

United Kingdom-London: Construction work

OJ S 221/2015 14/11/2015

Contract notice

Works

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

I.1. Name and addresses

Official name: The Mayor and Burgesses of the London Borough of Haringey

Postal address: Floor 4, Alexandra House, 10 Station Road, Wood Green

Town: London

Postal code: N22 7TR

Country: United Kingdom

Contact person: Construction Procurement Group

E-mail: htbprocurement@haringey.gov.uk**Internet address(es):**General address of the contracting authority: www.haringey.gov.ukElectronic access to information: www.delta-esourcing.comElectronic submission of tenders and requests to participate: www.delta-esourcing.com**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**

Regional or local authority

I.3. Main activity

General public services

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

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

Hornsey Town Hall Regeneration Project.

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

Works

Design and execution

NUTS code UKI21 Outer London - East and North East

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)

Construction work. Urban development construction work. Repair and maintenance services. Real estate services. Hotel, restaurant and retail trade services. Refurbishment work. Overhaul and refurbishment work. Recreation centre construction work. Construction work for art and cultural buildings. Construction work for buildings relating to leisure, sports, culture, lodging and restaurants. Development services of real estate. Buildings of particular historical or architectural interest. The Mayor and Burgesses of the London Borough of Haringey (the 'Contracting Authority') is seeking to procure a development partner to deliver the regeneration of the Hornsey Town Hall site (the 'Site'). The Site is situated at Crouch End, a desirable and affluent part of the London Borough of Haringey located approximately 6 miles (10 km) north of central London.

The Contracting Authority is seeking, through a competitive dialogue procurement process, to identify the development partner(s) who will, by way of innovative solutions, redevelop the site and restore the Town Hall in a way that respects its listed status and safeguards its future. This includes securing an appropriate operator(s) to occupy any non-residential space. The Site includes the Grade II* listed Town Hall and Grade II listed Town Hall Annex (together comprising circa 5 200 square metres net internal area). The Town Hall currently sits on English Heritage's 'Buildings at Risk' register. The Site also includes a series of ancillary buildings, a public square and a cleared development site of circa 3 622 square metres to the rear.

Planning consent exists for the redevelopment of the Site for mixed-use development, comprising the demolition of some existing buildings, conversion/alterations of retained buildings, and erection of new buildings for 123 no. residential dwellings, as well as D1, A1/3 /4, B1, D1/2, and sui generis uses. A planning condition links the development of the land to the rear and the refurbishment of the Town Hall in one project.

The Council has implemented this planning consent through the carrying out of a material operation (as defined in section 56(4) of the Town and Country Planning Act 1990) being the demolition of one of the buildings within the Site.

The Contracting Authority is flexible to revised development proposals coming forward (subject to planning), although, as a condition of contract, the Contracting Authority will include a requirement to maintain some degree of public access and use within the Town Hall itself. The Contracting Authority will transfer control of the Site to the development partner by way of a long lease subject to the terms of a Development Agreement.

This short description of the project is for information purposes only and the Contracting Authority does not warrant or guarantee the accuracy or completeness of this information at this stage. Further details about the project will be set out in the Pre-Qualification Questionnaire (the 'PQQ') and the accompanying memorandum of information, which may be obtained as directed in Section VI.3 of this notice.

II.1.6. CPV code(s)

45000000 Construction work, 45211360 Urban development construction work, 50000000 Repair and maintenance services, 70000000 Real estate services, 55000000 Hotel, restaurant and retail trade services, 45453100 Refurbishment work, 45453000 Overhaul and refurbishment work, 45212172 Recreation centre construction work, 45212300 Construction work for art and cultural buildings, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants, 70110000 Development services of real estate, 45212350 Buildings of particular historical or architectural interest

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 total scheme cost is estimated to be between 100 000 000 and 150 000 000 GBP, none of which is payable by the council. The total cost will be dependent on a number of factors including market conditions and the nature of development scheme promoted by the development partner.

Estimated value excluding VAT:

Range: between 100 000 000 and 150 000 000 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

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

A performance bond or parent company guarantee may be required.

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

As set out in the Invitation to Submit Detailed Solutions ('ISDS') documents to be issued by the Contracting Authority.

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

The Contracting requires the lead member of any Consortium bid to be fully and entirely responsible for the delivery of every element of each member of the Consortium's obligations (both during construction and operation), as appropriate.

III.1.4. Contract performance conditions

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

Description of particular conditions: As set out in the ISDS.

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: The Authority will apply all the offences listed in Article 45(1) of Directive 2004/18/EC (implemented as Regulation 23(1) of the Public Contract Regulations (PCR) 2006 in the UK) and all of the professional misconducts listed at Article 45

(2) of Directive 2004/18/EC (see also Regulation 23(2) in the PCR 2006) to the decision of whether a Candidate is eligible to be invited to tender.

A full list of the Regulation 23(1) and 23(2) criteria are at <http://www.delta-esourcing.com/delta/project/reasonsForExclusion.html#pcr>

Candidates will be required to answer these questions as part of the qualification process. For candidates who are registered overseas, you will need to declare if you have any offences /misconduct under your own countries laws, where these laws are equivalent to the Regulation 23 lists.

Candidates who have been convicted of any of the offences under Article 45(1) are ineligible and will not be selected to bid, unless there are overriding requirements in the general interest for doing so.

Candidates who are guilty of any of the offences, circumstances or misconduct under Article 45 (2) may be excluded from being selected to bid at the discretion of the Authority.

As set out in the Pre-Qualification Questionnaire ('PQQ').

III.2.2. Economic and financial ability

List and brief description of conditions: As set out in the Pre-Qualification Questionnaire ('PQQ').

Minimum level(s) of standards possibly required: As set out in the Pre-Qualification Questionnaire ('PQQ').

III.2.3. Technical and professional ability

List and brief description of conditions:

As set out in the Pre-Qualification Questionnaire ('PQQ').

Minimum level(s) of standards possibly required:

As set out in the Pre-Qualification Questionnaire ('PQQ').

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 6

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

Prior information notice

Notice number in the OJ S: [2015/S 199-360357](#) of 14.10.2015

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: 14.12.2015 - 13:00

Payable documents: no

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

14.12.2015 - 17:00

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

15.1.2016

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

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.1. To express an interest in this project, economic operators are required to upload a Pre-Qualification Questionnaire ('PQQ') to the Contracting Authority's Delta e-procurement portal to arrive no later than 17.00 on 14 December 2015. The PQQ is accessible from the Contracting Authority's e-portal at <http://www.delta-esourcing.com> (the 'E-Portal').

2. Economic operators should note that the Contracting Authority intends to conduct this entire procurement through the E-Portal. In order to obtain the PQQ and participate in this process, economic operators will need to register on the e-portal and follow the instructions set out at

the e-portal. In case of technical difficulties, the helpdesk can be contacted by telephone on +44 8452707050. The Delta Helpdesk is open from 8:30 to 17:30 Monday to Friday excluding bank holidays.

3. Economic operators are requested to submit any queries in relation to this project, the PQQ or this notice through the E-Portal, and in particular are requested not to use the details at Section I.1 of this notice or other means to contact the Contracting Authority in respect of this procurement.

4. It is anticipated that the Invitation to Submit Detailed Solutions (the 'ISDS') will be issued to shortlisted applicants on or around 15.1.2015. The Contracting Authority reserves the right to vary this date and any other procurement timescales or arrangements, whether set out in this notice or identified later.

5. The Contracting Authority reserves the right to abandon this procurement process at any stage following the publication of this notice and/or not to award any contract in respect of this contract. The Contracting Authority further reserves the right to award the Development Agreement or other contract in respect of part of the project only.

6. Full details of the scope and requirements for the project's completion will be set out in the tender documentation to be issued by the Contracting Authority.

7. All applicants are solely responsible for their costs and expenses incurred in connection with the preparation and submission of the PQQ and all future stages of the selection, evaluation and award process. Under no circumstances will the Contracting Authority or any of its advisors be liable for any costs or expenses borne by any applicant or such applicant's associated organisations or any of its advisors in this process whether the applicant is successful or otherwise.

8. The Contracting Authority notes that the reference in this notice to Directive 2004/18/EC now relates to Directive 2014/24/EU.

9. The Contracting Authority's minimum requirements in respect of variant bids (see Section II.1.9 of this notice) will be made clear in the relevant iterations of the procurement documents.

10. The Contracting Authority has carefully considered the feasibility of dividing the Development Agreement into lots but, after having carefully reviewed the relevant economic, financial and technical criteria needed to achieve a successful solution to this procurement, has decided that the division of this procurement into lots would not be appropriate.

11. The Contracting Authority does not anticipate requiring variants but reserves the right to do so.

12. The Contracting Authority reserves the right require the performance of certain works under this Project to be reserved to particular qualified professionals.

13. For more information about this opportunity, please visit the Delta eSourcing portal at: <https://www.delta-esourcing.com/tenders/UK-UK-London:-Construction-work./7523HD85YU>

For more information about this opportunity, please visit the Delta eSourcing portal at: <https://www.delta-esourcing.com/tenders/UK-UK-London:-Construction-work./7523HD85YU>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/7523HD85YU>

GO Reference: GO-20151111-PRO-7310180.

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court

Postal address: Royal Courts of Justice, The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom
Telephone: +44 2079476000

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The Contracting Authority will incorporate a minimum standstill period of ten (10) calendar days from the point at which information on the award of the Development Agreement is communicated to tenders. Applicants who are unsuccessful shall be informed by the Contracting Authority as soon as possible after the decision has been made as to the reasons why such applicants were unsuccessful.

In the event an appeal regarding the award of the Development Agreement is not successfully resolved, the Public Contracts Regulations 2015 (SI 2015 (SI 2015/102) provide for aggrieved parties who have been harmed or are at risk of harm by breach of the Regulations to take legal action. Any such action must be brought within the applicable limitation period. Where a contract has not been entered into, the court may order the setting aside of the award decision or order that the Contracting Authority amend any document and may award damages. If the contract has been entered into, the court may, depending on the circumstances, award damages, make a declaration of ineffectiveness, order the Contracting Authority to pay a fine, and/or order that the duration of the contract be shortened. The purpose of the aforementioned is to allow the parties to apply to the courts to set aside the award decision before the contract is entered into.

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

VI.5. Date of dispatch of this notice

11.11.2015