

**United Kingdom-Chichester: Urban development construction work**

OJ S 87/2019 06/05/2019

Contract notice

Works

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Chichester District Council

Postal address: East Pallant House, Chichester, West Sussex

Town: Chichester

NUTS code: UKJ27 West Sussex (South West)

Postal code: PO19 1TY

Country: United Kingdom

Contact person: Nicholas Bennett

E-mail: [nbennett@chichester.gov.uk](mailto:nbennett@chichester.gov.uk)**Internet address(es):**Main address: <http://www.chichester.gov.uk>**I.3. Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://in-tendhost.co.uk/sesharedservices.aspx/Home>

Additional information can be obtained from the abovementioned address

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

**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**

Southern Gateway Regeneration Development Partner

**II.1.2. Main CPV code**

45211360 Urban development construction work

**II.1.3. Type of contract**

Works

**II.1.4. Short description**

A major mixed-use development opportunity in the city of Chichester. The Council as contracting authority wishes to appoint a development partner who will work with the Council and its partners (including West Sussex County Council) to deliver the regeneration of the

Southern Gateway area. These partners may be parties to the contracts entered into with the development partner.

The development partner will:

- support the Council to complete land assembly and relocations,
- design a high quality scheme in accordance with the adopted Masterplan for the area and the Council's requirements,
- consider and advise on focused meanwhile uses,
- participate in consultation and obtaining planning permission,
- deliver infrastructure, including public realm, highways and transport,
- fund the scheme,
- develop the scheme,
- brand, promote and market the opportunity,
- ensure the long term stewardship and management of the completed development.

#### **II.1.5. Estimated total value**

Value excluding VAT: 200 000 000,00 GBP

#### **II.1.6. Information about lots**

This contract is divided into lots: no

### **II.2. Description**

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

70332100 Land management services, 70122000 Land sale or purchase services, 71220000 Architectural design services, 71242000 Project and design preparation, estimation of costs, 79415200 Design consultancy services, 71240000 Architectural, engineering and planning services, 71400000 Urban planning and landscape architectural services, 71410000 Urban planning services, 45213100 Construction work for commercial buildings, 45210000 Building construction work, 45211100 Construction work for houses, 79340000 Advertising and marketing services

#### **II.2.3. Place of performance**

NUTS code: UKJ27 West Sussex (South West)

Main site or place of performance: Chichester.

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

The Council is procuring a development partner to deliver a substantial mixed use regeneration opportunity in the heart of Chichester. The project seeks to transform an approximate 12 hectare site (largely brownfield) into a vibrant and exciting new quarter of exceptional quality.

A Masterplan for the area was adopted in November 2017 as a supplementary planning document. Enjoying widespread political and community support, it provides a flexible framework which is expected to deliver approximately:

- 365 homes, of which a minimum of 30 % are expected to be affordable,
- new jobs associated with the envisaged 21 600 m<sup>2</sup> of mixed commercial space including extensive retail, office, hotel, leisure, entertainment, visitor, and night time economy opportunities; potentially to include a proposed new community health facility, subject to confirmation and funding from the local health bodies,
- landscaping and public space enhancements,
- improved transport links removing non-essential traffic from the area with an emphasis on walking, cycling and public transport, and
- improvements to highways and services infrastructure, including waste water treatment.

The adopted Masterplan is available at <https://in-tendhost.co.uk/sesharedservices/asp/Home>  
The Council recommends that bidders familiarize themselves with the Masterplan, which was developed through a collaborative approach between West Sussex County Council and Chichester District Council. Both councils have entered a partnership, through the Chichester Place Plan and the subsequent Chichester Growth Deal, to deliver sustainable growth and provide opportunities for new homes and new commercial and retail floor space, preserving existing jobs and creating new ones. Additionally, Homes England may become a Stakeholder in the Southern Gateway Project and provide support in their strategic aim of delivering housing.

The development is expected to take place across a large site, currently in multiple occupation and ownership. Several of the buildings currently on the site are locally listed. The Council is in discussions with various parties with respect to incorporating their land into the site. Homes England may own a number of the parcels of land making up the site, or alternatively these may be acquired by the Council. The Chichester railway station will be a key public transport interchange within the area. The area offers opportunities for redevelopment but the operational requirements of Network Rail and the train operating company must be maintained. There are opportunities to develop the infrastructure within the site, including pedestrianizing areas (subject to use by public transport), improving public realm for cyclists and pedestrians, and realigning and modifying existing highways. Any new office space forming part of the design is expected to focus on the envisaged high growth, high value sectors identified in the C2C LEP Strategic Economic Plan.

The development partner will:

- support the Council to complete land assembly and relocations,
- design a high quality scheme in accordance with the Masterplan for the area and the Council's requirements,
- consider and advise on focused meanwhile uses,
- participate in consultation and obtaining planning permission,
- deliver infrastructure, including public realm, highways and transport,
- fund the scheme,
- develop the scheme,
- brand, promote and market the opportunity,
- ensure the long term stewardship and management of the completed development.

See Section V.1.3) for information on the expected procurement timetable.

#### **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: 200 000 000,00 GBP

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

Duration in months: 180

This contract is subject to renewal: no

#### **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**

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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:

Selection criteria as stated in the procurement documents.

#### **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: no

### **IV.2. Administrative information**

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

Date: 07/06/2019

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

Date: 17/06/2019

#### **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: 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 timetable for this procurement is expected to be as follows. However, the Council reserves the right to change this timetable at any time and for any reason. Any change in the timetable will be communicated to bidders, via the portal (<https://in-tendhost.co.uk/sesharedservices.aspx/Home>).

The Council anticipates that a site visit will be held in the w/c 13.5.2019 (further details to follow).

The PAS91 Pre-Qualification Pack must be submitted by 16:00 on 7.6.2019.

The ITPD will be issued to the bidders which are successful at pre-qualification stage after 17.6.2019.

A maximum of 4 and minimum of 3 bidders will be invited to take part in the first stage of dialogue.

Initial bids must be submitted by 26.7.2019.

A maximum of 3 bidders will be invited to submit detailed solutions. The invitation to submit detailed solutions will be issued on 19.8.2019.

The deadline for submission of detailed solutions will be 30.9.2019.

The Council reserves the right to introduce as many rounds of bidding as deemed necessary to deliver a genuinely competitive final round with bids which meet the Council's requirements, or to revise the deadlines in respect of tender submissions.

Evaluation of detailed solutions is expected to be completed by 21.10.2019. During the period between 30.9.2019 and 14.10.2019, bidders may be required to take part in clarificatory meetings and presentations.

Appointment of the preferred bidder is expected to take place in October 2019.

Contract signing is expected to take place in December 2019.

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

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

Official name: The High Court of England and Wales

Town: London

Country: United Kingdom

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

02/05/2019