

**United Kingdom-Caernarfon: Building and facilities management services**

OJ S 188/2015 29/09/2015

Contract notice

Services

**Directive 2004/18/EC****Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Caernarfon Harbour Trust  
Postal address: Harbour Office, Slate Quay  
Town: Caernarfon  
Postal code: LL55 2PB  
Country: United Kingdom  
For the attention of: Susan Carter  
E-mail: [sc@dca-consultants.com](mailto:sc@dca-consultants.com)  
Telephone: +44 1216343326

**Internet address(es):**General address of the contracting authority: <http://www.caernarfonharbour.co.uk/>**Additional information can be obtained from:**

the abovementioned address

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

the abovementioned address

**Tenders or requests to participate must be submitted:** the abovementioned address**I.2. Type of the contracting authority**

Other: Trust created under Act of Parliament

**I.3. Main activity**

Environment

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

The contracting authority is purchasing on behalf of other contracting authorities: no

**Section II: Object of the contract**

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**II.1. Description****II.1.1. Title attributed to the contract by the contracting authority**

Appointment of Partner for the Development and Operation of the Island Site, Caernarfon.

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

Services

Service category No 27: Other services

Main site or place of performance: Caernarfon.

NUTS code UKL12 Gwynedd

**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)**

Caernarfon Harbour Trust wishes to negotiate the potential appointment of a partner in the development of a new future for the collection of heritage buildings known as the Island Site on Caernarfon Waterfront. The partner will be expected to work with the Trust to plan, manage and ensure the successful delivery of approximately 5 000 000 GBP of capital works to renovate the buildings and subsequently to operate them on the Trust's behalf as a series of lettable units for the sale and manufacture of distinctive local products and services.

#### **II.1.6. CPV code(s)**

79993000 Building and facilities management services

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

The procurement is covered by the Government Procurement Agreement: no

#### **II.1.8. Lots**

This contract is divided into lots: no

#### **II.1.9. Information about variants**

Variants will be accepted: no

### **II.2. Scope of the procurement**

#### **II.2.1. Total quantity or scope**

The scope will be subject to the negotiation, but is likely to include all support required to deliver the capital project identified and follow on into a contractual arrangement for operation of the site for a term to be identified but potentially between 5 and 15 years.

#### **II.2.2. Information about options**

Options: yes

Description of options: Options are identified in the information pack available to enquirers.

Provisional timetable for recourse to these options:

in months: 36 (from the award of the contract)

#### **II.2.3. Information about renewals**

This contract is subject to renewal: yes

Number of possible renewals: Range: between 1 and 3

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

Start 1.11.2015. Completion 31.10.2030

## **Section III: Legal, economic, financial and technical information**

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### **III.1. Conditions related to the contract**

#### **III.1.1. Deposits and guarantees required**

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

#### **III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded**

#### **III.1.4. Contract performance conditions**

## **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: As set out in the information available for enquirers.

### **III.2.2. Economic and financial ability**

List and brief description of conditions: As set out in the information available for enquirers.

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

As set out in the information available for enquirers.

### **III.2.4. Information about reserved contracts**

#### **III.3. Conditions specific to services contracts**

### **III.3.1. Information about a particular profession**

Execution of the service is reserved to a particular profession: no

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

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract: yes

## **Section IV: Procedure**

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### **IV.1. Type of procedure**

#### **IV.1.1. Type of procedure**

Negotiated

Some candidates have already been selected (if appropriate under certain types of negotiated procedures) no

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

Envisaged minimum number 1: and Maximum number 3

Objective criteria for choosing the limited number of candidates: As set out in the information available for enquirers. Note that the contracting authority expressly reserves the right to award the contract without negotiation at the end of the initial tender stage in such circumstances as might make it economically advantageous to do so.

#### **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**

**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: 9.10.2015 - 13:00

Payable documents: no

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

28.10.2015 - 13:00

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

**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**

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**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:  
yes

Identification of the project: The capital project for the restoration of the buildings may be funded by grants under the ERDF 2015-2018 programme for West Wales and the Valleys.

**VI.3. Additional information**

**VI.4. Procedures for review**

**VI.4.1. Review body**

**VI.4.2. Review procedure**

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

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

23.9.2015