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Tender

WBC Town Hall Quarter - Development Partner Procurement

Watford Borough Council

F02: Contract notice

Notice identifier: 2021/S 000-007708

Procurement identifier (OCID): ocds-h6vhtk-02a58d

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Section I: Contracting authority

I.1) Name and addresses

Watford Borough Council

Watford Borough Council,, Town Hall

Watford

WD17 3EX

Contact

Edyta Janaway

Email

edyta.janaway@watford.gov.uk

Telephone

+44 1923226400

Country

United Kingdom

NUTS code

UKH23 - Hertfordshire

National registration number

United Kingdom

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=585053138>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=585053138>

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

WBC Town Hall Quarter - Development Partner Procurement

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Watford Borough Council, as contracting authority, wishes to appoint a private sector partner with whom to establish an incorporated joint venture for a development opportunity forming part of the Town Hall Quarter programme. The procurement envisages the potential for work to be undertaken for other contracting authorities including Hertfordshire County Council and Hertfordshire Community NHS Trust.

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)

- 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
- 45211360 - Urban development 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

II.2.3) Place of performance

NUTS codes

- UKH23 - Hertfordshire

Main site or place of performance

Hertfordshire

II.2.4) Description of the procurement

The Council has recognised the potential of the area around the Town Hall to deliver an exciting, major regeneration programme. The Council has a stated ambition within its Corporate Plan and Delivery Plan that it intends to take forward plans to revitalise the 'High Street North' area (within which the Town Hall Quarter is located) to create a vibrant and attractive neighbourhood for residents to enjoy, reinforcing its importance as a civic hub for the town, its attraction as an area for culture to flourish and create a new vibrant neighbourhood.

Watford is an ambitious council and has a good track record of delivering on its promises. Over the last five years the Council has successfully implemented a significant programme of change and transformation. This has included schemes that have delivered major improvements to the town and to the quality of life experienced by residents. The Town Hall Quarter (THQ) programme will transform the area, securing a thriving new quarter with new homes, employment and public space, which will be underpinned by a revitalised creative, cultural and heritage offer. The opportunity area (as detailed in the procurement documents) accommodates Watford Borough Council's principal offices (the Town Hall), Watford Leisure Centre, Watford Central Library, Watford Colosseum entertainment venue, the Horn's Public House, two NHS clinics, and surface level car parking with a capacity of circa 360 spaces.

The Council will be looking for a joint venture partner to form a limited liability partnership (LLP) on a 50/50 basis. Whilst the joint venture LLP will not deliver all the THQ programme objectives it is expected to play a vital role in securing some of the objectives through the evolution of the THQ masterplan. The Council's primary objective for seeking to set up a corporate joint venture is to progress redevelopment of the land around the Town Hall to deliver a new neighbourhood comprising at least 300 new homes. This will

involve mixed-use development with supporting public realm and infrastructure. The joint venture LLP may also have opportunity to contribute to the wider THQ project, for example by means of its supply chain or as may be agreed in dialogue.

The Council intends to enter into a members' agreement under which a private sector partner will be appointed to carry out preparation, design, build and finance, including (but not limited to) housing, retail, new residential units, commercial units, public government buildings and spaces including NHS clinics and education facilities. There may be a requirement for the private sector partner to undertake other specialist areas such as highway works.

The Council will invest its land in the joint venture LLP and the overall funding solution (including for pre-development costs) will be addressed through the competitive dialogue procedure. The Council will wish to have the opportunity to act as a senior lender where that may deliver commercial benefit to the joint venture LLP. The private sector partner will provide its development expertise and access to funding. This will include the provision or procurement of development management services which will be delivered under a Development Management Agreement (which forms part of the procurement documents).

The Council and its private sector partner will share in any financial returns from the sale or development of the Site in a manner that is commensurate with the risks taken.

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

84

This contract is subject to renewal

Yes

Description of renewals

Potentially + 36 months.

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:

Objective criteria for choosing the limited number of candidates: Selection will be based on applicant's submission of the 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, services or supplies may be purchased as a result of the award of this procurement.

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

The resources and range of services needed for the joint venture LLP are such that the Council understands that it may receive applications from either a single organisation or organisations that may wish to collaborate to form a consortium (either by forming a separate legal entity or in unincorporated grouping).

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 and in the procurement documents.

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

If a group of economic operators submits a bid, the group must nominate a lead organisation to deal with the Council. The authority shall 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

17 May 2021

Local time

5:00pm

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

14 June 2021

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)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement. The Council is keen to ensure that the procurement is open to a wide market and that there is genuine competition. The resources and range of services needed for the joint venture are such that the Council understands that it may receive applications from either a single organisation or organisations that may wish to collaborate to form a consortium (either by forming a separate legal entity or in unincorporated grouping).

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 the lowest tender, or 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.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=585053138>

GO Reference: GO-2021413-PRO-18074447

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

London

Country

United Kingdom