

**United Kingdom-Camberley: Construction work**  
**OJ S 102/2018 31/05/2018**  
**Contract notice**  
**Works**

**Legal Basis:**

Directive 2014/24/EU

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**Section I: Contracting authority**

**I.1. Name and addresses**

Official name: Surrey Heath Borough Council  
Postal address: Surrey Heath House, Knoll Road  
Town: Camberley  
NUTS code: UKJ25 West Surrey  
Postal code: GU15 3HD  
Country: United Kingdom  
Contact person: Jenny Rickard, Executive Head of Regulatory  
E-mail: [Jenny.Rickard@surreyheath.gov.uk](mailto:Jenny.Rickard@surreyheath.gov.uk)  
**Internet address(es):**  
Main address: <http://www.surreyheath.gov.uk/>

**I.3. Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at: <http://www.delta-esourcing.com/tenders/UK-UK-Camberley:-Construction-work./A64ZR954AT>  
Additional information can be obtained from the abovementioned address  
Tenders or requests to participate must be submitted electronically via: <http://www.delta-esourcing.com/tenders/UK-title/A64ZR954AT>  
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

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**Section II: Object**

**II.1. Scope of the procurement**

**II.1.1. Title**

Development Partner for the Regeneration of the London Road Block, Camberley

**II.1.2. Main CPV code**

45000000 Construction work

**II.1.3. Type of contract**

Works

**II.1.4. Short description**

Surrey Heath Borough Council (SHBC) is seeking to appoint an experienced regeneration developer with the resources and vision to deliver a comprehensive and transformational development of the 2.0 ha (5.5 acres) site fronting London Road (A30), Camberley. The scheme has the capacity for circa 350 residential units and 10 000 m<sup>2</sup> of commercial space, together with public and private car parking. It is envisaged the scheme will involve principally a new build development. The project represents a key priority for SHBC and is therefore seeking a partner with an established track record in delivering high quality mixed-use town centre schemes. SHBC currently occupies offices on a site on Knoll Road, Camberley. SHBC will request Bidders to make proposals for providing new offices as part of the development, which SHBC will have the option to require the partner to implement. This option will be contained in a mechanism within the Development Agreement.

#### **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)**

45453100 Refurbishment work, 45200000 Works for complete or part construction and civil engineering work, 45300000 Building installation work, 45400000 Building completion work, 71000000 Architectural, construction, engineering and inspection services, 71210000 Advisory architectural services, 71220000 Architectural design services, 71240000 Architectural, engineering and planning services, 71400000 Urban planning and landscape architectural services, 71500000 Construction-related services, 71540000 Construction management services, 71541000 Construction project management services

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

NUTS code: UKJ25 West Surrey

Main site or place of performance: West Surrey.

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

SHBC's objectives in respect of the Project are:

- (a) to deliver a mixed use development that drives transformational change to the whole of Camberley town centre;
- (b) to create a gateway and transformed arrival experience on the London Road that achieves SHBC's ambition for Camberley;
- (c) to secure the appointment of a pro-active, innovative, experienced and well-resourced partner;
- (d) to maximise the financial return from SHBC's assets, through a robust business case that provides value for money;
- (e) to achieve a high quality and innovative mixed-use development which will deliver transformational change and economic growth for the town centre, and demonstrate excellence in urban design, creating a positive legacy for the town centre;
- (f) to achieve a comprehensive Site masterplan accompanied by a clearly articulated delivery and phasing strategy;
- (g) to create a viable, deliverable and sustainable scheme which achieves best value through a partnership arrangement for SHBC and protects and enhances SHBC's adjacent The Square shopping centre;

- (h) supports SHBC's aim of promoting Camberley as a destination of choice to live, work and shop;
- (i) creates a scheme which integrates successfully with The Square, High Street and Park Street and brings added vitality to the town centre through a range of deliverable uses, with demonstrable demand;
- (j) delivers high quality public realm, including a new town square linking Obelisk Way and Park Street
- (k) maximises the ground floor commercial opportunity for complimentary commercial uses (recognising the level of demand and differentiating from opportunities within The Square) around the High Street, Park Street, Obelisk Way; and
- (l) a development which has flexibility in its design and construction including the scope to future-proof against changes in the way town centres are evolving as places to live, work and shop.

The chosen development partner will be required to enter into a Development Agreement and other documents with SHBC. Further details are provided in the Descriptive Document.

#### **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: 84

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: 3  
Objective criteria for choosing the limited number of candidates :

The objective criteria for choosing the limited number of candidates are set out in the Selection Questionnaire.

#### **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**

This procurement is not sub-divided into lots as SHBC wishes to appoint one delivery partner to undertake the works on the London Road Block in view of the nature of the project and the need for integrated delivery.

### **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 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

## **III.2. Conditions related to the contract**

### **III.2.2. Contract performance conditions**

If the relevant bidder's financial standing is below the threshold stated in the Selection Questionnaire, SHBC requires the winning bidder to provide a form of guarantee (e.g. Parent Company Guarantee) or other suitable security, which will be discussed with bidders in dialogue.

## **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.1.8. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: yes

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

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

Date: 28/06/2018 Local time: 12:00

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

Date: 16/07/2018

#### **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: 6 (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**

You will be required to download, complete and submit the Selection Questionnaire by the deadline specified in Section IV.2.2. SHBC shall have no liability for any costs, expenses, fees or charges (including third party charges) by those expressing interest in and/or pre-qualifying

for and/or tendering for this opportunity. No contract (whether implied or otherwise) shall exist between any bidder and SHBC until such time as a contract is awarded to a successful bidder. SHBC reserves the right to make any changes to the procurement as it may require at any time with no liability on its part (including to change, suspend, stop or terminate the process and not award a contract and/or to reject any or all bids at any time).

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Camberley:-Construction-work./A64ZR954AT>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/A64ZR954AT>

GO Reference: GO-2018529-PRO-12515305.

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

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

Official name: High Court of England and Wales

Town: London

Country: United Kingdom

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

Precise information on deadline(s) for review procedures:

In accordance with Part 3 (Remedies) of the Public Contracts Regulations 2015 (S.I. 2015 No. 102).

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

29/05/2018