

United Kingdom-Guildford: Building construction work

OJ S 186/2014 27/09/2014

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: The Homes and Communities Agency

Postal address: Bridge House, 1 Walnut Tree Close

Town: Guildford

Postal code: GU1 4GA

Country: United Kingdom

For the attention of: Jeremy Herring

E-mail: jeremy.herring@hca.gsi.gov.uk

Telephone: +44 3001234500

Internet address(es):

General address of the contracting authority: www.homesandcommunitites.co.uk

Additional information can be obtained from:

Official name: Jones Lang LaSalle

Postal address: 3rd Floor, Latimer House, 5-7 Cumberland Place

Town: Southampton

Postal code: SO15 2BH

Country: United Kingdom

For the attention of: Michael Green

E-mail: michael.green@eu.jll.com

Telephone: +44 2380232882

Fax: +44 2380232684

Internet address: www.joneslanglasalle.com

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:

Official name: Jones Lang LaSalle

Postal address: 3rd Floor, Latimer House, 5-7 Cumberland Place

Town: Southampton

Postal code: SO15 2BH

Country: Uganda

For the attention of: Michael Green

E-mail: michael.green@eu.jll.com

Telephone: +44 2380232882

Fax: +44 2380232684

Internet address: www.joneslanglasalle.com

Tenders or requests to participate must be submitted: Official name: Jones Lang LaSalle

Postal address: 3rd Floor, Latimer House, 5-7 Cumberland Place

Town: Southampton

Postal code: SO15 2BH

Country: United Kingdom

For the attention of: Michael Green

E-mail: michael.green@eu.jll.com
Telephone: +44 2380232882
Fax: +44 2380232684
Internet address: www.joneslanglasalle.com

I.2. Type of the contracting authority

National or federal agency/office

I.3. Main activity

Housing and community amenities

I.4. Contract award on behalf of other contracting authorities

The contracting authority is purchasing on behalf of other contracting authorities: yes

Official name: See section V1.3

Postal address: See section V1.3

Town: See section V1.3

Country: United Kingdom

Section II: Object of the contract

II.1. Description

II.1.1. Title attributed to the contract by the contracting authority

Daedalus Waterfront Development, Lee-on-the-Solent, Nr Gosport, Hampshire.

II.1.2. Type of contract and place of performance or delivery

Works

Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

NUTS code UKJ33 Hampshire CC

II.1.3. Information about a framework agreement or a dynamic purchasing system

The notice involves a public contract

II.1.4. Information about framework agreement

II.1.5. Short description of the contract or purchase(s)

Building construction work. Demolition work. Site preparation and clearance work. Site-works. Construction work for multi-dwelling buildings and individual houses. Buildings of particular historical or architectural interest. Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport. Refurbishment work. Retirement home construction work. Site-development work. Residential homes construction work. Nursing home construction work. Construction work for buildings relating to leisure, sports, culture, lodging and restaurants. Construction work of leisure facilities. The Homes and Communities Agency wish to appoint a development partner to transform Daedalus Waterfront into a thriving and successful waterfront development. The comprehensive redevelopment is suitable in phases over a period of 10 years and includes exciting opportunities for employment, residential (new build and refurbishment), care homes/villages and leisure and retail uses. Daedalus Waterfront is an important redevelopment opportunity within the Solent Enterprise Zone, in a prominent position overlooking the Solent and the Isle of Wight. The site includes attractive former naval buildings suitable for refurbishment/conversion and is on the south coast close to Portsmouth. There is no project specific grant funding available to bidders for this project; however bidders are encouraged to consider and explore any possible grant

funding which may be available in the normal way. Please note HCA reserves the absolute right, at any time and for any reason, to reject any offers which include an element of HCA grant funding. A development partner will be appointed in early 2015.

II.1.6. CPV code(s)

45210000 Building construction work, 45111100 Demolition work, 45111200 Site preparation and clearance work, 45113000 Siteworks, 45211000 Construction work for multi-dwelling buildings and individual houses, 45212350 Buildings of particular historical or architectural interest, 45213000 Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport, 45453100 Refurbishment work, 45215212 Retirement home construction work, 45111291 Site-development work, 45215214 Residential homes construction work, 45215213 Nursing home construction work, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants, 45212100 Construction work of leisure facilities

II.1.7. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

II.1.8. Lots

This contract is divided into lots: no

II.1.9. Information about variants

Variants will be accepted: yes

II.2. Scope of the procurement

II.2.1. Total quantity or scope

The site is 57 acres and the development potential, as described by current planning policy, is for over 200 homes and 55 000 m² of employment space in new and refurbished buildings. This is indicative only and proposals are sought from developers to deliver a vibrant employment led scheme on the site. The site includes a conservation area and 6 listed buildings.

Estimated value excluding VAT:

Range: between 10 000 000 and 100 000 000 GBP

II.2.2. Information about options

II.2.3. Information about renewals

II.3. Duration of the contract or time limit for completion

Duration in months: 120 (from the award of the contract)

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

As stated in the Contract Documents.

III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them

As stated in the Contract Documents.

III.1.3.

Legal form to be taken by the group of economic operators to whom the contract is to be awarded

Joint and several.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: Under the contract the developer and its supply chain will be required to participate in the achievement of social and/or environmental policy objectives relating to recruitment and training and supply chain initiatives. Accordingly, the contract performance conditions may relate in particular to social and environmental considerations, to be detailed in the Contract Documents.

III.2. Conditions for participation

III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions: Bidders will be assessed in accordance with Part 4 of the Public Contracts Regulations 2006 (as amended) on the basis of information provided in response to the selection questionnaire. Bidders will be asked to confirm that none of the conditions set out in regulation 23 of the Public Contracts Regulations 2006 (as amended) apply to their organisation.

III.2.2. Economic and financial ability

List and brief description of conditions: The minimum level(s) of standards required are as set out in the selection questionnaire. The selection questionnaire is available from the contact in Annex A section I.

Minimum level(s) of standards possibly required: The minimum level(s) of standards required are as set out in the selection questionnaire. The selection questionnaire is available from the contact in Annex A section I.

III.2.3. Technical and professional ability

List and brief description of conditions:

The minimum level(s) of standards required are as set out in the selection questionnaire. The selection questionnaire is available from the contact in Annex A section I.

Minimum level(s) of standards possibly required:

The minimum level(s) of standards required are as set out in the selection questionnaire. The selection questionnaire is available from the contact in Annex A section I.

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

III.3.2. Information about staff responsible for the performance of the contract

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

competitive dialogue

IV.1.2. Information about the limits on the number of candidates to be invited

Envisaged minimum number 3: and Maximum number 7
Objective criteria for choosing the limited number of candidates: This will be set out in the Contract Documents. However, candidates should note that the HCA intends to use successive stages under the Competitive Dialogue process. Organisations expressing an interest will be invited to submit a pre-qualification questionnaire, which will be evaluated by the HCA using the selection criteria set out in the Contract Documents. This process will allow the Contracting Authorities to short-list an envisaged 3 to 7 to submit Outline Solutions. The HCA intends to invite 3 to participate in Dialogue and will then invite 3 bidders to submit Detailed Solutions.

IV.1.3. 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 yes

IV.2. Award criteria

IV.2.1. Award criteria

The most economically advantageous tender in terms of Price is not the only award criterion and all criteria are stated only in the procurement documents

IV.2.2. Information about electronic auction

An electronic auction will be used: no

IV.3. Administrative information

IV.3.1. File reference number attributed by the contracting authority

HCAE15079

IV.3.2. Previous publication concerning this procedure

no

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

Time limit for receipt of requests for documents or for accessing documents: 17.11.2014 - 13:00

Payable documents: no

IV.3.4. Time limit for receipt of tenders or requests to participate

24.11.2014 - 13:00

IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates

6.1.2015

IV.3.6. Languages in which tenders or requests to participate may be submitted

English.

IV.3.7. Minimum time frame during which the tenderer must maintain the tender

IV.3.8. Conditions for opening of tenders

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.2. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:
no

VI.3. Additional information

All discussions, meetings and communications will be conducted in English. The contract will be subject to English law. Tenders and all supporting documents must be priced in GBP and all payments under the contract will be made in GBP. This procurement and award is subject to the transparency arrangements being adopted by the UK Government. These arrangements include the publication of tender documentation issued by the HCA and the contract between the HCA and supplier. Bidders should highlight any areas they consider commercially sensitive in order for the HCA to be able to honour our transparency obligations without undermining the bidders commercial interests. The final decision rests with the HCA. Candidates are advised that the HCA is subject to the Freedom of Information Act 2000 ('The Act'). If a candidate considers that any of the information supplied as part of this procurement procedure should not be disclosed because of its commercial sensitivity, confidential or otherwise, they must, when providing this information, clearly identify the specific information they do not wish to be disclosed and clearly specify the reasons for its sensitivity. The HCA shall take such statements into consideration in the event that it receives a request pursuant to the Act which relates to the information provided by the interested party. Please note, it is insufficient to include a statement of confidentiality encompassing all the information provided in the response. The HCA takes a zero-tolerance approach to bribery and corruption and sets high standards of impartiality, integrity and objectivity in relation to the stewardship of public funds and the management of its activities. The principles contained within this policy apply to both internal and external audiences, including anyone wishing to undertake business or engage with the HCA. Please refer to our Anti-bribery and Corruption Policy by visiting <http://www.homesandcommunities.co.uk/ethical-policies> for further information. All dates included in this notice are provisional and potentially subject to revision. The HCA reserves the right: to cancel the tender process at any stage for any reason; to amend the terms and conditions of the tender process; and/or to award part only of the contract. The HCA further reserves the right to withdraw from the tendering process at any stage or to vary the scope of the products and services required and the HCA shall not be liable to any bidder as a result of this action. All bidders are solely responsible for their costs and expenses incurred in connection with the preparation and submission of their tender and the tendering process. The HCA is working closely with local authority partners in the delivery of this development opportunity. In event that one or more of them take an interest in the site, HCA has conducted this procurement on behalf of itself and those local authority partners.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=113965523>

GO Reference: GO-2014924-PRO-6033718

VI.4. Procedures for review

VI.4.1. Review body

Official name: Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

Telephone: +44 2079476000

Body responsible for mediation procedures

Official name: Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

Telephone: +44 2079476000

VI.4.2. Review procedure

VI.4.3. Service from which information about the review procedure may be obtained

Official name: Cabinet Office

Postal address: 70 Whitehall

Town: London

Postal code: SW1 2AS

Country: United Kingdom

Telephone: +44 2072761234

VI.5. Date of dispatch of this notice

24.9.2014