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Tender

Ebbsfleet Central Infrastructure and Enabling Works – Development Manager

Ebbsfleet Development Corporation

F02: Contract notice

Notice identifier: 2022/S 000-004684

Procurement identifier (OCID): ocds-h6vhtk-0318e8

Published 18 February 2022, 2:56pm

Section I: Contracting authority

I.1) Name and addresses

Ebbsfleet Development Corporation

The Observatory, Castle Hill Drive

Ebbsfleet, Kent

DA10 1EE

Email

procurement@ebbsfleetdc.org.uk

Country

United Kingdom

NUTS code

UKJ - South East (England)

Internet address(es)

Main address

<https://www.ebbsfleetdc.org.uk>

Buyer's address

<https://in-tendhost.co.uk/ebbsfleetdc>

I.3) Communication

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

<https://in-tendhost.co.uk/ebbsfleetdc>

Additional information can be obtained from the above-mentioned address

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

I.4) Type of the contracting authority

Ministry or any other national or federal authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Ebbsfleet Central Infrastructure and Enabling Works – Development Manager

Reference number

EDC/2022/0018

II.1.2) Main CPV code

- 71000000 - Architectural, construction, engineering and inspection services

II.1.3) Type of contract

Services

II.1.4) Short description

Ebbsfleet Development Corporation (EDC) is planning to appoint a specialist development management organisation to manage the coordination, planning, design and construction of major infrastructure and enabling works for development at Ebbsfleet Central, the urban centre of Ebbsfleet Garden City. The commission will include supporting EDC's commercial consultants in the disposal of resultant serviced plots to developers.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKJ - South East (England)

II.2.4) Description of the procurement

EDC is planning to procure a specialist development management organisation (DM) to manage the coordination, planning, design and construction of major infrastructure and enabling works for Ebbsfleet Central, the urban centre of Ebbsfleet Garden City located on the land around Ebbsfleet International train station. The first phase of development at Ebbsfleet Central is envisaged to comprise c1,100 homes and c80,000m² of commercial development and supporting leisure and community space. The infrastructure and enabling works will include (but are not limited too) clearance, remediation, cut and fill, delivery of a development platform, site servicing and supporting infrastructure with temporary and permanent multi-storey car parks (replacement car- parking for Ebbsfleet International), replacement station forecourt facilities, roads, utilities and extensive high-quality public realm. The likely value of these works for the first phase is in the order of £100 million to 120 million. The DM will manage the coordination, planning, design and delivery of the infrastructure and enabling works covering project management, construction management and development management services. These will include (but are not limited to):

- Strategic development advisory support and leadership to optimise site opportunity and deliver against EDC ambitions
- Full project review including viability
- Procuring and managing the design team
- Oversight and coordination of the detailed design of all enabling works and infrastructure, to secure all necessary consents (including planning)
- CDM and Health & Safety matters
- Extensive stakeholder engagement
- Developing a procurement, phasing, delivery and management strategy covering construction and development delivery (including the role of meanwhile uses and long-term management)
- Programming and logistics
- Supporting the preparation of an Outline Business Case and Full Business Case to Central Government
- Procuring and managing the contractor(s)
- Managing the risk budget
- Development of a site disposal strategy and working alongside EDC's Commercial Advisor to dispose of the resultant serviced plots to one or more sector or phase specialist developers.

It is likely that EDC will procure the DM via a 2-stage process using PQQ and ITT stages.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Start date

30 September 2022

End date

29 September 2027

This contract is subject to renewal

No

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

II.2.14) Additional information

This notice is issued for the purpose of notifying potential service providers that EDC will be procuring this service and to gauge interest in the market. This is not a call for competition. Parties will not be prejudiced by any response or failure to respond to this Contract Notice and a response does not guarantee any invitation to participate in any future procurement.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

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

25 February 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

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VI.4) Procedures for review

VI.4.1) Review body

Ebbsfleet Development Corporation

Ebbsfleet Valley

DA10 1EE

Country

United Kingdom