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Tender

Pudding Mill Lane Joint Venture Development Partner Procurement

London Legacy Development Corporation

F24: Concession notice

Notice identifier: 2023/S 000-001453

Procurement identifier (OCID): ocds-h6vhtk-039846

Published 17 January 2023, 4:05pm

Section I: Contracting authority/entity

I.1) Name and addresses

London Legacy Development Corporation

5 Endeavour Square

London

E20 1JN

Contact

Brian Walsh

Email

brianwalsh@londonlegacy.co.uk

Telephone

+44 2032881800

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

www.queenelizabetholympicpark.co.uk

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

<https://award.commercedecisions.com/londonlegacy/web/project/bb7a3c7c-0a5e-47cf-8762-fc432f1b5811/register>

Additional information can be obtained from the above-mentioned address

Applications or, where applicable, tenders must be submitted electronically via

<https://award.commercedecisions.com/londonlegacy/web/project/bb7a3c7c-0a5e-47cf-8762-fc432f1b5811/register>

Applications or, where applicable, tenders must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Regeneration

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Pudding Mill Lane Joint Venture Development Partner Procurement

II.1.2) Main CPV code

- 45211360 - Urban development construction work

II.1.3) Type of contract

Works

II.1.4) Short description

London Legacy Development Corporation ('LLDC') is seeking to appoint a development partner to form a corporate joint venture ("JV"). The JV shall deliver the Pudding Mill Lane Development ('the Site') pursuant to a development agreement with LLDC ("DA"). The DA shall provide for the ultimate grant of a leasehold interest (minimum 250-year term) to the JV for the Site. The Site has the potential to deliver in the region of 948 homes and up to 52,000m² of non-residential space. The initial value of this concession opportunity is approximately £675m.

This opportunity may also include the balance of Planning Development Zone 8, the Pudding Mill Lane site and Planning Development Zone 12, the Rick Roberts Way site both identified in the Legacy Communities Scheme and under the control of LLDC, the total estimated development value for the additional site is £750m.

II.1.5) Estimated total value

Value excluding VAT: £675,000,000

II.1.6) Information about lots

This concession is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services

- 70110000 - Development services of real estate
- 70123100 - Sale of residential real estate
- 70331000 - Residential property services
- 73220000 - Development consultancy services
- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211300 - Houses construction work
- 45211341 - Flats construction work
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45213110 - Shop buildings construction work
- 45112700 - Landscaping work
- 45233100 - Construction work for highways, roads
- 45221000 - Construction work for bridges and tunnels, shafts and subways
- 45233260 - Pedestrian ways construction work
- 45231000 - Construction work for pipelines, communication and power lines
- 45231221 - Gas supply mains construction work
- 45231223 - Gas distribution ancillary work
- 45231300 - Construction work for water and sewage pipelines
- 45232450 - Drainage construction works
- 45231400 - Construction work for electricity power lines
- 45232140 - District-heating mains construction work
- 45247100 - Construction work for waterways
- 45200000 - Works for complete or part construction and civil engineering work
- 71000000 - Architectural, construction, engineering and inspection services
- 71220000 - Architectural design services
- 71240000 - Architectural, engineering and planning services

- 71251000 - Architectural and building-surveying services
- 71400000 - Urban planning and landscape architectural services
- 71530000 - Construction consultancy services
- 71311000 - Civil engineering consultancy services
- 71315200 - Building consultancy services
- 79418000 - Procurement consultancy services
- 79993000 - Building and facilities management services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 45259300 - Heating-plant repair and maintenance work
- 45330000 - Plumbing and sanitary works
- 79992000 - Reception services
- 90911200 - Building-cleaning services
- 79710000 - Security services
- 79412000 - Financial management consultancy services
- 45111000 - Demolition, site preparation and clearance work

II.2.3) Place of performance

NUTS codes

- UKI4 - Inner London – East

Main site or place of performance

Inner London – East

II.2.4) Description of the procurement

See II.1.4 above and note the following: 1) LLDC is seeking a developer partner to jointly deliver the development of the Sites through a 50%/50% incorporated vehicle (the “JV”) which shall be governed by a joint venture agreement. 2) the DA shall provide ultimately for a leasehold interest (minimum 250-year term) of the Sites to be granted to the JV. For further information please visit:

<https://award.commercedecisions.com/londonlegacy/web/project/bb7a3c7c-0a5e-47cf-8762-fc432f1b5811/register>

II.2.5) Award criteria

Concession is awarded on the basis of the criteria stated in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £675,000,000

II.2.7) Duration of the concession

Duration in months

240

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

1) the DA shall be entered into by LLDC and the JV 2) key contracts (including building contracts) shall be procured after award by the JV

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

III.2) Conditions related to the concession

III.2.2) Concession performance conditions

The concession contains social and environmental requirements. Please see the procurement documents for further details.

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.2) Time limit for submission of applications or receipt of tenders

Date

28 February 2023

Local time

1:00pm

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

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic payment will be used

VI.3) Additional information

The Concession Contracts Regulation 2016 applies to this competition as the development agreement and ancillary joint venture documentation are, together, considered to constitute a works concession. The Selection Questionnaire and Information Memorandum include indicative information regarding the procurement process, including a high level summary of the Award Criteria. The full Award Criteria will be provided within the Invitation to Submit Outline Proposals ("ISOP"). The estimated total value of the contract may be in the region of £675m. To respond to this opportunity, please visit:

<https://award.commercedecisions.com/londonlegacy/web/project/bb7a3c7c-0a5e-47cf-8762-fc432f1b5811/register>

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=751377865>

GO Reference: GO-2023117-PRO-21930945

VI.4) Procedures for review

VI.4.1) Review body

See VI.4.3

London

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Precise information on deadline(s) for review procedures: In accordance with Regulation 47 (Notice of decision to award a concession contract); Regulation 48 (Standstill Period) and Regulation 52 to 63 of the Concession Contracts Regulations 2016 (CCR 2016). Following any decision to award the concession contract, the Contracting Authority will providing debriefing information to unsuccessful bidders (in accordance with Regulation 47 CCR 2016) and observe a minimum 10 day standstill period (in accordance with Regulation 48 CCR 2016) before the concession contract is entered into.