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Contract

## **Development Manager**

Sefton Council

F03: Contract award notice

Notice identifier: 2024/S 000-002328

Procurement identifier (OCID): ocds-h6vhtk-0433f0

Published 23 January 2024, 4:53pm

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

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

Sefton Council

1st Floor Magdalen House, Trinity Road

Bootle

L20 3NJ

#### **Contact**

Mr Christian Rogers

#### **Email**

[christian.rogers@sefton.gov.uk](mailto:christian.rogers@sefton.gov.uk)

#### **Telephone**

+44 7966485814

#### **Country**

United Kingdom

**Region code**

UKD - North West (England)

**Internet address(es)**

Main address

<http://www.sefton.gov.uk/>

Buyer's address

<http://www.sefton.gov.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**

Development Manager

Reference number

DN704754

**II.1.2) Main CPV code**

- 70110000 - Development services of real estate

**II.1.3) Type of contract**

Services

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

The contract is Public Services contract for the provision of Development Management services to Sefton Council in respect of Phase 1 of the Bootle Strand Shopping Centre Transformation Programme (the Project), the first phase of the Council's plan to drive regeneration in Bootle Town Centre.

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

This contract is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Lowest offer: £500,000 / Highest offer: £790,000 taken into consideration

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

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

NUTS codes

- UKD - North West (England)

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

This procurement is for Development Management services to Sefton Council (the developer) in respect of Phase 1 of the Bootle Strand Shopping Centre Transformation Programme (the Project). The Development Manager will be required to manage all aspects of the development works for the following:

? Management of the Phase 1 main works:

- RIBA Stage 2-7 for demolition of c. 6,000m<sup>2</sup> of existing shopping centre; creation of new landscaped public realm that extends and enhances an existing entertainment and outdoor F&B facilities; refurbishment of space in one large existing building; creation of new landscaped public realm forming a new Town Square.

- Also RIBA Stage 1-3 for pre-construction work (design and planning) for the proposed repurposing of a second building to be implemented later in the programme to provide new 'shell and core' space that will be flexible for a variety of uses and occupiers.

? Management of Phase 1 enabling works from RIBA Stage 1-7 – principally for:

- Works to improve the retained Retail Core to retain existing and attract new tenants during the disruption of the works;

- Works required within the centre that are not within the scope of Phase 1 but which are required to enable effective on-going operations for areas of the still operational shopping centre adjoining the Phase 1 works, such as redirecting services, security and safety systems and the relocation of the public WCs;
- Works to deliver 'white-box' upgrades to secure new priority tenants for whom the capital cost of full fit out from shell and core would be prohibitive.

The Development Manager must also ensure the works are delivered in a fully integrated and coordinated way with the existing Asset Manager responsible for day-to-day operational management of the Strand shopping centre, which must continue to trade during the Project to provide important local amenities and generate revenue for the Council, which requires seamless collaboration between the Asset Manager and the Development Manager. At the same time they will be enabling completion of the Project within the aggressive programme timeframes prescribed by the grant funding providers.

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

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

#### **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

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## Section IV. Procedure

### IV.1) Description

#### IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The services can be provided only by a particular economic operator for the following reason:
  - protection of exclusive rights, including intellectual property rights

Explanation:

Ellandi is the only economic operator who can provide the development management services to the required specification on the basis that they have two exclusive rights:

A. The right to continue as the Asset Manager under their pre-existing contract, which services must be provided in an enhanced way, integrated with the development management services, in order to enable the successful delivery of the works. The works must be delivered in a fully integrated and coordinated way with the existing Asset Manager responsible for day-to-day operational management of the Strand shopping centre, which must continue to trade during the Project to provide important local amenities and generate revenue for the Council. A joint Asset Manager and the Development Manager provides the sole way to safely achieve this goal to meet the needs of the Council. Ellandi has a pre-existing contract as Asset Manager which cannot be exited early.

B. They have intellectual property rights to material input provided to the project to date (originally arising pursuant to their role as Asset Manager), which rights have not transferred to the Council.

Ellandi's input, the intellectual property rights for which remain with Ellandi, provides essential components of the Project outputs to date, the removal of which would require revision of the RIBA Stage 2 Report (and potentially planning application) resulting in significant delay to the Project, which threatens funding to the Project, and additional cost for which funding is not available.

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

The procurement is covered by the Government Procurement Agreement: Yes

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## **Section V. Award of contract**

### **Contract No**

DN704754

### **Title**

Development Manager

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

2 January 2024

#### **V.2.2) Information about tenders**

Number of tenders received: 1

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 0

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Ellandi Management Limited

75 Wells Street

London

W1T 3HQ

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Lowest offer: £500,000 / Highest offer: £790,000 taken into consideration

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## **Section VI. Complementary information**

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

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

Sefton Council - Legal Services

Magdalen House, Trinity Road

Bootle

L20 3NJ

Country

United Kingdom