

**United Kingdom-Hertford: Architectural, construction, engineering and inspection services**

OJ S 85/2017 03/05/2017

Contract notice

Works

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Hertfordshire County Council

Town: Hertford

NUTS code: UKH23 Hertfordshire

Postal code: SG13 8DE

Country: United Kingdom

Contact person: Mark Handford-Jones, Property

E-mail: [penny.haycock@hertfordshire.gov.uk](mailto:penny.haycock@hertfordshire.gov.uk)**Internet address(es):**Main address: [www.hertfordshire.gov.uk](http://www.hertfordshire.gov.uk)Address of the buyer profile: [www.supplyhertfordshire.uk](http://www.supplyhertfordshire.uk)**I.1. Name and addresses**

Official name: North Hertfordshire District Council

Town: Letchworth

NUTS code: UKH23 Hertfordshire

Country: United Kingdom

E-mail: [Penny.Haycock@hertfordshire.gov.uk](mailto:Penny.Haycock@hertfordshire.gov.uk)**Internet address(es):**Main address: [www.supplyhertfordshire.uk](http://www.supplyhertfordshire.uk)**I.1. Name and addresses**

Official name: Broxbourne Borough Council

Town: Broxbourne

NUTS code: UKH23 Hertfordshire

Country: United Kingdom

E-mail: [Penny.Haycock@hertfordshire.gov.uk](mailto:Penny.Haycock@hertfordshire.gov.uk)**Internet address(es):**Main address: [www.supplyhertfordshire.uk](http://www.supplyhertfordshire.uk)**I.1. Name and addresses**

Official name: The Police and Crime Commissioner for Hertfordshire

Town: Hertfordshire

NUTS code: UKH23 Hertfordshire

Country: United Kingdom

E-mail: [Penny.Haycock@hertfordshire.gov.uk](mailto:Penny.Haycock@hertfordshire.gov.uk)**Internet address(es):**Main address: [www.supplyhertfordshire.uk](http://www.supplyhertfordshire.uk)**I.1.**

**Name and addresses**

Official name: Stevenage Borough Council

Town: Stevenage

NUTS code: UKH23 Hertfordshire

Country: United Kingdom

E-mail: [Penny.Haycock@hertfordshire.gov.uk](mailto:Penny.Haycock@hertfordshire.gov.uk)

**Internet address(es):**

Main address: [www.supplyhertfordshire.uk](http://www.supplyhertfordshire.uk)

**I.1. Name and addresses**

Official name: Dacorum Borough Council

Town: Hemel Hempstead

NUTS code: UKH23 Hertfordshire

Country: United Kingdom

E-mail: [Penny.Haycock@hertfordshire.gov.uk](mailto:Penny.Haycock@hertfordshire.gov.uk)

**Internet address(es):**

Main address: [www.supplyhertfordshire.uk](http://www.supplyhertfordshire.uk)

**I.1. Name and addresses**

Official name: East Herts District Council

Town: Hertford

NUTS code: UKH23 Hertfordshire

Country: United Kingdom

E-mail: [Penny.Haycock@hertfordshire.gov.uk](mailto:Penny.Haycock@hertfordshire.gov.uk)

**Internet address(es):**

Main address: [www.supplyhertfordshire.uk](http://www.supplyhertfordshire.uk)

**I.1. Name and addresses**

Official name: Watford Borough Council

Town: Watford

NUTS code: UKH23 Hertfordshire

Country: United Kingdom

E-mail: [Penny.Haycock@hertfordshire.gov.uk](mailto:Penny.Haycock@hertfordshire.gov.uk)

**Internet address(es):**

Main address: [www.supplyhertfordshire.uk](http://www.supplyhertfordshire.uk)

**I.2. Information about joint procurement**

The contract involves joint procurement

**I.3. Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at: [www.supplyhertfordshire.uk](http://www.supplyhertfordshire.uk)

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: [www.supplyhertfordshire.uk](http://www.supplyhertfordshire.uk)

**I.4. Type of the contracting authority**

Regional or local authority

**I.5. Main activity**

General public services

## Section II: Object

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### II.1. Scope of the procurement

#### II.1.1. Title

Creation of a New Property Delivery Model for Hertfordshire County Council.  
Reference number: HCC1709634

#### II.1.2. Main CPV code

71000000 Architectural, construction, engineering and inspection services

#### II.1.3. Type of contract

Works

#### II.1.4. Short description

Hertfordshire County Council (the Council) is seeking a partner to support it in moving to an innovative Property Delivery Model. The Council has a substantial portfolio of surplus land and property that can either be disposed of or developed. There is a consensus of opinion within the Council that there is a need to pursue an alternative model where the Council takes more of an active role in development with the aim of improving the financial returns to the Council and pace of delivery. The Council is therefore seeking a strategic partner with development and funding expertise to work with it to identify opportunities from its land holdings and potentially those of its partners, and bring forward development and funding on these sites. The Council also reserves the right to pursue investment opportunities and land acquisitions during the lifetime of the partnership.

#### II.1.5. Estimated total value

Value excluding VAT: 2 000 000 000,00 GBP

#### II.1.6. Information about lots

This contract is divided into lots: no

### II.2. Description

#### II.2.2. Additional CPV code(s)

45210000 Building construction work, 45211360 Urban development construction work, 45211340 Multi-dwelling buildings construction work, 45211300 Houses construction work, 45211341 Flats construction work, 45211350 Multi-functional buildings construction work, 71240000 Architectural, engineering and planning services, 71540000 Construction management services, 70110000 Development services of real estate, 70123100 Sale of residential real estate, 70120000 Buying and selling of real estate

#### II.2.3. Place of performance

NUTS code: UKH23 Hertfordshire

#### II.2.4. Description of the procurement

This procurement is being conducted by the Council on behalf of itself and the twelve members of the Hertfordshire Property Partnership ('HPP'). More details regarding the HPP are included in the Descriptive Document. Whilst no members of the HPP are obliged to participate in any works ordered as a result of this procurement, all are entitled to do so, as determined in their sole discretion. In addition to the Council, the following members of the HPP have expressed interest in this procurement:  
North Hertfordshire District Council;

Broxbourne Borough Council;  
The Police and Crime Commissioner for Hertfordshire;  
Stevenage Borough Council;  
Dacorum Borough Council;  
East Herts District Council; and  
Watford Borough Council.

The purpose of this competition is to procure a single strategic partner for the Council for a contract term of 15 years with the ability to extend by one or more periods up to a further aggregate of 5 years. A Prior Information Notice requesting soft marking testing in preparation of a formal procurement was issued on 13 December 2016. The partner will provide its development expertise, equity investment and access to private funding. The partnership will help select and then fund and deliver a programme of sites (including residential, commercial, community and other schemes) which are identified and declared as surplus by the Council and its partners. The partnership will select, according to the type and complexity of site or package of sites the most appropriate development and construction partners to deliver the site. The Council and its partner will share in any financial returns from the sale of the development sites in a manner that is commensurate with the risks taken.

The minimum requirements of the partner include:

- To optimise opportunities from a portfolio of property assets that will generate new long term financial returns (both capital and revenue);
- The use of the partnership model must deliver a greater total financial return to the Council than the return which could be achieved through its current approach;
- To drive the pace of development;
- To develop a quality brand for the developments, aimed at safeguarding the long term financial prosperity of the partnership; and
- To build a long term relationship with a partner with aligned objectives / visions and to utilise their expertise.

The total Gross Development Value (GDV) is estimated to be in the region of 2 000 000 000 000 (GBP), if all of the initial tranche of 12 sites, plus additional potential sites (approximately 40 in number) and two potential urban extension sites are developed via the partnership. The HPP could potentially offer further sites in addition.

Economic operators are requested to submit any queries in relation to this opportunity, the Selection Questionnaire (SQ) or this notice through the eTendering system [www.supplyhertfordshire.uk](http://www.supplyhertfordshire.uk) (see Additional Information VI.3)

Please ensure to quote: 'Creation of a New Property Delivery Model for Hertfordshire County Council' as the subject reference within any email correspondence. The deadline for uploading your Selection Questionnaire onto the In-Tend Portal is 12:00 noon on 31.5.2017.

#### **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: 2 000 000 000,00 GBP

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

Duration in months: 180

This contract is subject to renewal: yes

Description of renewals:

The Council reserves the right to extend the partnership by 1 or more periods up to a further aggregate of 5 years.

#### **II.2.10. Information about variants**

Variants will be accepted: no

#### **II.2.11. Information about options**

Options: yes

Description of options:

The Council reserves the right to extend the partnership by 1 or more periods up to a further aggregate of 5 years.

#### **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**

Organisations should be aware that due to the nature of the works provided, any contract formed as a result of this procurement process shall be executed as a deed. Organisations should seek independent legal advice on the implications of this prior to submitting a tender, where appropriate. See VI.3 for further information.

### **Section III: Legal, economic, financial and technical information**

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#### **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:

As stated in the procurement documentation.

##### **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

### **Section IV: Procedure**

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#### **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.1.4. 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

##### **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 242-442280](#)

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

Date: 31/05/2017 Local time: 12:00

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

### **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: 12 (from the date stated for receipt of tender)

## **Section VI: Complementary information**

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### **VI.1. Information about recurrence**

This is a recurrent procurement: no

### **VI.3. Additional information**

The Council reserves the right at any time to vary the timescales in this Notice, cease the procurement process and not award a Contract or to award only part of the opportunity described in this notice. If the Council takes up any of these rights then it will not be responsible for, or pay the expenses or losses, which may be incurred by any candidate or tenderer as a result. Economic operators are solely responsible for their costs and expenses incurred in connection with the preparation of their tender and all future stages of the procurement. Under no circumstances will the Council be liable for costs or expense borne by the economic operators.

The Council undertakes to hold confidential any information provided in the proposal submitted, subject to the Council's obligations under the law, including the Freedom of Information Act 2000. If the candidate or tenderer considers that any of the information submitted in their submission should not be disclosed because of its sensitivity then this should be stated with the reason for considering it sensitive. The Council will then endeavour to consult with the applicant about such sensitive information when considering any request received under the Freedom of Information Act 2000 before replying to such a request. The Council reserves the right to carry out additional financial checks on all companies tendering for this Contract at any time during the procurement process, to ensure that they continue to meet the Council's requirements and remain financially viable to perform the Contract.

Registering your Interest.

Hertfordshire County Council has worked closely with its Districts and Partners to create a joint procurement portal called Supply Hertfordshire. This portal provides an eTendering system which is run by In-Tend.

To access the SQ and procurement documentation please visit [www.supplyhertfordshire.uk](http://www.supplyhertfordshire.uk) and follow the on-screen guidance.

Completing the Selection Questionnaire.

If the Council requires further information concerning your response, your organisation will be contacted. However, please provide full details and answer all questions, as the Council reserves the right not to ask organisations for any further information.

Submitting the Selection Questionnaire.

To participate in this procurement, economic operators must submit their completed Selection Questionnaire (and European Single Procurement Document where applicable) through the In-Tend system by the return deadline of 12:00 noon on 31.5.2017. Questionnaires cannot be uploaded after the closing date/time.

Please make sure that you have submitted your Selection Questionnaire following the instructions above. The Council will not be held accountable for any errors made by an economic operator in submitting their Selection Questionnaire.

Any clarifications regarding this opportunity must be raised through the Correspondence area in the In-Tend system.

If you are experiencing problems In-Tend offer a help section which includes a dedicated UK Support Desk which can be contacted via email [support@in-tend.com](mailto:support@in-tend.com) or telephone +44 (0)114 407 0065 for any website /technical questions. Monday to Friday 8:30 — 17:30.

#### **VI.4. Procedures for review**

##### **VI.4.1. Review body**

Official name: Royal Courts of Justice

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

##### **VI.4.3. Review procedure**

Precise information on deadline(s) for review procedures:

The Council will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers. This period allows unsuccessful tenderers to seek further debriefing from the Council before the contract is entered into. If an appeal regarding the award of the contract has not been successfully resolved, the Public Contracts Regulations 2015 provide for aggrieved parties who have been harmed or who are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland).

#### **VI.5. Date of dispatch of this notice**

28/04/2017