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Contract

## **Land at Carmarthen West – Residential Development Opportunity**

Carmarthenshire County Council

F03: Contract award notice

Notice identifier: 2023/S 000-009033

Procurement identifier (OCID): ocids-h6vhtk-03970c

Published 28 March 2023, 4:31pm

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

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

Carmarthenshire County Council

County Hall

Carmarthen

SA31 1JP

#### **Contact**

Peter Edwards

#### **Email**

[pedwards@carmarthenshire.gov.uk](mailto:pedwards@carmarthenshire.gov.uk)

#### **Telephone**

+44 1267234567

#### **Country**

United Kingdom

**NUTS code**

UKL14 - South West Wales

**Internet address(es)**

Main address

<https://www.carmarthenshire.gov.wales>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0281](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0281)

**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**

Land at Carmarthen West – Residential Development Opportunity

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

- 45220000 - Engineering works and construction works

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

Works

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

**\*\* THIS IS AN AWARD NOTICE, NOT A CONTRACT OPPORTUNITY \*\***

Carmarthenshire County Council undertook this procurement exercise as it wished to appoint a developer to deliver a residential scheme on an 8.4 acre Council-owned green-field site, two miles to the west of Carmarthen Town Centre. As part of this development, there was a requirement for the developer to provide homes for the Council to acquire, at a minimum specification.

This procurement exercise was undertaken in accordance with the Competitive Procedure with Negotiation pursuant to Regulation 29 of the Public Contracts Regulations 2015. Although the Council utilised the Competitive Procedure with Negotiation route, it reserved the right to award the contract on the basis of the initial tenders without conducting negotiations.

#### **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
- 45211100 - Construction work for houses
- 45210000 - Building construction work

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45215214 - Residential homes construction work

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

NUTS codes

- UKL14 - South West Wales

Main site or place of performance

Johnstown, Carmarthen

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

Carmarthenshire County Council undertook this procurement exercise as it wished to appoint a developer to deliver a residential scheme on an 8.4 acre Council-owned green-field site, two miles to the west of Carmarthen Town Centre. The site benefits from direct access to the new Carmarthen West Link Road, connecting the A40 at Traveller's Rest to College Road. As part of this development, there was a requirement for the developer to provide homes for the Council to acquire, at a minimum specification. 24 dwellings would have been purchased by Carmarthenshire County Council upon completion.

This procurement exercise was undertaken in accordance with the Competitive Procedure with Negotiation pursuant to Regulation 29 of the Public Contracts Regulations 2015. The Council expressly reserved the right to award the Contractual Agreement on the basis of the initial tenders without negotiation. For this exercise, it was envisaged that the Council would award the Contractual Agreement on the basis of the initial tender without negotiation. However, the Council would have informed Bidders if negotiation was to be undertaken, in accordance with the Invitation to Participate in Initial Tender document.

A Pre-Qualification Questionnaire (PQQ) was published for Stage 1 of the process through which the Council invited suitably qualified and experienced organisations to submit a response to the PQQ in order to determine whether they met a minimum standard of financial standing and technical capability and capacity to deliver the required development.

The Council did not set a maximum number of Bidders to be invited to tender at Stage 2 and Bidders who passed Stage 1 would be invited to participate and submit an initial tender based on the minimum requirements and scored criteria set out in the PQQ.

However, further to the conclusion of the Stage 1 evaluation process, the Council is not in a position to proceed with the procurement exercise as no bids passed the Stage 1 evaluation process.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 50

### **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**

A Prior Information Notice was published on 08/02/2021 and can be viewed from this link - [https://www.sell2wales.gov.wales/search/show/search\\_view.aspx?ID=FEB358478](https://www.sell2wales.gov.wales/search/show/search_view.aspx?ID=FEB358478), or searching for Reference No: FEB358478.

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## **Section IV. Procedure**

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

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

Competitive procedure with negotiation

#### **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: [2023/S 000-001017](#)

## **Section V. Award of contract**

### **Contract No**

N/a

A contract/lot is awarded: No

### **V.1) Information on non-award**

The contract/lot is not awarded

No tenders or requests to participate were received or all were rejected

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## **Section VI. Complementary information**

### **VI.3) Additional information**

This procurement exercise was conducted via the eTenderWales portal under project code 44006. The PQQ code was 33330. All tender documents were contained within PQQ 33330.

(WA Ref:130309)

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

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

Public Procurement Review Service

Cabinet Office

London

Email

[publicprocurementreview@cabinetoffice.gov.uk](mailto:publicprocurementreview@cabinetoffice.gov.uk)

Telephone

+44 3450103503

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>