact assessment for construction, 45112700 Landscaping work, 70330000 Property management services of real estate on a fee or contract basis, 79410000 Business and management consultancy services, 45112710 Landscaping work for green areas, 45211360 Urban development construction work, 70332100 Land management services, 71222000 Architectural services for outdoor areas, 79412000 Financial management consultancy services, 45212300 Construction work for art and cultural buildings, 45211341 Flats construction work, 45211350 Multi-functional buildings construction work, 92330000 Recreational-area services, 71520000 Construction supervision services, 70210000 Residential property renting or leasing services, 71420000 Landscape architectural services, 71500000 Construction-related services, 45214500 Construction work for buildings of further education, 45211340 Multi-dwelling buildings construction work, 70000000 Real estate services, 45212313 Museum construction work, 70310000 Building rental or sale services, 77313000 Parks maintenance services, 70331000 Residential property services, 71220000 Architectural design services, 70332000 Non-residential property services, 71315300 Building surveying services, 45212100 Construction work of leisure facilities, 45223300 Parking lot construction work, 70332200 Commercial property management services, 71313420 Environmental standards for construction, 70112000 Development of non-residential real estate, 66100000 Banking and investment services, 45213110 Shop buildings construction work, 71315200 Building consultancy services, 79418000 Procurement consultancy services, 71410000 Urban planning services, 77314000 Grounds maintenance services, 45213100 Construction work for commercial buildings, 45212330 Library construction work, 71313000 Environmental engineering consultancy services, 71314300 Energy-efficiency consultancy services, 45212411 Hotel construction work, 73220000 Development consultancy services, 45223310 Underground car park construction work, 71000000 Architectural, construction, engineering and inspection services, 90712100 Urban environmental development planning, 90713000 Environmental issues consultancy services, 45212150 Cinema construction work, 70332300 Industrial property services, 71521000 Construction-site supervision services, 45233262 Pedestrian zone construction work, 45213300 Buildings associated with transport, 45213111 Shopping centre construction work, 79400000 Business and management consultancy and related services, 45213150 Office block construction work, 45214100 Construction work for kindergarten buildings, 71310000 Consultative engineering and construction services

II.2.3. Place of performance

NUTS code: UKE2 North Yorkshire

Main site or place of performance: District of Hambleton, North Yorkshire.

II.2.4. Description of the procurement

The project is considered of strategic importance to the Council in sustaining the vibrancy of Northallerton as a market town and complementing the existing High Street. In order to realise the Council's design and development brief, a joint venture company (JVCo) has been chosen as the desired vehicle and the Council will allocate such shareholding in the JVCo to its PSP as will be appropriate to reflect the parties' relative investments. The Council's investment in the JVCo will be primarily by way of committing assets and it is expected that the Council's PSP will invest through cash, assets, works, services or by other approaches to financing and

share returns from the development with the Council. The entitlements of the Council and the PSP to returns of profit from the JVCo have been determined during the procurement process. The Council reserves the right to add additional works or services pursuant to Regulation 32 (9) of the Public Contracts Regulations 2015.

II.2.5. Award criteria

Quality criterion - Name: Design and development / Weighting: 45

Quality criterion - Name: Partnership / Weighting: 15

Cost criterion - Name: Financial matters / Weighting: 40

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

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

II.2.14. Additional information

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Competitive dialogue

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

IV.1.8. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

IV.2. Administrative information

IV.2.1. Previous publication concerning this procedure

Notice number in the OJ S: [2016/S 082-144843](#)

IV.2.8. Information about termination of dynamic purchasing system

IV.2.9. Information about termination of call for competition in the form of a prior information notice

Section V: Award of contract

Title:

Hambleton Joint Development and Regeneration of HMP Northallerton

A contract/lot is awarded: yes

V.2. Award of contract

V.2.1. Date of conclusion of the contract

21/02/2017

V.2.2. Information about tenders

Number of tenders received: 4

The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: Wykeland Properties Limited

Postal address: Wykeland House, 47 Queen Street

Town: Hull

NUTS code: UKE1 East Yorkshire and Northern Lincolnshire

Postal code: HU1 1UU

Country: United Kingdom

The contractor is an SME: yes

V.2.4. Information on value of the contract/lot

Total value of the contract/lot: 15 000 000,00 GBP

V.2.5. Information about subcontracting

Section VI: Complementary information

VI.3. Additional information

VI.4. Procedures for review

VI.4.1. Review body

Official name: Royal Courts of Justice

Postal address: Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.4.4. Service from which information about the review procedure may be obtained

Official name: Royal Courts of Justice

Postal address: Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.5. Date of dispatch of this notice

08/03/2017