

United Kingdom-Gateshead: Urban development construction work

OJ S 84/2014 30/04/2014

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: St Georges House, Kingsway, Team Valley
Town: Gateshead
Postal code: NE11 0NA
Country: United Kingdom
For the attention of: Martin Whaite
E-mail: middlehaven.disposal@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: DTZ
Postal address: St Paul's House, 23 Park Square South
Town: Leeds
Postal code: LS1 2ND
Country: United Kingdom
Internet address: www.dtz.com/middlehave

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

Official name: DTZ
Postal address: St Paul's House, 23 Park Square South
Town: Leeds
Postal code: LS1 2ND
Country: United Kingdom
Internet address: www.dtz.com/middlehaven

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

Mixed Use, Waterfront Development Opportunity, Middlehaven Dock, Middlehaven, Middlesbrough.

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 UKC12 South Teesside

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. Construction work for buildings relating to leisure, sports, culture, lodging and restaurants. Construction work of leisure facilities. Multi-dwelling buildings construction work. Construction work for commercial buildings. The HCA would like to select a development partner (or consortium) for the development of 4 cleared sites and a former marketing suite at Middlehaven Dock, Middlehaven, Middlesbrough, in a manner which is consistent with planning policy for the area. The cleared sites total 4.37 HA (10.78 acres) and the former single storey marketing suite comprises 173 SQ M GIA on a site of 0.153 HA (0.38 acres).

The Listed Clock Tower, Dock basin, entrance channel to the River Tees, Dock gates and Temenos sculpture which were referred to in the Prior Information Notice, are in the process of potentially being transferred to Middlesbrough Borough Council and are excluded from the sale.

II.1.6. CPV code(s)

45211360 Urban development construction work, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants, 45212100 Construction work of leisure facilities, 45211340 Multi-dwelling buildings construction work, 45213100 Construction work for commercial 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: no

II.2. Scope of the procurement

II.2.1. Total quantity or scope

The gross development value is estimated to be in the range set out below assuming that all of the sites are developed.

Estimated value excluding VAT:

Range: between 50 000 000 and 225 000 000 GBP

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

Start 9.9.2014. Completion 30.9.2030

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 request deposits, guarantees, parent guarantees or other forms of security. Further information is set out in the Pre-Qualification Questionnaires.

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

Refer to Pre-Qualification Questionnaire and Memorandum of Information.

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

No special legal form is required but one member of a consortium may be required to accept responsibility for other member(s) and a consortium may be required to form a legal entity with appropriate parent company guarantees as a condition of the award of contract.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: no

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: Information and formalities necessary for evaluating if requirements are met: In accordance with Articles 45 to 50 of Directive 2004/18/EC and Regulations 23 to 25 of the Public Contracts Regulations 2006. HCA has also set out such information within the Pre Qualification Questionnaire. Refer to Pre-Qualification Questionnaire and Memorandum of Information for further information.

III.2.2. Economic and financial ability

List and brief description of conditions: In accordance with Article 47 of Directive 2004/18/EC and Regulation 24 of the Public Contracts Regulations 2006.

Minimum level(s) of standards possibly required: Refer to Pre-Qualification Questionnaire and Memorandum of Information.

III.2.3. Technical and professional ability

List and brief description of conditions:

In accordance with Articles 48 to 50 of Directive 2004/18/EC and Regulation 25 of the Public Contracts Regulations 2006.

Minimum level(s) of standards possibly required:

Refer to Pre-Qualification Questionnaire and Memorandum of 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

Restricted

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

Envisaged minimum number 5: and Maximum number 8

Objective criteria for choosing the limited number of candidates: The objective of this selection process is to assess the responses to the pre Qualification Questionnaire and select a minimum of three and a maximum of six suitably experienced and resourced potential bidders will be invited to tender. Selection criteria will be a combination of both financial and non-financial factors and will consider:

1. Economic and Financial Standing – the supplier must be in a sound financial position to participate in a development of this size and demonstrate the ability to fund the development. The HCA may undertake independent financial checks to verify the information provided.
2. Experience and Track Record – The Bidder must be able to demonstrate a successful track record of undertaking mixed use development.
3. Capacity and Capability – Assessment of the available resources and competencies available to the bidding organisation.
4. Compliance – Bidders will need to demonstrate an ability to develop and operate within relevant legislation and to established quality standards, to include compliance with HCA policies on Health & Safety, diversity and the Environment.

The information supplied will be checked for completeness and compliance before responses are evaluated.

Evaluation of subsequent stages will be undertaken in accordance with the award criteria, which will be set out to bidders in the relevant ITT document.

The HCA intends to appoint the selected developer on the basis of the most economically advantageous offer.

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

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

HCAE14117

IV.3.2. Previous publication concerning this procedure

Prior information notice

Notice number in the OJ S: [2014/S 21-032128](#) of 30.1.2014

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

11.6.2014 - 17:00

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

2.7.2014

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

Interested parties should download the Mol and PQQ documents via DTZ's website – www.dtz.com/middlehaven.

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.

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=96831334>.

GO Reference: GO-2014428-PRO-5634443.

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: Precise information on deadline(s) for lodging appeals: 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). Any such action must be brought promptly and the intention to take action brought to the attention of the contracting authority to enable suspension of award proceedings.

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

Internet address: www.homesandcommunities.co.uk

VI.5. Date of dispatch of this notice

28.4.2014