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Tender

Development Partner for Hemel Hempstead Station Gateway

Network Rail Limited
London & Continental Railways Limited

F05: Contract notice – utilities
Notice identifier: 2022/S 000-002608
Procurement identifier (OCID): ocds-h6vhtk-0310ca
Published 28 January 2022, 6:15pm

Section I: Contracting entity

I.1) Name and addresses

Network Rail Limited

1 Eversholt Street

London

NW1 2DN

Contact

Tom Case

Email

tom.case@eu.jll.com

Telephone

+44 2078524279

Country

United Kingdom

NUTS code

UKH23 - Hertfordshire

Internet address(es)

Main address

<https://www.networkrail.co.uk/>

I.1) Name and addresses

London & Continental Railways Limited

20 Cranbourn Street

London

WC2H 7AA

Email

tom.case@eu.jll.com

Country

United Kingdom

NUTS code

UKI - London

Internet address(es)

Main address

<https://lcrproperty.co.uk/>

I.2) Information about joint procurement

The contract involves joint procurement

In the case of joint procurement involving different countries, state applicable national procurement law

London & Continental Railways Limited

I.3) Communication

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

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Site-development-work/JRWHH2W54W>

Additional information can be obtained from the above-mentioned address

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

I.6) Main activity

Other activity

General Public Services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Development Partner for Hemel Hempstead Station Gateway

Reference number

N202200002

II.1.2) Main CPV code

- 45111291 - Site-development work

II.1.3) Type of contract

Works

II.1.4) Short description

LCR and Network Rail are working together to seek a development partner to deliver multi-storey car park, station access road and additional infrastructure in order to release developable land to enable the developer to then construct a high quality residential led scheme.

II.1.5) Estimated total value

Value excluding VAT: £170,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45100000 - Site preparation work
- 45111000 - Demolition, site preparation and clearance work
- 45211350 - Multi-functional buildings construction work
- 70110000 - Development services of real estate
- 71000000 - Architectural, construction, engineering and inspection services
- 70111000 - Development of residential real estate
- 45215214 - Residential homes construction work
- 70123100 - Sale of residential real estate
- 71242000 - Project and design preparation, estimation of costs
- 71410000 - Urban planning services
- 73220000 - Development consultancy services
- 45213312 - Car park building construction work

II.2.3) Place of performance

NUTS codes

- UKH23 - Hertfordshire

Main site or place of performance

Hertfordshire

II.2.4) Description of the procurement

The site totals approximately 7.4 acres and is situated immediately adjacent to Hemel Hempstead Station. The site comprises the surface level car park for the station, the station forecourt and land which is in commercial use, including a former car showroom site, industrial buildings and small retail units serving the station.

There is a masterplan which suggests that the development opportunity at Hemel Hempstead Station gateway could be in the order of:

- 454 residential units
- Approximately 40,000 sq ft (NIA) of commercial floor space
- Extensive public realm including garden space
- Multi-storey car park and access / enabling works

We expect the masterplan to be critiqued as part of the negotiated process so the above is for guidance only.

The general areas of responsibility to be undertaken are as follows:

- Obtain detailed planning permission and implement construction of a Network Rail compliant multi-storey car park and access / enabling works
- Deliver the development of the remaining developable land to create a gateway development to the town with a significant residential component
- Work with Network Rail to ensure the development has a positive impact and to preserve and enhance the existing access to the station and the associated rail infrastructure
- Create a sustainable development using best practice

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: £170,000,000

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

Duration in months

120

This contract is subject to renewal

No

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

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

Please see Selection Questionnaire provided as part of the procurement documents.

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

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to

enrolment on professional or trade registers

List and brief description of conditions

Please see Selection Questionnaire provided as part of the procurement documents

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.1.4) Objective rules and criteria for participation

List and brief description of rules and criteria

Please see Selection Questionnaire provided as part of the procurement documents

III.1.6) Deposits and guarantees required

Please see Selection Questionnaire provided as part of the procurement documents

III.1.7) Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them

Please see Selection Questionnaire provided as part of the procurement documents

III.1.8) Legal form to be taken by the group of economic operators to whom the contract is to be awarded

Please see Selection Questionnaire provided as part of the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Please see Developer Heads of Terms provided as part of the procurement documentation

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Negotiated procedure with prior call for competition

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.1.8) 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

14 March 2022

Local time

5:00pm

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.3) Additional information

The procurement documentation will be available from 5pm on Monday 31st January 2022 from the Delta e-sourcing portal.

The brochure link is accessible here: <https://stationgateway-hh.co.uk/Station-Gateway-Brochure.pdf>

Hemel Hempstead Station Gateway presents a significant regeneration opportunity at a key transport node, with easy access to London. The vision for the opportunity area is to maximise the residential potential in this sustainable location, providing a new station square and multi-storey car park. Future residents will benefit from easy travel into London in less than 30 mins, along with direct access to the town of Hemel Hempstead and the surrounding, high quality countryside.

The development potential of the site has been studied in depth by the architects Farrells, who have worked through a design process including various technical, transport, planning and community consultations. The indicative masterplan delivers a multi-storey car park, station access road and additional infrastructure in order to release developable land and enable construction of the residential scheme. A positive pre-application response from Dacorum Borough Council for the principle of comprehensive redevelopment of the site to provide 454 residential units, approx. 40,000 sq ft (NIA) of commercial floor space, a Multi-Storey Car Park and extensive public realm improvements has been received.

A formal procurement process is being followed under the Utilities Contracts Regulations 2016 under the negotiated procedure to select a developer. This will be a two-stage process. Stage 1 is the pre-qualification stage where a shortlist of six applicants will be selected to progress to Stage 2 of the process. Stage 2 is the Invitation to Negotiate and is split into two phases. Phase 1 of Stage 2 will see the bidders invited to workshops and ultimately submit their outline proposals. The three highest scoring bidders will be shortlisted to progress to Phase 2 of Stage 2. This will include further workshops and negotiations and will conclude with the bidders submitting their final tenders and following an evaluation process, a preferred bidder will be selected.

The Estimated total value has been set at £170m. This is an indicative figure, based on our assumption of the Gross Development Value of the Farrells masterplan plus the cost

of building the MSCP, access road and enabling works.

The Duration of the contract has been estimated at 120 months. This is an estimate based on our assessment of time required to enter into formal contract, obtain planning permission and undertake the development. This should be read as a timescale that is unlikely to be exceeded but may well be bettered.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Site-development-work./JRWHH2W54W>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/JRWHH2W54W>

GO Reference: GO-2022128-PRO-19553425

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

N/A

N/A

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

LCR/NR will observe a minimum stand still period of 10 days in accordance with Utilities Contracts Regulations as amended 2016 prior to entering into any contract.

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

N/A

N/A

Country

United Kingdom