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Tender

## **Broadbridge Heath Retail Park**

West Sussex County Council

F02: Contract notice

Notice identifier: 2024/S 000-008175

Procurement identifier (OCID): ocds-h6vhtk-02c795

Published 14 March 2024, 12:56pm

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

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

West Sussex County Council

County Hall, West Street

Chichester

PO19 1RQ

#### **Contact**

Neil Robb

#### **Email**

[Neil.Robb@westsussex.gov.uk](mailto:Neil.Robb@westsussex.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKJ27 - West Sussex (South West)

**Internet address(es)**

Main address

<https://www.westsussex.gov.uk/default.aspx>

Buyer's address

<https://www.westsussex.gov.uk/default.aspx>

**I.3) Communication**

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

<https://atamis-7669.my.site.com/s/Welcome>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://atamis-7669.my.site.com/s/Welcome>

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**

Broadbridge Heath Retail Park

Reference number

C17776

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

- 45000000 - Construction work

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

Works

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

WSSC wish to procure a Contractor to undertake re-development works of the underutilised Broadbridge Heath Highway Depot Site to construct 4 new retail units to form a new retail park including associated external works.

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

Value excluding VAT: £13,700,000

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

This contract is divided into lots: No

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

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

- 45213100 - Construction work for commercial buildings
- 45212423 - Cafeteria construction work
- 45210000 - Building construction work
- 45212100 - Construction work of leisure facilities

- 45212421 - Restaurant construction work
- 45213110 - Shop buildings construction work
- 45212420 - Construction work for restaurants and similar facilities
- 45212422 - Canteen construction work
- 45213112 - Shop units construction work

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

NUTS codes

- UKJ28 - West Sussex (North East)

Main site or place of performance

Broadbridge Heath Depot,  
Wickhurst Lane,  
Broadbridge Heath,  
Horsham,  
RH12 3LZ

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

The proposed site is located in the southeast of Broadbridge Heath in Horsham, West Sussex. The site is bounded by the Broadbridge Way to the northwest, Wickhurst Lane to the West, a Tesco Extra, leisure centre and indoor bowls club to the south, an A24 connector road to the East, and Broadbridge Retail Park to the north east. The site is currently used as the Highways and Transport Depot and it is deemed as not required as it is currently underutilised. The area of site is approximately 5.3 acres (2.1 hectares). The Contractor is to undertake all site clearance works including decommission and diversion of services, construction of 3nr. retail units to shell-and-core standard in preparation for fitting out works by the future tenants, and construction of 1nr. unit to structural slab in preparation for volumetric/Modern Methods of Construction works by the future tenant, all landscaping works, Section 278 works to the west of the site, and installation of necessary services to support the development. All works by the Contractor are to be complete, snagged, tested and commissioned and standalone handover documents / O&M manual submitted.

This procurement for this project is following the Restricted Procedure as set out in the Procurement Contract Regulations 2015 (PCR15)  
The Restricted Procedure has 2 stages, Selection Stage (open to all bidders to submit a response to the Selection Stage and an Award Stage (ITT) where those Tenderers who are shortlisted from the Selection Stage will be invited to submit a Tender response capable of acceptance by WSCC  
This project will be delivered via a single stage design and build contract. As part of the ITT stage WSCC are seeking a fixed price lump sum for the entirety of the works. At the ITT stage tenderers will be required to submit a fixed priced bid in accordance with the conditions of contract and in full compliance with the tender documents and the price offer is to remain open for acceptance for 120 days from the date of return of tenders.

#### **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: £13,700,000

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

Start date

20 February 2025

End date

19 February 2027

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

Objective criteria for choosing the limited number of candidates:

As per the tender documents.

**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

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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

As per the enclosed tender 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 per the tender documents.

#### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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## **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.2.1) Previous publication concerning this procedure**

Notice number: [2021/S 000-016419](#)

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

15 April 2024

Local time

12:00pm

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

24 May 2024

#### **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: 4 (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.2) Information about electronic workflows**

Electronic invoicing will be accepted

Electronic payment will be used

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

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

West Sussex County Council

County Hall, West Street

Chichester

PO19 1RQ

Country

United Kingdom

Internet address

<https://www.westsussex.gov.uk/default.aspx>

#### **VI.4.2) Body responsible for mediation procedures**

West Sussex County Council

County Hall, West Street

Chichester

PO19 1RQ

Country

United Kingdom

Internet address

<https://www.westsussex.gov.uk/default.aspx>

**VI.4.4) Service from which information about the review procedure may be obtained**

West Sussex County Council

County Hall, West Street

Chichester

PO19 1RQ

Country

United Kingdom

Internet address

<https://www.westsussex.gov.uk/default.aspx>