

**United Kingdom-Banbury: Public utilities**

OJ S 206/2015 23/10/2015

Contract notice

Works

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

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**I.1. Name and addresses**

Official name: Graven Hill Village Development Company Ltd

Postal address: Bodicote House Bodicote

Town: Banbury

Postal code: OX15 4AA

Country: United Kingdom

Contact person: Procurement

For the attention of: John Barnes

E-mail: [procurement@cherwellandsouthnorthants.gov.uk](mailto:procurement@cherwellandsouthnorthants.gov.uk)

Telephone: +44 1295753747

**Internet address(es):**General address of the contracting authority: <http://gravenhill.co.uk/>Electronic access to information: <http://gravenhill.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**

Body governed by public law

**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: 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**

Utility Infrastructure Procurement — Graven Hill.

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

Works

Design and execution

Main site or place of performance: Graven Hill Bicester.

NUTS code UKJ14 Oxfordshire

**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)**

Graven Hill is a large plot of land that currently forms part of MOD Bicester. As part of the MOD'S mandate to increase operational efficiency, lower costs and rationalise its estates, Graven Hill and the neighbouring C site have been proposed for redevelopment into a large residential community and employment land, located south of Bicester.

The proposed redevelopment scheme has been awarded Outline Planning Permission from the local planning authority, Cherwell District Council (CDC). The existing site consists mainly of brownfield and military storage facilities. The proposed re-development of the North end of the site includes approximately 1 713 dwellings, consisting of mixed sized houses, apartments and a community school. Dwellings are proposed to be built to Passive House standards. The majority of the residential Graven Hill site is proposed to be self-build. Plots of land with agreed development areas and build heights will be provided for people to design and build their own homes on the site. However, it is envisaged that all self-build dwellings will be required to meet a set of agreed design criteria, which will form part of the development's central strategy.

The South part of the Graven Hill Site, which is proposed to be developed as a later phase, will include commercial buildings, amenity space, offices, light industrial units, A1/A3 retail outlets, a hotel and warehouse/storage buildings, totalling 91 996 m<sup>2</sup> of commercial space and 2.82 f>m<sup>2</sup> of amenity space.

The MOD will retain the St David Barracks and a number of key distribution buildings and an associated supporting rail head, all of which need to remain operational and fully functional in terms of utility supplies and interconnectivity of data between buildings.

The proposed new housing development and its new road network, together with supporting utility services will impact on the existing site infrastructure. The first 10 homes are part of the 'My Grand Designs' for a televised build production and are due to commence on site in November 2015.

Graven Hill Village Development Company Ltd (the Company) is looking to maximise opportunities to reduce the up-front capital required to deliver the required utilities infrastructure. In particular, the Company is seeking proposals from Utility Infrastructure Providers (i.e. Independent Gas Transporters/Independent Distribution Network Operators), Inset Licensees, or similar providers that will find and install the necessary infrastructure and minimise any connection charges for the Company.

This procurement covers:

- Lot 1 — Water
- Lot 2 — Gas
- Lot 3 — Electricity
- Lot 4 — Telecommunications; or
- Lot 5 — Multi Utility Provider for the Provision of Lots 1-4

The contract duration will be determined with tenderers during dialogue.

Information about bidding for Lots.

The Company are inviting individual bids for Lots 1 — 4. Although tenderers are welcome to bid for more than one lot, lots will be evaluated individually at ITT and there is no guarantee that they will be awarded multiple lots. Tenderers should not base their bids on a presumption of winning more than 1 Lot. Subject to there being a successful Lot 5 bid, each Lot ( 1 — 4) will be awarded to the tender which is the most economically advantageous as determined in accordance with the evaluation criteria that will be published alongside the Invitation to Tender

document.

Lot 5 — tenderers are also invited to bid for all 4 lots together and the Company reserves the right to award all 4 lots to one provider who has bid for Lot 5. Lot 5 is for all 4 lots and a bid based on a combination of any other lots will not be permitted.

Further detail on how Lots will be evaluated and the evaluation criteria will be available in the Invitation to Tender document.

Tenderers are asked to submit a separate PQQ for each Lot that they are bidding for.

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

65000000 Public utilities, 45000000 Construction work, 45231300 Construction work for water and sewage pipelines, 45232150 Works related to water-distribution pipelines, 45231110 Pipelaying construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45333000 Gas-fitting installation work, 45333100 Gas regulation equipment installation work, 45333200 Gas meter installation work, 45231221 Gas supply mains construction work, 45315300 Electricity supply installations, 45315400 High voltage installation work, 45315500 Medium-voltage installation work, 45315600 Low-voltage installation work, 45317200 Electrical installation work of transformers, 45317300 Electrical installation work of electrical distribution apparatus, 45231400 Construction work for electricity power lines, 45232220 Substation construction work, 45232210 Overhead line construction, 64200000 Telecommunications services, 64210000 Telephone and data transmission services, 64211000 Public-telephone services, 32571000 Communications infrastructure, 45232300 Construction and ancillary works for telephone and communication lines, 45232310 Construction work for telephone lines, 64220000 Telecommunication services except telephone and data transmission 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: yes

Tenders may be submitted for one or more lots

#### **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 price range given represents the estimated total build costs for the required utilities infrastructure. There will be future revenue opportunities to offset these costs.

Estimated value excluding VAT:

Range: between 15 000 000 and 16 000 000 GBP

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

Options: no

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

This contract is subject to renewal: no

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

Information about lots

Lot No: 1

Lot title: Water

**1) Short description**

Provision of new potable water infrastructure and reinforcement of incumbent's infrastructure, necessary to service the residential and commercial properties. The provision of all pipework, valves, contestable and non-contestable works, including infrastructure charges to provide a metered water supply along with temporary standpipe to each residential dwelling plot and a service to the boundary of the commercial properties.

**2) CPV code(s)**

65000000 Public utilities, 45231300 Construction work for water and sewage pipelines, 45232150 Works related to water-distribution pipelines, 45231110 Pipelaying construction work , 45211000 Construction work for multi-dwelling buildings and individual houses

**3) Quantity or scope**

The price range given represents the estimated total build costs for the required utilities infrastructure. There will be future revenue opportunities to offset these costs.

Estimated value excluding VAT: 3 000 000 GBP

**4) Indication about different time frame or duration**

**5) Additional information about lots**

Lot No: 2

Lot title: Gas

**1) Short description**

Provision of new gas infrastructure and reinforcement of incumbent's infrastructure, necessary to service the residential and commercial properties. Provision and installation of all on and off-site contestable and non-contestable works to provide gas infrastructure to each residential plot and to the boundary of the commercial plots. This capped connection is then to be extended to each dwelling's metered service.

**2) CPV code(s)**

65000000 Public utilities, 45333000 Gas-fitting installation work, 45333100 Gas regulation equipment installation work, 45333200 Gas meter installation work, 45231221 Gas supply mains construction work, 45231110 Pipelaying construction work, 45231300 Construction work for water and sewage pipelines

**3) Quantity or scope**

The price range given represents the estimated total build costs for the required utilities infrastructure. There will be future revenue opportunities to offset these costs.

Estimated value excluding VAT: 4 800 000 GBP

**4) Indication about different time frame or duration**

**5) Additional information about lots**

Lot No: 3

Lot title: Electricity

**1) Short description**

Provision of new electrical infrastructure and reinforcement of incumbent's infrastructure, necessary to service the residential and commercial properties. Provision and installation of all on and off-site contestable and non-contestable works to provide electrical infrastructure to each residential plot and to the boundary of the commercial plots. For residential this is a metered service with above ground permanent cabinet housing cut out, meter and protective

isolation device. This includes the provision of transformers, street lighting supplies and street furniture supplies.

**2) CPV code(s)**

65000000 Public utilities, 45315400 High voltage installation work, 45315500 Medium-voltage installation work, 45315600 Low-voltage installation work, 45317200 Electrical installation work of transformers, 45317300 Electrical installation work of electrical distribution apparatus, 45231400 Construction work for electricity power lines, 45232220 Substation construction work , 45232221 Transformer substation, 45231110 Pipelaying construction work, 45211000 Construction work for multi-dwelling buildings and individual houses

**3) Quantity or scope**

The price estimate given represents the estimated total build cost for the required utilities infrastructure. There is scope for future revenue opportunities to offset these costs.  
Estimated value excluding VAT: 4 800 000 GBP

**4) Indication about different time frame or duration**

**5) Additional information about lots**

Lot No: 4

Lot title: Telecommunications

**1) Short description**

Provision of new civil and cabled infrastructure and reinforcement of incumbent's infrastructure, necessary to service the residential and commercial properties with superfast broadband.

Service to the plot boundaries ready for extending to each dwelling the necessary copper or fibre service.

**2) CPV code(s)**

65000000 Public utilities, 64210000 Telephone and data transmission services, 64211000 Public-telephone services, 32571000 Communications infrastructure, 45232300 Construction and ancillary works for telephone and communication lines, 45232310 Construction work for telephone lines, 45231110 Pipelaying construction work, 64220000 Telecommunication services except telephone and data transmission services, 45211000 Construction work for multi-dwelling buildings and individual houses

**3) Quantity or scope**

The price range given represents the estimated total build costs for the required utilities infrastructure. There will be future revenue opportunities to offset these costs.  
Estimated value excluding VAT: 3 000 000 GBP

**4) Indication about different time frame or duration**

**5) Additional information about lots**

Lot No: 5

Lot title: Multi Utility Provider for the Provision of Lots 1-4

**1) Short description**

For the supply of all of the requirements of Lots 1-4 as described in Annexes 1-4.

**2) CPV code(s)**

65000000 Public utilities, 45333000 Gas-fitting installation work, 32571000 Communications infrastructure, 45231300 Construction work for water and sewage pipelines, 45315300

Electricity supply installations, 45211000 Construction work for multi-dwelling buildings and individual houses, 64200000 Telecommunications services, 64210000 Telephone and data transmission services, 45232220 Substation construction work, 45231221 Gas supply mains construction work, 45232310 Construction work for telephone lines, 45232210 Overhead line construction, 45232150 Works related to water-distribution pipelines, 45315600 Low-voltage installation work, 45232300 Construction and ancillary works for telephone and communication lines, 45317300 Electrical installation work of electrical distribution apparatus, 64220000 Telecommunication services except telephone and data transmission services, 45333100 Gas regulation equipment installation work, 45231400 Construction work for electricity power lines, 64211000 Public-telephone services, 45333200 Gas meter installation work, 45000000 Construction work, 45232221 Transformer substation, 45231110 Pipelaying construction work, 45315500 Medium-voltage installation work, 45315400 High voltage installation work, 45317200 Electrical installation work of transformers

### **3) Quantity or scope**

The price range given represents the estimated total build costs for the required utilities infrastructure. There will be future revenue opportunities to offset these costs.

Estimated value excluding VAT:

Range: between 15 000 000 and 16 000 000 GBP

### **4) Indication about different time frame or duration**

### **5) Additional information about lots**

## **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**

Details of any deposits or guarantees required will be set out in the Pre-Qualification Questionnaire and tender documents.

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

Details of any financing conditions or payment arrangements will be set out in the Pre-Qualification Questionnaire and the tender documents.

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

Graven Hill Village Development Company Ltd requires all members of a consortium to be jointly and severally liable for the delivery of the requirements of the Contract. In the event of a successful consortium bid, Graven Hill Village Development Company Ltd reserves the right to require the consortium to establish a separate legal entity to enter into the Appointment.

#### **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 detailed in the Pre-Qualification Questionnaire.

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

List and brief description of conditions: As detailed in the Pre-Qualification Questionnaire.

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

List and brief description of conditions:

As detailed in the Pre-Qualification Questionnaire.

### **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**

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### **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**

Objective criteria for choosing the limited number of candidates: As set out in the tender documents.

#### **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**

FR-GH-16 Graven Hill

#### **IV.3.2. Previous publication concerning this procedure**

no

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

Payable documents: no

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

19.11.2015 - 12:00

#### **IV.3.5.**

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

23.11.2015

**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**

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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:  
no

**VI.3. Additional information**

Lot 1 — Water

Provision of new potable water infrastructure and reinforcement of incumbent's infrastructure, necessary to service the residential and commercial properties. The provision of all pipework, valves, contestable and non-contestable works, including infrastructure charges to provide a metered water supply along with temporary standpipe to each residential dwelling plot and a service to the boundary of the commercial properties.

Lot 2 — Gas

Provision of new gas infrastructure and reinforcement of incumbent's infrastructure, necessary to service the residential and commercial properties. Provision and installation of all on and off-site contestable and non-contestable works to provide gas infrastructure to each residential plot and to the boundary of the commercial plots. This capped connection is then to be extended to each dwelling's metered service.

Lot 3 — Electricity

Provision of new electrical infrastructure and reinforcement of incumbent's infrastructure, necessary to service the residential and commercial properties. Provision and installation of all on and off-site contestable and non-contestable works to provide electrical infrastructure to each residential plot and to the boundary of the commercial plots. For residential this is a metered service with above ground permanent cabinet housing cut out, meter and protective isolation device. This includes the provision of transformers, street lighting supplies and street furniture supplies.

Lot 4 — Telecommunications

Provision of new civil and cabled infrastructure and reinforcement of incumbent's infrastructure, necessary to service the residential and commercial properties with superfast broadband. Service to the plot boundaries ready for extending to each dwelling the necessary copper or fibre service.

Lot 5 — Multi Utility Provider for the Provision of Lots 1-4

For the supply of all of the requirements of Lots 1-4 above.

**VI.4. Procedures for review**

**VI.4.1. Review body**

Official name: High Court of England and Wales  
Postal address: Royal Courts of Justice The Strand  
Town: London  
Postal code: WC1A 2LL  
Country: United Kingdom

**Body responsible for mediation procedures**

Official name: High Court of England and Wales  
Postal address: Royal Courts of Justice The Strand  
Town: London  
Postal code: WC1A 2LL  
Country: United Kingdom

**VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: Graven Hill Village Development Company Ltd will observe a standstill period following the award of the contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015.

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

Official name: Cabinet Office  
Postal address: Whitehall  
Town: London  
Postal code: SW1A 2AS  
Country: United Kingdom

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

20.10.2015