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Contract

Forum Multi Storey Car Park

Stevenage Borough Council

F03: Contract award notice

Notice identifier: 2025/S 000-002704

Procurement identifier (OCID): ocids-h6vhtk-04d670

Published 27 January 2025, 1:27pm

Section I: Contracting authority

I.1) Name and addresses

Stevenage Borough Council

Daneshill House

STEVENAGE

SG11HN

Contact

Dave Wells

Email

regeneration@stevenage.gov.uk

Country

United Kingdom

Region code

UKH23 - Hertfordshire

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.stevenage.gov.uk

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Forum Multi Storey Car Park

Reference number

CCD01539

II.1.2) Main CPV code

- 45213312 - Car park building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Stevenage Borough Council (the "Council") is leading on

regeneration programmes. The Council has awarded a public works contract (by way of a land swap agreement and conditional

development agreement) under Regulation 32(2)(b)(ii) of the Public Contracts Regulations 2015 for the development of a Life Sciences centre in Stevenage. The public works contract will include specific development works and the construction of a new multi-storey car park facility ("MSCP"). The Negotiated Procedure without Prior Publication is being followed and is justified under Regulation 32(2)(b)(ii).

II.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £8,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKH23 - Hertfordshire

II.2.4) Description of the procurement

The Council is leading on regeneration programmes and has awarded a public works contract (by way of a land swap agreement and conditional development agreement) under Regulation 32(2)(b)(ii) of the Public Contracts Regulations 2015 for the development of a Life Sciences centre in Stevenage. The public works contract will include specific development works and the construction of a new MSCP. The Negotiated Procedure without Prior Publication is being followed and is justified under Regulation 32(2)(b)(ii).

The public works contract (comprising a land swap agreement and

conditional development agreement) has been awarded to Forge Life Sciences No. 2 Nominee 1 Ltd and Forge Life Sciences No. 2

Nominee 2 Ltd (the Developers) and Forge Life Sciences No. 2 GP Ltd under regulation 32(2)(b)(ii) of the Public Contracts Regulations 2015 because competition is absent for technical reasons. The Council considers that the development works can only be supplied by a particular economic operator due to the technical impracticalities associated with the construction of the MSCP, the complexity of sequencing the development works and significant health and safety risks posed. In addition, the MSCP works will involve specialist, technical re-construction and integration of an existing ramp which will also adversely impact upon neighbouring land which is owned by one of the Developers.

There are no reasonable alternative or substitute development sites within the area that will meet the delivery timescales.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

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:
 - absence of competition for technical reasons

Explanation:

The Council is leading on regeneration programmes and has awarded a public works contract (by way of a land swap agreement and conditional development agreement) under Regulation 32(2)(b)(ii) of the Public Contracts Regulations 2015 for the development of a Life Sciences centre in Stevenage. The public works contract will include specific development works and the construction of a new MSCP. The Negotiated Procedure without Prior Publication is being followed and is justified under Regulation 32(2)(b)(ii).

The public works contract (comprising a land swap agreement and conditional development agreement) has been awarded to Forge Life Sciences No. 2 Nominee 1 Ltd and Forge Life Sciences No. 2 Nominee 2 Ltd (the Developers) and Forge Life Sciences No. 2 GP

Ltd and under regulation 32(2)(b)(ii) of the Public Contracts

Regulations 2015 because competition is absent for technical

reasons. The Council considers that the development works can only be supplied by a particular economic operator due to the technical impracticalities associated with the construction of the MSCP, the complexity of sequencing the development works and significant health and safety risks posed. In addition, the MSCP works will involve specialist, technical re-construction and integration of an existing ramp which will also adversely impact upon neighbouring land which is owned by one of the Developers.

There are no reasonable alternative or substitute development sites within the area that will meet the delivery timescales.

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

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

17 January 2025

V.2.2) Information about tenders

Number of tenders received: 1

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Forge Life Sciences No. 2 Nominee 1 Ltd

10th Floor, 110 Cannon Street, London

London

EC4N 6EU

Country

United Kingdom

NUTS code

- UKI31 - Camden and City of London

Companies House

14266982

The contractor is an SME

No

V.2.3) Name and address of the contractor

Forge Life Sciences No. 2 Nominee 2 Ltd

10th Floor, 110 Cannon Street, London

London

EC4N 6EU

Country

United Kingdom

NUTS code

- UKI31 - Camden and City of London

Companies House

14267967

The contractor is an SME

No

V.2.3) Name and address of the contractor

Forge Life Sciences No. 2 GP Ltd

10th Floor, 110 Cannon Street, London

London

EC4N 6EU

Country

United Kingdom

NUTS code

- UKI31 - Camden and City of London

Companies House

14263664

The contractor is an SME

No

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

Total value of the contract/lot: £8,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court England & Wales

London

Country

United Kingdom