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Tender

## **The Seam, County Way Barnsley - Plot 1 and 2 Residential Development**

Barnsley Metropolitan Borough Council

F02: Contract notice

Notice identifier: 2023/S 000-000646

Procurement identifier (OCID): ocds-h6vhtk-039627

Published 10 January 2023, 11:54am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Barnsley Metropolitan Borough Council

Town Hall

Barnsley, South Yorkshire

S70 2TA

#### **Email**

[JennyLockwood@barnsley.gov.uk](mailto:JennyLockwood@barnsley.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKE31 - Barnsley, Doncaster and Rotherham

#### **National registration number**

N/A

**Internet address(es)**

Main address

<https://www.barnsley.gov.uk>

Buyer's address

<https://yortender.eu-supply.com/ctm/Company/CompanyInformation/Index/103835>

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

[https://uk.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=51209&B=UK](https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=51209&B=UK)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://uk.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=51209&B=UK](https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=51209&B=UK)

Tenders or requests to participate must be submitted to the above-mentioned address

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

The Seam, County Way Barnsley - Plot 1 and 2 Residential Development

#### **II.1.2) Main CPV code**

- 45211340 - Multi-dwelling buildings construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Barnsley Metropolitan Borough Council (the Council) is looking to appoint a Developer to bring forward Plot 1 and 2 of the SEAM Phase 1 campus development for residential accommodation (the Scheme).

#### **II.1.5) Estimated total value**

Value excluding VAT: £49,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work
- 45211100 - Construction work for houses
- 45211340 - Multi-dwelling buildings construction work
- 70000000 - Real estate services
- 45000000 - Construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 70111000 - Development of residential real estate

- 71500000 - Construction-related services

### **II.2.3) Place of performance**

NUTS codes

- UKE31 - Barnsley, Doncaster and Rotherham

Main site or place of performance

SEAM Digital Campus, S70 2JW

### **II.2.4) Description of the procurement**

The Seam is Barnsley's Digital Campus, a new district that will bring together people, business, education, research, and place. The vision for The Seam is to establish an inclusive, digital innovation campus built around the activity already happening in the DMC buildings, Barnsley College's new business Centre. It will be at the heart of a connected tech eco- system that will foster innovation and experimentation for the benefit of everyone.

The Seam is intended to play a key role in supporting entrepreneurial spirit and enabling the growth of digital industries in a 'Smart City' campus environment.

Barnsley Metropolitan Borough Council (the Council) is looking to appoint a Developer to bring forward Plot 1 and 2 of the SEAM Phase 1 campus development for residential accommodation, who can help to bring to life the vision for the Seam Digital Campus in the heart of Barnsley Town centre.

The appointed Developer may also be required to bring forward additional plots which have been identified in the Blueprint as being for residential development as part of future phases of the SEAM development, subject to performance and demand. The Blueprint can be found in the Stage One procurement documents.

The estimated overall contract value is between £18 million and £49 million based on the estimated gross development value (GDV) of Plot 1 and 2 (The main focus of this initial agreement) and the sum of the estimated GDV for additional plots identified in the Blueprint for residential development 3, 6b and 7, which at this stage are not guaranteed.

This is based on an estimated GDV for Plot 1 and 2 of between £18 million and £30 million dependant on the development mix proposed.

Developers wishing to take part are invited to register an interest via the YORtender e-tendering portal and download and complete the Selection Questionnaire.

To be considered as a bidder, you must complete and submit a Selection Questionnaire by the deadline provided.

Only those shortlisted will be invited to submit an initial tender.

#### **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: £49,000,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

The duration of the contract will be dependant on the delivery programme of the Scheme from the successful Developer, but it is envisaged that completion of the development of Plot 1 and 2 will take approximately 24 months.

The contract may also be extended to allow for the development of additional residential plots if the Council opts to do so.

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

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

As set out in the procurement documents.

It is envisaged that a maximum of 5 candidates will be shortlisted and invited to submit initial tenders.

If the Council decides not to award the contract on the basis of initial tenders, it is envisaged that a maximum of 2 candidates (The top 2 scoring after the Stage 2 evaluation) will be invited to negotiate.

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: Yes

Description of options

There is an option for the Council to extend the agreement to include additional residential development plots within further phases of the Seam Digital campus development, subject to performance and demand.

#### **II.2.13) Information about European Union Funds**

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

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

### **III.1) Conditions for participation**

#### **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

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## **Section IV. Procedure**

### **IV.1) Description**

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

Competitive procedure with negotiation

#### **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.1.5) Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

#### **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

13 February 2023

Local time

12:00pm

**IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

27 March 2023

**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: 6 (from the date stated for receipt of tender)

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**Section VI. Complementary information**

**VI.1) Information about recurrence**

This is a recurrent procurement: No

**VI.2) Information about electronic workflows**

Electronic invoicing will be accepted

Electronic payment will be used

**VI.4) Procedures for review**

**VI.4.1) Review body**

The High Court of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

**VI.4.2) Body responsible for mediation procedures**

High Court of Justice

The Royal Courts of Justice, The Strand,

London

WC2A 2LL

Country

United Kingdom

**VI.4.4) Service from which information about the review procedure may be obtained**

The High Court of Justice

The Royal Courts of Justice, The Strand,

London

WC2A 2LL

Country

United Kingdom