

United Kingdom-Hertford: Development services of real estate

OJ S 144/2018 28/07/2018

Contract notice

Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: East Hertfordshire District Council

Postal address: Wallfields, Pegs Lane

Town: Hertford

NUTS code: UKH23 Hertfordshire

Postal code: SG13 8EQ

Country: United Kingdom

Contact person: Corporate Procurement

E-mail: procurement@eastherts.gov.uk

Telephone: +44 1438242775

Internet address(es):

Main address: www.eastherts.gov.uk

Address of the buyer profile: www.supplyhertfordshire.uk

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: www.supplyhertfordshire.uk

Additional information can be obtained from the abovementioned address

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

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

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

II.1. Scope of the procurement

II.1.1. Title

EHC 0718 Procurement of a Developer Partner for Old River Lane Bishop's Stortford

Reference number: EHC012/0122/2018

II.1.2. Main CPV code

70110000 Development services of real estate

II.1.3. Type of contract

Works

II.1.4. Short description

The Council is seeking to appoint an experienced regeneration developer with the resources, vision and ambition to deliver an innovative scheme on the 2,1 ha (5.2 acre) site in the town centre of Bishop's Stortford, Hertfordshire. The scheme forms an integral part of the Council's wider transformation vision to capitalise on Bishop's Stortford attractive town centre and growing population. The site has capacity to accommodate a 60,000 sq ft Arts and Entertainment Centre, more than 100 residential units, 20,000 sq ft of commercial space and car parking.

II.1.5. Estimated total value

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.2. Additional CPV code(s)

70110000 Development services of real estate, 45211360 Urban development construction work, 45000000 Construction work, 71000000 Architectural, construction, engineering and inspection services, 45213110 Shop buildings construction work, 70111000 Development of residential real estate

II.2.3. Place of performance

NUTS code: UKH23 Hertfordshire

Main site or place of performance:

II.2.4. Description of the procurement

- 1) Support and develop the town centre economy by delivering a new destination with a mix of uses at Old River Lane including an arts and entertainment centre, residential, retail and leisure uses that drives transformational change in Bishop's Stortford and brings added vitality to the town;
- 2) Achieve a high quality, innovative and future proofed residential and cultural led mixed-use scheme that achieves excellence in urban design and public art and creating a long term positive legacy for Bishop's Stortford,
- 3) Deliver an arts and entertainment centre of iconic design which promotes town centre cultural activities, including a cinema, library, café and workspace, creating activity throughout the day and evening, which acts as an anchor to the scheme,
- 4) Deliver high quality public realm, including a new town square,
- 5) Deliver a scheme which prioritises people rather than cars by confining vehicles to the peripheral areas of the scheme and by delivering a new Multi Storey Car Park at Northgate End,
- 6) Improve the connectivity to Castle Park, opening up attractive routes to this high quality green space on the edge of the town centre,
- 7) Create a scheme which successfully integrates with its surrounds and is in keeping with the town's existing scale and massing, reflecting the varied roofscape, fabric and features of the town, to respect the conservation area status and nearby historic buildings,
- 8) Deliver transformational change as quickly as reasonably possible and enable the Council to control and steer the nature of the development through the appropriate governance structure,
- 9) Deliver a financially sustainable scheme that provides value for money for the Council.

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

Start: 01/07/2019 End: 30/06/2030

This contract is subject to renewal: no

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

Envisaged number of candidates: 4

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

Gross Development value estimated at between 25 000 000 GBP and 200 000 000 GBP

Section III: Legal, economic, financial and technical information

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:

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

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

Date: 28/08/2018 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

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

The Council reserves the right to cancel the procurement at any stage of the procurement process and not to award a contract. The Council nor any person on whose behalf of whom this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or tendering for this contract, including their associated entities or any other person. To access this procurement opportunity please visit www.supplyhertfordshire.uk and follow the on-screen guidance. If you wish to be considered as a bidder you must complete and submit a selection questionnaire (pre-qualification questionnaire) by the closing date and time. Selection questionnaires cannot be uploaded after the closing date/time. Any clarifications regarding this opportunity must be raised through the Correspondence area in the eTendering system. If you are experiencing problems with the eTendering system, In-Tend offer a help section which includes a dedicated UK Support Desk which can be contacted via email: support@in-tend.com or telephone +441144070065 for any website /technical questions, Monday to Friday 8:30 — 17:30. 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 potential supplier considers that any of the information submitted in the proposal should not be disclosed because of its commercial sensitivity or for reasons of confidentiality, then this should be stated with the reason for considering it sensitive. The Council will then endeavour to consult with the potential supplier about such commercially sensitive or confidential information when considering any request received under the Freedom of Information Act 2000 before replying to such a request, but the decision of the Council in deciding whether an exemption applies is final. 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. The Council will require a group of economic operators to whom the contract is awarded to form a legal entity. Any deposits or guarantees will be established as part of the competitive dialogue procurement procedure. Any financing conditions and payment arrangements will be established as part of the competitive dialogue procurement procedure.

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court

Town: London

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 (when using electronic means) standstill period at the point information on the award of the contract is communicated to tenderers. This period allows unsuccessful tenderers to challenge the decision to award a contract before a contract is executed/signed (as appropriate). The Public Contracts Regulations 2015 ("Regulations") provide for aggrieved parties who have been harmed or at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland). Any such action must be brought promptly and within the time limits as defined in the above regulations. Where a contract has not been entered into the court may order the setting aside of the award decision or order the contracting authority to amend any document and may award damages. If the contract has been entered into the court has the options to award damages and/or to shorten or order the contract ineffective.

VI.5. Date of dispatch of this notice

26/07/2018