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Tender

## **Land at Carmarthen West – Residential Development Opportunity**

Carmarthenshire County Council

F02: Contract notice

Notice identifier: 2023/S 000-001017

Procurement identifier (OCID): ocds-h6vhtk-03970c

Published 12 January 2023, 4:56pm

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

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

Carmarthenshire County Council

County Hall

Carmarthen

SA31 1JP

#### **Contact**

Peter Edwards

#### **Email**

[pedwards@carmarthenshire.gov.uk](mailto:pedwards@carmarthenshire.gov.uk)

#### **Telephone**

+44 1267234567

#### **Country**

United Kingdom

**NUTS code**

UKL14 - South West Wales

**Internet address(es)**

Main address

<https://www.carmarthenshire.gov.wales>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0281](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0281)

**I.3) Communication**

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

<https://etenderwales.bravosolution.co.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etenderwales.bravosolution.co.uk>

**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**

Land at Carmarthen West – Residential Development Opportunity

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

- 45220000 - Engineering works and construction works

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

Works

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

Carmarthenshire County Council is seeking to appoint a developer to deliver a residential scheme on an 8.4 acre Council-owned green-field site, two miles to the west of Carmarthen Town Centre. The site benefits from direct access to the new Carmarthen West Link Road, connecting the A40 at Traveller's Rest to College Road. As part of this development, there will be a requirement for the developer to provide homes for the Council to acquire, at a minimum specification. 24 dwellings will be purchased by Carmarthenshire County Council on completion.

This Procurement is being undertaken in accordance with the Competitive Procedure with Negotiation pursuant to Regulation 29 of the Public Contracts Regulations 2015. Although the Council is utilising the Competitive Procedure with Negotiation route, it reserves the right to award the contract on the basis of the initial tenders without conducting negotiations.

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

This contract is divided into lots: No

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

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

- 45000000 - Construction work
- 45211100 - Construction work for houses
- 45210000 - Building construction work

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45215214 - Residential homes construction work

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

NUTS codes

- UKL14 - South West Wales

Main site or place of performance

Johnstown, Carmarthen

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

Carmarthenshire County Council is seeking to appoint a developer to deliver a residential scheme on an 8.4 acre Council-owned green-field site, two miles to the west of Carmarthen Town Centre. The site benefits from direct access to the new Carmarthen West Link Road, connecting the A40 at Traveller's Rest to College Road. As part of this development, there will be a requirement for the developer to provide homes for the Council to acquire, at a minimum specification. 24 dwellings will be purchased by Carmarthenshire County Council on completion.

This Procurement is being undertaken in accordance with the Competitive Procedure with Negotiation pursuant to Regulation 29 of the Public Contracts Regulations 2015. The Council expressly reserves the right to award the Contractual Agreement on the basis of the initial tenders without negotiation. For this particular Contractual Agreement, it is envisaged that the Council will award the Contractual Agreement on the basis of the initial tender without negotiation, however the Council will inform Bidders if negotiation will be undertaken in accordance with the Invitation to Participate in Initial Tender document.

A Pre-Qualification Questionnaire (PQQ) is being published for Stage 1 of the process through which the Council is inviting suitably qualified and experienced organisations to submit a response to the PQQ in order to determine whether they meet a minimum standard of financial standing and technical capability and capacity to deliver the required development. Following the evaluation of this PQQ, those bidders who pass Stage 1 will be invited to participate in Stage 2 by submitting an Initial Tender.

The Council is not setting a maximum number of Bidders to be invited to tender at Stage 2. Bidders will be invited to participate and submit an initial tender based on the minimum requirements and scored criteria set out in the PQQ.

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The development timeframe and any options for extensions will be outlined in the Contractual Agreement. Refer to Section 8 of the Heads of Terms document.

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

Envisaged minimum number: 3

**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**

A PIN was placed on 08/02/2021 and can be viewed from this link - [https://www.sell2wales.gov.wales/search/show/search\\_view.aspx?ID=FEB358478](https://www.sell2wales.gov.wales/search/show/search_view.aspx?ID=FEB358478), or searching for Reference No: FEB358478.

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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

2:00pm

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

6 March 2023

**IV.2.4) Languages in which tenders or requests to participate may be submitted**

English, Welsh

**IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 4 (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.3) Additional information**

**IMPORTANT TENDER INFORMATION**

ETENDERWALES PORTAL - This procurement exercise will be conducted via the eTenderWales portal. To assist you in locating these opportunities on the eTenderWales portal, the project code is 44006 and the PQQ code is 33330.

All tender documents are contained within PQQ 33330. Please also ensure you check the attachments area for any documents/ information which may assist you with your submission or you are required to upload as part of your submission as per information contained within the tender pack. To access the tender documents, please register your company on the eTenderWales portal at: [www.etenderwales.bravosolution.co.uk](http://www.etenderwales.bravosolution.co.uk)

PREVIOUS PUBLICATION CONCERNING THIS PROCEDURE - A Prior Information Notice was published for this tender opportunity. This Notice and the associated documentation can be viewed at - [https://www.sell2wales.gov.wales/search/show/search\\_view.aspx?ID=FEB358478](https://www.sell2wales.gov.wales/search/show/search_view.aspx?ID=FEB358478)

NOTE: The authority is using eTenderwales to carry out this procurement process. To obtain further information record your interest on Sell2Wales at

[https://www.sell2wales.gov.wales/search/search\\_switch.aspx?ID=99590](https://www.sell2wales.gov.wales/search/search_switch.aspx?ID=99590)

The Contractor shall ensure that all contracts with Subcontractors and Suppliers which the Contractor intends to procure following the Award date, and which the Contractor has not, before the date of this Contract, already planned to award to a particular Subcontractor or Supplier, are advertised through the Sell2Wales portal ([www.sell2wales.gov.wales](http://www.sell2wales.gov.wales)) and awarded following a fair, open, transparent and competitive process proportionate to the nature and value of the contract.

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

Carmarthenshire County Council is committed to promoting Social Value through its policies, strategies, and services, thus achieving the best value for money in the widest sense. The aim is to build stronger communities, reduce social exclusion and poverty and encourage the development of the economy.

The Council's Corporate Strategy (2018-2023) sets out its strategic direction, incorporating its improvement and Well-Being objectives as defined by legislation in the Well-Being of Future Generations (Wales) Act 2015. Through the pursuit of Community Benefits in this Project the Council is seeking to improve the economic, social, environmental, and cultural well-being of the County. Its commitment to pursuing these Community Benefits will support it in promoting these additional, wider opportunities.

The successful developer will be expected to work with the Council to maximise the Community Benefits delivered through the performance of the contract. They will also be expected to obtain the full cooperation of sub-contractors and suppliers in delivering these Community Benefits requirements.

(WA Ref:99590)

The buyer considers that this contract is suitable for consortia.

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

Public Procurement Review Service

Cabinet Office

London

Email

[publicprocurementreview@cabinetoffice.gov.uk](mailto:publicprocurementreview@cabinetoffice.gov.uk)

Telephone

+44 3450103503

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>