

United Kingdom-London: Architectural design services

OJ S 67/2018 06/04/2018

Contract notice

Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: HS1 Limited

Postal address: 5th Floor, Kings Place, 90 York Way

Town: London

NUTS code: UK United Kingdom

Postal code: N1 9AG

Country: United Kingdom

E-mail: procurement@highspeed1.co.uk

Internet address(es):

Main address: <http://www.highspeed1.co.uk>

I.3. Communication

Access to the procurement documents is restricted. Further information can be obtained at:

www.highspeed1.co.uk/procurement

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: www.highspeed1.co.uk

[/procurement](http://www.highspeed1.co.uk/procurement)

Tenders or requests to participate must be submitted to the abovementioned address

I.4. Type of the contracting authority

Body governed by public law

I.5. Main activity

Other activity: Railway Infrastructure

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

HS1 Masterplanning and Property Services Framework

II.1.2. Main CPV code

71220000 Architectural design services

II.1.3. Type of contract

Services

II.1.4. Short description

This Framework will be divided into 4 Lots. These being:

1.Architectural Services and Town Planning Advisory Services;

2. general Practice Property Consultancy;
3. quantity Surveying and Cost Consultancy;
4. traffic Modelling

The procurement process will be carried out strictly in accordance with the Utilities Contracts Regulations 2016 using the restricted procedure.

Participants must sign a Non-Disclosure Agreement (NDA) prior to PQQ and ITT information being released and this information will be issued to participants following the expression of interest deadline of 17:00 Wednesday 25.4.2018. The NDA template can be found within the Procurement area of the HS1 website — www.highspeed1.co.uk. Once populated this needs to be sent to procurement@highspeed1.co.uk with a covering email registering your interest. Please note that the PQQ, ITT and associated documentation will only be issued to participants who have signed and returned a fully populated Non-Disclosure Agreement.

II.1.5. Estimated total value

Value excluding VAT: 400 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: yes
Tenders may be submitted for all lots

II.2. Description

II.2.1. Title

Architectural Services including Town Planning Advisory Services — RIBA Stages 0 to 2 inclusive
Lot No: 1

II.2.2. Additional CPV code(s)

71221000 Architectural services for buildings, 71251000 Architectural and building-surveying services, 71250000 Architectural, engineering and surveying services, 71210000 Advisory architectural services, 71222000 Architectural services for outdoor areas

II.2.3. Place of performance

NUTS code: UK United Kingdom

II.2.4. Description of the procurement

HS1's Commercial Team generates many ideas. To test and visualise those ideas and explore options, HS1 requires the following architectural masterplanning services:

RIBA Stage 0 - Strategic Definition.

RIBA Stage 1 - Preparation and Brief.

RIBA Stage 2 - Concept Design.

The services required could range from:

- providing computer generated images of possible street scapes at St Pancras International Station,
- advising on the creation of additional retail space,
- advising on the reconfiguration of internal station layouts and extensions,
- advising HS1 on third party masterplanning proposals at Ebbsfleet and supporting HS1 in proposing its own masterplanning solutions,
- advising on the planning implications of proposed development options.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 100 000,00 GBP

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 36

This contract is subject to renewal: yes

Description of renewals:

After the 3 year duration of the contract, this may be renewed for an additional 12 months at the discretion of the Employer.

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5
Objective criteria for choosing the limited number of candidates:

Objective criteria for choosing the limited number of candidates:

Participants who express an interest in this opportunity will be required to complete and submit a Pre-Qualification Questionnaire. Following the evaluation of PQQ returns, the five (5) top scoring bidders will automatically pre-qualify and will be shortlisted to the ITT Stage. Further bidders will also pre-qualify if they achieve within 1% of the fifth (5th ranked) bidder.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: yes

Description of options:

After the 3 year duration of the contract, this may be renewed for an additional 12 months at the discretion of the Employer.

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

II.2. Description

II.2.1. Title

General Practice Surveying (including Development, Appraisals and Valuation)

Lot No: 2

II.2.2. Additional CPV code(s)

70330000 Property management services of real estate on a fee or contract basis, 71355000 Surveying services, 71315300 Building surveying services

II.2.3. Place of performance

NUTS code: UK United Kingdom

II.2.4. Description of the procurement

HS1's land and stations follow the HS1 rail corridor from St Pancras International through to Stratford, Ebbsfleet and Ashford stations to the Channel Tunnel. HS1's Head of Property and Masterplanning and the Planning Consent Manager have identified sites in the Kings Cross and Ebbsfleet area which could be appropriate for redevelopment. HS1 works closely with London Continental Railways (LCR) (which is SoSfT development adviser) in bringing these sites to the market. LCR and HS1 tend not to use marketing agents but HS1 wishes to be able

to readily procure agents if that policy changes. On a previous project HS1 has procured property consultants to advise on sales values in the Stratford area. Future programmes may require development appraisal advice being provided to HS1.

Within the area around Ebbsfleet International Station, there are proposals being led by The Ebbsfleet Development Corporation and the local land owners (Land Securities, Anglo American and Lafarge Holcim) to regenerate the Ebbsfleet area. There is also a scheme being prepared by London Resort Company Holdings to create a leisure resort in the Swanscombe Peninsula. HS1's car parking will be affected by these proposals. HS1 is willing to support the regeneration and is keen to ensure that it receives a commercial benefit in doing so.

Therefore, HS1 envisages that it will need property consultants to support it in negotiations with the Landowners and LRCH, when the negotiation stages is reached. This could include development appraisals, alternative use valuations and sales values advice.

HS1 is seeking to appoint property consultants on to the Framework who have residential and commercial market knowledge of the areas within the HS1 rail corridor and can provide the following services:

- agency — Predominantly land disposal for redevelopment;
- building Consultancy;
- development Appraisals - residential, affordable housing, commercial and hotels and leisure;
- market research and forecasting;
- party Wall — Advice on responding to Party Wall Notices;
- general Rating Advice;
- valuation including Red book valuations, (Existing Use Valuations — for rail operational land — which are then used for taxation purposes).

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 100 000,00 GBP

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 36

This contract is subject to renewal: yes

Description of renewals:

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II.2.9. Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5
Objective criteria for choosing the limited number of candidates:

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Participants who express an interest in this opportunity will be required to complete and submit a Pre-Qualification Questionnaire. Following the evaluation of PQQ returns, the five (5) top scoring bidders will automatically pre-qualify and will be shortlisted to the ITT Stage. Further bidders will also pre-qualify if they achieve within 1% of the fifth (5th ranked) bidder.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11.

Information about options

Options: yes

Description of options:

After the 3 year duration of the contract, this may be renewed for an additional 12 months at the discretion of the Employer.

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

II.2. Description

II.2.1. Title

Quantity Surveying and Cost Consultancy

Lot No: 3

II.2.2. Additional CPV code(s)

71324000 Quantity surveying services, 71244000 Calculation of costs, monitoring of costs

II.2.3. Place of performance

NUTS code: UK United Kingdom

II.2.4. Description of the procurement

HS1 does not have in-house cost consultants. It therefore requires quantity surveyors to advise on build costs to be adopted in options for station redesigns and development appraisals for rail operational sites that could be redeveloped.

Within the area around Ebbsfleet International Station, there are proposals being led by the Ebbsfleet Development Corporation and the local land owners (Land Securities, Anglo American and Lafarge Holcim) to regenerate the Ebbsfleet area. There is also a scheme being prepared by London Resort Company Holdings (LRCH) to create a leisure resort in the Swanscombe Peninsula. HS1's car parking will be affected by these proposals. HS1 is willing to support the regeneration and is keen to ensure that it receives a commercial benefit in doing so. Therefore, HS1 envisages that it will need cost consultants to estimate the costs or relocating its surface car parking and support it in negotiations with the landowners and LRCH, when the negotiation stage is reached.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 50 000,00 GBP

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 36

This contract is subject to renewal: yes

Description of renewals:

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Variants will be accepted: no

II.2.11. Information about options

Options: yes

Description of options:

After the 3 year duration of the contract, this may be renewed for an additional 12 months at the discretion of the Employer.

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

II.2. Description

II.2.1. Title

Road Traffic Modelling and Pedestrian Flow Modelling
Lot No: 4

II.2.2. Additional CPV code(s)

72242000 Design-modelling services

II.2.3. Place of performance

NUTS code: UK United Kingdom

II.2.4. Description of the procurement

Within the area around Ebbsfleet International Station, there are proposals being led by the Ebbsfleet Development Corporation and the local land owners (Land Securities, Anglo American and Lafarge Holcim) to regenerate the Ebbsfleet area. There is also a scheme being prepared by London Resort Company Holdings to create a leisure resort in the Swanscombe Peninsula. These proposals will affect the roads feeding HS1's car parking and the pedestrian flows within Ebbsfleet International Station. Generally HS1 may require road traffic modelling analysis of any proposed development around its car parks to ensure that access is not compromised.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 50 000,00 GBP

II.2.7.

Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 36

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Variants will be accepted: no

II.2.11. Information about options

Options: yes

Description of options:

After the 3 year duration of the contract, this may be renewed for an additional 12 months at the discretion of the Employer.

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 III: Legal, economic, financial and technical information

III.1. Conditions for participation

III.1.2. Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3. Technical and professional ability

Selection criteria as stated in the procurement documents

III.2. Conditions related to the contract

III.2.3. Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Restricted procedure

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

The procurement involves the establishment of a framework agreement
Framework agreement with several operators

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

The procurement is covered by the Government Procurement Agreement: no

IV.2. Administrative information

IV.2.2. Time limit for receipt of tenders or requests to participate

Date: 25/04/2018 Local time: 17:00

IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates

Date: 01/05/2018

IV.2.4. Languages in which tenders or requests to participate may be submitted

English

IV.2.6. Minimum time frame during which the tenderer must maintain the tender

Duration in months: 3 (from the date stated for receipt of tender)

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.2. Information about electronic workflows

Electronic invoicing will be accepted

Electronic payment will be used

VI.3. Additional information

VI.4. Procedures for review

VI.4.1. Review body

Official name: HS1 Limited

Town: London

Country: United Kingdom

VI.5. Date of dispatch of this notice

05/04/2018