

United Kingdom-London: Development services of real estate
OJ S 63/2020 30/03/2020
Contract notice
Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Local Pensions Partnership Investments Ltd

National registration number: 09835244

Postal address: ('LPPI') c/o Knight Frank Investment Management LLP, Saddlers House, 44 Gutter Lane

Town: London

NUTS code: UKK11 Bristol, City of

Postal code: EC2V 6BR

Country: United Kingdom

Contact person: Piers Windsor

E-mail: piers.windsor@kf-im.com

Telephone: +44 2038701935

Internet address(es):

Main address: www.kf-im.com

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://www.delta-esourcing.com/tenders/UK-UK-London:-Development-services-of-real-estate./3UAZ22K98T>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://www.delta-esourcing.com/>

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

Economic and financial affairs

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

One Passage Street, Bristol — Redevelopment

II.1.2. Main CPV code

70110000 Development services of real estate

II.1.3.

Type of contract

Services

II.1.4. Short description

Knight Frank Investment Management LLP is seeking to procure a development manager on behalf of Local Pensions Partnership Investments Ltd to provide development management services at One Passage Street, Bristol BS2 0JF, a property owned by an Authorised Contractual Scheme being the LPPI Real Estate Fund. One Passage Street is a purpose built office property comprising approximately 33 000 sq ft, which is intended for demolition and re-development.

II.1.5. Estimated total value

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.3. Place of performance

NUTS code: UKK11 Bristol, City of

Main site or place of performance: Bristol, City of.

II.2.4. Description of the procurement

Knight Frank Investment Management LLP ('KFIM') is seeking to procure a development manager on behalf of Local Pensions Partnership Investments Ltd ('LPPI') to provide development management services at One Passage Street, Bristol, BS2 0JF (the 'Property'). The property is owned by an Authorised Contractual Scheme ('ACS') being LPPI Real Estate Fund (the 'Fund').

The Property is a purpose built office property comprising approximately 33 000 sq ft, which is intended for demolition and redevelopment. The Property is let in its entirety to Global Radio Services Ltd. on a lease expiring 28 September 2021 and is within the provisions of the 1954 Act. Vacant possession can be obtained under ground F (s.30) if a redevelopment can be demonstrated and subject to the payment of compensation (2x rateable value). It is intended that the Property will be demolished and redeveloped at lease expiry.

KFIM is managing this procurement process on behalf of LPPI. Potential suppliers should note that the successful tenderer will be required to contract directly with LPPI.

The proposed terms of the contract to be entered into with the successful tenderer will be provided to shortlisted tenderers alongside the invitation to tender. A summary of the proposed terms, together with a description of the services to be provided by the successful tenderer, are provided in the Memorandum of Information ('Mol') released with the Selection Questionnaire ('SQ').

The successful tenderer will be required to provide the services for the period of the redevelopment, currently expected to commence in April 2020 and expire in October 2024.

Further information on the proposed term of the contract is to be included in the summary of the proposed terms included as part of the Mol.

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

II.2.7.

Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 40

This contract is subject to renewal: no

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

Envisaged minimum number: 1 Maximum number: 5

II.2.10. Information about variants

Variants will be accepted: no

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

To respond to this opportunity please click here: <https://www.delta-esourcing.com/respond/3UAZ22K98T>

Section III: Legal, economic, financial and technical information

III.1. Conditions for participation

III.1.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions:

RICS Membership

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

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: 13/05/2020 Local time: 13:00

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

Date: 29/05/2020

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

English

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

The contracting authority considers that this contract may be suitable for economic operators that are small or medium-sized enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

Further information on the procurement procedure is set out within the procurement documents available via the Portal (see link below). In the first instance, potential tenderers will be provided with an SQ and supporting Mol. Potential tenderers will be invited to complete and return the SQ, and responses will be evaluated according to the selection procedure outlined in the SQ. A maximum of 5 potential tenderers will be shortlisted following the SQ evaluation and invited to the tender stage of the process.

The shortlisted candidates from the SQ stage will be sent an Invitation to Tender ("ITT"), which will include proposed terms of contract, and will be asked to submit their Tender response. Tender responses will then be evaluated according to the evaluation criteria set out in the ITT. Bidders will then be informed of the award decision, and following a 10 day standstill period, it is expected that the contract will be entered into with the successful tenderer.

KFIM reserves the right at any time to:

- (i) reject any/all responses and to cancel or withdraw this procurement at any stage;
- (ii) award a contract without prior notice;
- (iii) change the basis, the procedures and the timescales set out or referred to within the procurement documents;
- (iv) require a bidder to clarify any submissions in writing and/or provide additional information (failure to respond adequately may result in disqualification);
- (v) terminate the procurement process; and
- (vi) amend the terms and conditions of the selection and evaluation process.

For more information about this opportunity, please visit the Delta eSourcing portal below.

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GO Reference: GO-2020326-PRO-16243850

VI.4. Procedures for review

VI.4.1. Review body

Official name: Knight Frank Investment Management LLP

Postal address: Saddlers House, 44 Gutter Lane

Town: London

Postal code: EC2V 6BR

Country: United Kingdom

E-mail: piers.windsor@kf-im.com

Telephone: +44 2038701935

VI.5. Date of dispatch of this notice

26/03/2020