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Tender

## **Central Winchester Regeneration – Development Partner Procurement.**

Winchester City Council

F02: Contract notice

Notice identifier: 2022/S 000-007349

Procurement identifier (OCID): ocds-h6vhtk-03234f

Published 17 March 2022, 4:39pm

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

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

Winchester City Council

Winchester City Council

Colebrook Street, Winchester

SO23 9LJ

#### **Contact**

Amy Tranah

#### **Email**

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

#### **Country**

United Kingdom

#### **NUTS code**

UKJ36 - Central Hampshire

**National registration number**

00609812

**Internet address(es)**

Main address

<https://www.winchester.gov.uk>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/86482>

**I.3) Communication**

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

[https://uk.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=43999&B=WCC](https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=43999&B=WCC)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://uk.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=43999&B=WCC](https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=43999&B=WCC)

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**

Central Winchester Regeneration – Development Partner Procurement.

Reference number

WCC/CWR/001

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

- 45211360 - Urban development construction work

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

Works

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

Winchester City Council, as contracting authority, wishes to appoint a development partner to enter into an agreement for the delivery of the Central Winchester Regeneration scheme.

Winchester City Council will be hosting a bidder briefing morning on Wednesday 6th April 10am - 1pm. Please see the Selection Questionnaire Document 1 for instructions on how to register. Please note that bidders must register to attend this event.

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

Value excluding VAT: £150,000,000

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

This contract is divided into lots: No

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

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

- 45000000 - Construction work
- 45111000 - Demolition, site preparation and clearance work

- 45111291 - Site-development work
- 45112700 - Landscaping work
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45233260 - Pedestrian ways construction work
- 45262700 - Building alteration work
- 45330000 - Plumbing and sanitary works
- 45453100 - Refurbishment work
- 70000000 - Real estate services
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate
- 70123100 - Sale of residential real estate
- 70123200 - Sale of non-residential estate
- 70300000 - Real estate agency services on a fee or contract basis
- 70331000 - Residential property services
- 71000000 - Architectural, construction, engineering and inspection services
- 71220000 - Architectural design services
- 71240000 - Architectural, engineering and planning services
- 71247000 - Supervision of building work
- 71251000 - Architectural and building-surveying services

- 71311000 - Civil engineering consultancy services
- 71312000 - Structural engineering consultancy services
- 71315200 - Building consultancy services
- 71400000 - Urban planning and landscape architectural services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services
- 71541000 - Construction project management services
- 45220000 - Engineering works and construction works

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

NUTS codes

- UKJ36 - Central Hampshire

Main site or place of performance

Winchester

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

The transformation of the central Winchester regeneration (CWR) site is of key strategic importance to the Council. The vision for the area is for a mixed-use, pedestrian friendly quarter that reflects the distinctive character of Winchester City Centre, supports a vibrant retail and cultural / heritage offer which is set within an exceptional public realm and incorporates the imaginative re-use of existing buildings. This vision is set out within the Central Winchester Regeneration Supplementary Planning Document (SPD) 2018 and a Development Brief (included with procurement documents and available for unrestricted and full direct electronic access, free of charge).

The Council is seeking to procure a development partner to turn this vision into reality. It is critical that the development partner shares the passion for transformational development that is sensitive to the heritage of an ancient cathedral City and is prepared to commit for the long term. Commitment to sustainability and engagement across Winchester's varied communities is also required.

The site (as detailed in the procurement documents) is located in the heart of the City and includes the bus station, Kings Walk, Coitbury House, Friarsgate car park and the old Friarsgate Medical Centre. The site comprises circa 3.68 acres (1.49 ha) of land and consists of two separate boundaries.

The indicative GIA mix of uses comprise:

Circa 180,000 sq ft of residential of which a minimum of 40% is to be affordable;

Circa 80,000 sq ft of mixed-use space;

Circa 25,000 sq ft of retail and F&B space.

The Council is seeking to procure a development partner to enter into a development agreement under the terms of which the development partner will undertake to deliver the overall development on a phased basis, and in accordance with the SPD and Development Brief. The development partner will be appointed to carry out design and planning, community engagement and consultation, and all other preparatory activities prior to the draw-down of each phase (by way of long lease). The scheme will require the delivery of all enabling infrastructure as well as exemplary public realm. The long-term stewardship, management, curation and activation of the completed scheme is equally essential.

#### **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: £150,000,000

#### **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**

Envisaged minimum number: 3

Maximum number: 4

Objective criteria for choosing the limited number of candidates:

Selection will be based on applicant's submission of the Selection Questionnaire (SQ) and expression of interest. Please refer to the SQ for a detailed understanding of the scoring criteria, weightings and how applicants will be ranked.

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

Variants will be accepted: No

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

Options: Yes

Description of options

Additional works or services may be purchased as a result of this procurement in order to enable the development of the defined site within the scope of the Development Brief.

#### **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.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

The requirements are stated in SQ, ITPD, Development Brief and in the procurement documents.

The Council reserves its right to request an indemnity, bank bond or guarantee if the development partner does not meet the required standard for economic and financial standing.

If a group of economic operators submits an expression of interest, the group must nominate a lead organisation to deal with the Council for the purposes of the procurement. If successful, the Council may require the group to form a legal entity before entering into the contract documents.

#### **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

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

As set out in the procurement documents.

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive dialogue

#### **IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### **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

21 April 2022

Local time

12:00pm

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

16 May 2022

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

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 9 (from the date stated for receipt of tender)

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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.3) Additional information

The estimated total value shown in II.1.5 and II.2.6 is an expression of the estimated gross development value (GDV).

The Council reserves the right to terminate the process at any time prior to award of contract.

The Council does not bind itself to accept any tender received and reserves the right to call for new tenders should they consider this necessary.

The Council shall not be liable for any costs or expenses incurred by any tenderer in connection with the completion and return of information requested in this contract notice or the completion or submission of any tender.

For a detailed timetable of the procurement, please refer to the Selection Questionnaire and Invitation to Participate in Dialogue which can be accessed via the portal;  
<https://uk.eu-supply.com/login.asp?B=WCC>

To register for this procurement opportunity and access the documents, paste the above URL into your browser and follow the instructions 1 and 2:

- 1) Click on “New supplier registration”
- 2) Complete the Supplier Registration form

If you need any further assistance with registration or have any queries about using the portal, please contact EU Supply as follows:

E-mail: [uksupport@eu-supply.com](mailto:uksupport@eu-supply.com)

Telephone: 0800 840 2050 during office hours ONLY (08.00 to 17.00).

Winchester City Council will be hosting a bidder briefing morning on Wednesday 6th April 10am -1pm. Please see the Selection Questionnaire Document 1 for instructions on how to register. Please note that bidders must register to attend this event.

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

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

London High Court of England and Wales

London

Telephone

+44 2079477156

Country

United Kingdom