

United Kingdom-Havant: Development of residential real estate

OJ S 77/2019 18/04/2019

Contract notice

Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Havant Borough Council

Postal address: Public Service Plaza, Civic Centre Road

Town: Havant

NUTS code: UKJ3 Hampshire and Isle of Wight

Postal code: PO9 2AX

Country: United Kingdom

E-mail: 5c.tendermanagement@capita.co.uk

Telephone: +44 3300583395

Internet address(es):

Main address: <https://procurementsolutions.esourcingportal.com/>

Address of the buyer profile: https://www.mytenders.co.uk/search/Search_AuthProfile.aspx?ID=AA38169

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://procurementsolutions.esourcingportal.com/>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via:

<https://procurementsolutions.esourcingportal.com/>

I.4. Type of the contracting authority

Regional or local authority

I.5. Main activity

General public services

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Havant Borough Council Civic Plaza Development

Reference number: HBC/AW/19/1091

II.1.2. Main CPV code

70111000 Development of residential real estate

II.1.3. Type of contract

Works

II.1.4. Short description

The purpose of this project is to procure a development partner to design, and construct a residential development (creating a minimum of 121 residential units), with the provision of a minimum of 525 car parking spaces and enhancement of the plaza area at Havant Civic Plaza, adjacent to Civic Centre Road, Havant.

II.1.5. Estimated total value

Value excluding VAT: 10 000 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.2. Additional CPV code(s)

70112000 Development of non-residential real estate, 45000000 Construction work, 45213312 Car park building construction work, 71220000 Architectural design services, 45112700 Landscaping work

II.2.3. Place of performance

NUTS code: UKJ3 Hampshire and Isle of Wight

II.2.4. Description of the procurement

The purpose of this project is to procure a development partner to design, and construct a residential development (creating a minimum of 121 residential units), with the provision of a minimum of 525 car parking spaces and enhancement of the plaza area at Havant Civic Plaza, adjacent to Civic Centre Road, Havant.

Proposals are being sought from a development partner to deliver the project for Havant Borough Council (the Council).

The Council will retain freehold ownership of the land and intends to grant a 125 year leasehold interest to the Development on entering into the development agreement. The developer will be required to design, manage and construct the project, fund the residential build cost and has the opportunity to manage the residential rental and/or sales.

The development partner will have access to 3 360 000 GBP from a grant by Homes England and will be required to incorporate Home England's requirements as set out in the Homes England Funding Agreement with particular reference to PACE and MMC.

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

Start: 31/10/2019 End: 31/01/2023

This contract is subject to renewal: no

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

Maximum number: 4 Objective criteria for choosing the limited number of candidates: Please refer to procurement documentation.

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

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.2.2. Contract performance conditions

Where a bidder relies on other contracting parties to deliver the project it may, if selected, be required by the Council to enter into guarantees or collateral warranties which the Council considers appropriate to the project and the bidder's proposed contracting structure.

Where a bidder fails any of the financial robustness tests set out in the instructions to bidders the Council may require that the bidder provides a suitable parent company guarantee or bond. Failure to provide such may result in the bidder not being selected to participate in dialogue.

Section IV: Procedure

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: no

IV.2. Administrative information

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

Date: 16/05/2019 Local time: 17:00

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

Date: 30/05/2019

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.3. Additional information

This procurement is being managed by Capita Business Services Ltd ("Capita") on behalf of the 5 Councils under a Strategic Partnership. Capita and the 5 Councils are delivering this procurement on behalf of the respective member of the 5 Councils Partnership.

The contract between the respective Council (Lead Purchaser) and Capita provides for tenders and all information submitted in response to this invitation to tender to be treated as confidential by Capita and not to be used for any other purpose than the provision of services to the Council under the strategic partnership.

The partnership has an established process for managing potential conflicts of interest should a partner wish to bid, and will invoke its ethical walls protocol when it is required. Details of this protocol are available on request.

Note: To register your interest in this notice and obtain any additional information please visit the myTenders website at https://www.mytenders.co.uk/Search/Search_Switch.aspx?ID=215638

[ID=215638](https://www.mytenders.co.uk/Search/Search_Switch.aspx?ID=215638)

(MT Ref:215638)

VI.4. Procedures for review

VI.4.1. Review body

Official name: Havant Borough Council

Postal address: Public Service Plaza, Civic Centre Road

Town: Havant

Postal code: PO9 2AX

Country: United Kingdom

E-mail: 5c.tendermanagement@capita.co.uk

Telephone: +44 3300583395

Internet address: <https://procurementsolutions.esourcingportal.com/>

VI.5. Date of dispatch of this notice

15/04/2019