

United Kingdom-Guildford: Urban development construction work

OJ S 81/2014 25/04/2014

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: Jeremy Herring

E-mail: jeremy.herring@hca.gsi.gov.uk

Telephone: +44 3001234500

Internet address(es):

General address of the contracting authority: www.homesandcommunities.co.uk

Additional information can be obtained from:

Official name: Savills

Postal address: 2 Charlotte Place

Town: Southampton

Postal code: SO14 0TB

Country: United Kingdom

For the attention of: Martin Hastelow

E-mail: mhastelow@savills.com

Telephone: +44 2380713900

Fax: +44 2380713901

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:

Official name: Savills

Postal address: 2 Charlotte Place

Town: Southampton

Postal code: SO14 0TB

Country: United Kingdom

For the attention of: Martin Hastelow

E-mail: mhastelow@savills.com

Telephone: +44 2380713900

Fax: +44 2380713901

Tenders or requests to participate must be submitted: Official name: Savills

Postal address: 2 Charlotte Place

Town: Southampton

Postal code: SO14 0TB

Country: United Kingdom

For the attention of: Martin Hastelow

E-mail: mhastelow@savills.com

Telephone: +44 2380713900

Fax: +44 2380713901

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

Development of the Marine Employment Quarter at Centenary Quay in Woolston, Southampton.

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 UKJ33 Hampshire CC

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)

Urban development construction work. Landscaping work. Building construction work. Construction work for commercial buildings. Hotel construction work. Car park building construction work. Parking lot construction work. Marine construction works. Marine installations. Jetties. Office block construction work. Construction work for warehouses and industrial buildings. The Homes and Communities Agency (HCA) is seeking to appoint one or more partner(s) to develop HCA owned land, namely the Marine Employment Quarter (MEQ) at Centenary Quay, Woolston in Southampton. The available land is approximately 8.64 acres and has already been cleared and remediated. The land is part of the larger Centenary Quay development, which includes residential and retail use. However the MEQ development will be commercial use/employment led, with no residential element.

The objective of this procurement exercise includes the sale of land to the development partner (s). There is outline planning permission in place in respect of the entire site, as well as full planning permission for a boat building scheme on part of the site. The HCA reserves the right to accept offers made on the basis of a new or amended planning application, subject to viability.

HCA reserves the right to consider offers to develop one or more parts of the site only; however its preference would be to enter into a single development agreement for the entire site. HCA reserves the absolute right to reject any offers relating to part of the site only at any time and for any reason.

There is no project-specific grant funding available for this development; however Applicants

are encouraged to consider and explore any possible grant funding which may be available in the normal way. Please note HCA reserves the absolute right, at any time and for any reason, to reject any offers which include an element of HCA grant funding.

II.1.6. CPV code(s)

45211360 Urban development construction work, 45112700 Landscaping work, 45210000 Building construction work, 45213100 Construction work for commercial buildings, 45212411 Hotel construction work, 45213312 Car park building construction work, 45223300 Parking lot construction work, 45244000 Marine construction works, 45244100 Marine installations, 45244200 Jetties, 45213150 Office block construction work, 45213200 Construction work for warehouses and industrial buildings

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: yes

II.2. Scope of the procurement

II.2.1. Total quantity or scope

The HCA is seeking to appoint one or more partner(s) to develop HCA owned land, namely the Marine Employment Quarter at Centenary Quay, Woolston in Southampton.

The objective of this procurement exercise includes the sale of land to the development partner (s).

For the avoidance of doubt, the HCA does not envisage making any payments to the development partner in respect of this project.

II.2.2. Information about options

Options: no

II.2.3. Information about renewals

This contract is subject to renewal: no

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

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Parent company and/or other guarantees of performance and financial liability may be required by HCA if considered appropriate. Please refer to the PQQ for further information.

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

It is a condition that the successful developer purchases the developed land from the HCA. The HCA reserves the right to prescribe the structure and timing of the payment during the Invitation to Tender stage. The HCA also reserves the right to include the structure and timing of the payment as a topic for discussion during the dialogue phase. Bidder's proposals in respect of the amount of the purchase price will be assessed at the final tender stage.

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

If the contract is awarded to a grouping of economic operators (i.e. a consortium), HCA reserves the right to require the grouping to form a single legal entity (with appropriate financial guarantees in place) and/or require that each member undertakes joint and several liability irrespective of the legal form adopted. Please refer to the PQQ for further information.

III.1.4. Contract performance conditions

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

Description of particular conditions: Please refer to the draft Heads of Terms, which will be issued at the Tender 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: The suitability of candidates will be assessed in accordance with Regulation 23 of the Public Contracts Regulations 2006 (as amended). Please refer to the PQQ for further information.

III.2.2. Economic and financial ability

List and brief description of conditions: Candidates will be assessed in accordance with Regulation 24 of the Public Contracts Regulations 2006 (as amended). Please refer to the PQQ for further information.

III.2.3. Technical and professional ability

List and brief description of conditions:

Candidates will be assessed in accordance with Regulation 25 of the Public Contracts Regulations 2006 (as amended). Please refer to the PQQ for further information.

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

Objective criteria for choosing the limited number of candidates: Using the evaluation criteria stated within the PQQ.

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

HCAE15010

IV.3.2. Previous publication concerning this procedure

no

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

Payable documents: no

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

8.8.2014 - 17:00

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

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

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement, and the contract will be awarded on the basis of the most economically advantageous tender. This Contract Notice must be read in full. Applicants are reminded that participation in this procurement process is subject to the Terms and Conditions set out in the Memorandum of Information.

The address of the site is Victoria Road, Southampton.

Please note the exact boundaries of the site will be confirmed at the tender stage.

HCA reserves the right, at any time during the procurement process, to remove some parts of the site from the scope of this procurement.

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

The contract will be subject to English law. It is the responsibility of each Applicant to comply with all of the requirements set out in the PQQ, including the Terms and Conditions which apply to this procurement process. 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 honor our transparency obligations without undermining the bidder's 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.

All dates included in this notice are provisional and potentially subject to revision. References to external standards are conditional as the standards themselves are subject to revision and their inclusion will be conditional on planning.

All further information, including the PQQ, can be accessed electronically via a password protected virtual data room. Please send an email quoting 'Centenary Quay Dataroom' in the subject heading to mhastelow@savills.com in order to obtain the web address and password. Please provide your name, company name and telephone number in the email.

The HCA is procuring the development partner via the competitive dialogue in order to give feedback on technical proposals and allow clarification of legal and other matters. It is our intention to limit the scope and length of the dialogue stage and call for tenders at the earliest opportunity. HCA intends to down-select the number of bidders to be invited to final tender following outline submissions.

HCA reserves the right to terminate the procurement process (or part of it), to change the basis of and the procedures for the procurement process at any time, or to procure the contract by alternative means if it appears that the contract can be more advantageously procured by alternative means. The most economically advantageous tender will not automatically be accepted.

HCA further reserves the right to consider and accept any offer(s) to purchase some or all of the land, without any related development obligations. In the event that an offer is made which is exempt from the Public Contracts Regulations 2006 (as amended) (PCR), for example in accordance with Regulation 6(2)(e), the offer will be considered outside of the regulated procurement process and, if accepted, the contract will be concluded outside the scope of this procurement and the PCR.

You will not be entitled to claim from HCA any costs or expenses that you may incur in preparing your PQQ or tender response or as a result of expressing an interest in or otherwise taking part in this procurement process. You must bear all your own costs associated with

expressing an interest and/or taking part in this procurement process in all circumstances including (but not limited to) if HCA terminates or abandons the procurement process and/or disqualifies you from the procurement process

To view this notice, please click here: <https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=96588149>.

GO Reference: GO-2014423-PRO-5624925.

VI.4. Procedures for review

VI.4.1. Review body

Official name: The Homes and Communities Agency

Postal address: St Georges House, Kingsway

Town: Team Valley, Gateshead

Postal code: NE11 0NA

Country: United Kingdom

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The contracting authority will incorporate a minimum of 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) and any amendments thereon provide for aggrieved parties to take action in the High Court (England, Wales and Northern Ireland).

VI.4.3. Service from which information about the review procedure may be obtained

Official name: The Homes and Communities Agency

Postal address: St Georges House, Kingsway

Town: Team Valley, Gateshead

Postal code: NE11 0NA

Country: United Kingdom

VI.5. Date of dispatch of this notice

23.4.2014