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Opportunity

## **Mole Valley District Council - Joint-Venture Development Partner for Swan Centre and Bull Hill, Leatherhead**

Mole Valley District Council

F02: Contract notice

Notice reference: 2021/S 000-004509

Published: 5 March 2021, 5:07pm

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

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

Mole Valley District Council

Pippbrook

Dorking

RH4 1SJ

#### **Contact**

Procurement Team

#### **Email**

[procurement@horsham.gov.uk](mailto:procurement@horsham.gov.uk)

#### **Telephone**

+44 1403215299

**Country**

United Kingdom

**NUTS code**

UKJ26 - East Surrey

**Internet address(es)**

Main address

[www.molevalley.gov.uk](http://www.molevalley.gov.uk)

Buyer's address

<http://www.sesharedservices.org.uk/esourcing>

**I.3) Communication**

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

<https://www.sesharedservices.org.uk/esourcing>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<http://www.sesharedservices.org.uk/esourcing>

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

**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**

Mole Valley District Council - Joint-Venture Development Partner for Swan Centre and Bull Hill, Leatherhead

Reference number

MVDC - 032268

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

- 45210000 - Building construction work

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

Works

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

MVDC is seeking a strategic development partner (Partner) to jointly implement redevelopment proposals for two of its freehold sites comprising The Swan Centre and Bull Hill.

#### **II.1.5) Estimated total value**

Value excluding VAT: £200,000,000

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

This contract is divided into lots: No

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

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

- 70110000 - Development services of real estate
- 45212400 - Accommodation and restaurant buildings

- 71530000 - Construction consultancy services
- 71510000 - Site-investigation services
- 71220000 - Architectural design services
- 71520000 - Construction supervision services
- 45211360 - Urban development construction work
- 45111291 - Site-development work
- 45213100 - Construction work for commercial buildings
- 71540000 - Construction management services
- 70111000 - Development of residential real estate
- 71210000 - Advisory architectural services
- 71230000 - Organisation of architectural design contests
- 71242000 - Project and design preparation, estimation of costs
- 71410000 - Urban planning services
- 45210000 - Building construction work
- 70112000 - Development of non-residential real estate
- 45211350 - Multi-functional buildings construction work
- 71240000 - Architectural, engineering and planning services
- 45213110 - Shop buildings construction work
- 71250000 - Architectural, engineering and surveying services

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

NUTS codes

- UKJ26 - East Surrey

Main site or place of performance

Leatherhead

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

MVDC is seeking a Partner with the relevant experience, capability and resources to redevelop a substantial mixed-use regeneration opportunity in Leatherhead. MVDC is seeking a development Partner to bring forward proposals to redevelop / repurpose the Swan Centre and a residential-led mixed-use scheme for Bull Hill, and to create an improved public realm, pedestrian routes and open space. The two sites have a combined area of 10.15 acres / 4.1 hectares, located within the town centre. Our vision for the projects is to deliver: • Approximately 450 new homes; • Re-positioned retail offer; • New leisure uses; • Integrated community spaces; • High quality public realm with open spaces and event space; and • Improved car parking. The Partner should have the skills, resources and track record needed to confidently deliver a project of this nature and be a successful partner to MVDC, who is seeking to enter into a 50:50 partnership. The Partner's role will include but not be limited to design development of each site, securing all planning and statutory consents, undertaking

development, construction management and securing funding as required to enable the redevelopment. This will include marketing of the completed development in line with an agreed business plan and jointly working with MVDC with all consultation and communication with stakeholders.

### **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: £200,000,000

### **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**

Maximum number: 5

### **II.2.10) Information about variants**

Variants will be accepted: Yes

### **II.2.11) Information about options**

Options: Yes

Description of options

The partnering structure will be created through the JV LLP partnership entity. Bidders will be required to set out their proposals for profit and revenue share together as part of their business plan which will indicate the approach to the future property ownership.

### **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 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 dialogue

#### **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

23 April 2021

Local time

12:00pm

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

17 May 2021

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

English

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.3) Additional information**

The value provided represents MVDC's estimate of the total development value based on its own concept designs. The value of the contract opportunity will be based on the Partner's own concepts and supporting business plan submitted following the competitive dialogue process. MVDC is following the Competitive Dialogue as set out in the Public Procurements Regulations 2015 (as amended) The SQ contains the Economic and financial standing mandatory selection criteria which must be met by the potential candidates. If these criteria are met, then MVDC will evaluate the Technical and professional ability questions which are scored and weighted. This will determine a shortlist of bidders to invite to the next stage of the competition. The deadline for completion and return of the SQ is 12 noon on 23rd th April 2021. All SQ responses must be submitted through the SE Services portal which can be found at [www.seshareservices.org.uk/esourcing](http://www.seshareservices.org.uk/esourcing). MVDC expressly reserves the right i) not to award any contract as a result of the procurement process commenced by publication of this notice, ii) to make whatever changes it may see fit to the content and structure of the tendering competition; and in no circumstances will MVDC be liable for any costs incurred by the candidates. Further information about the contract opportunity can be found in the draft ITPD which will be made available via the portal to bidders registering their interest in this procurement.

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

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

Royal Courts of Justice

Strand, Holborn

London

WC2A 2LL

Country

United Kingdom



