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Tender

## **Ebbsfleet Central Infrastructure and Enabling Works - Development Manager**

Ebbsfleet Development Corporation

F02: Contract notice

Notice identifier: 2022/S 000-007333

Procurement identifier (OCID): ocds-h6vhtk-03233f

Published 17 March 2022, 3:43pm

### **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](mailto: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

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Ebbsfleet Central Infrastructure and Enabling Works - Development Manager

Reference number

EDC/2022/0019

#### **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**

The original notice (Reference EDC/2022/0018) stated for a restricted procedure which is now a competitive procedure with negotiation. 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 c80,000m<sup>2</sup> of commercial development and supporting leisure and community space. The infrastructure and enabling works will include (but are not limited to) 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.

## **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

1 November 2022

End date

31 October 2029

This contract is subject to renewal

Yes

Description of renewals

Details regarding renewals will be provided at a later stage.

#### **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 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**

Competitive procedure with negotiation

#### **IV.1.5) Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

#### **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

30 March 2022

Local time

5:00pm

#### **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**

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

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

Ebbsfleet Development Corporation

Ebbsfleet Valley

DA10 1EE

Country

United Kingdom

Internet address

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