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Tender

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

Mole Valley District Council

F02: Contract notice

Notice identifier: 2021/S 000-004509

Procurement identifier (OCID): ocds-h6vhtk-0298ed

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

Telephone

+44 1403215299

Country

United Kingdom

NUTS code

UKJ26 - East Surrey

Internet address(es)

Main address

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

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

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

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

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 April 2021. All SQ responses must be submitted through the SE Services portal which can be found at 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