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Tender

The redevelopment of Ujima House, 388 High Road, Wembley, HA9 6AR and the Land East of Cecil Avenue and High Road, Wembley, HA9

London Borough of Brent

F02: Contract notice

Notice identifier: 2022/S 000-011278

Procurement identifier (OCID): ocids-h6vhtk-0332ab

Published 30 April 2022, 6:09am

Section I: Contracting authority

I.1) Name and addresses

London Borough of Brent

Brent Civic Centre, Engineers Way

Wembley

HA9 0FJ

Contact

Mr Sandeep Kapoor

Email

Sandeep.Kapoor@brent.gov.uk

Telephone

+44 2089371234

Country

United Kingdom

NUTS code

UKI72 - Brent

Internet address(es)

Main address

<http://www.brent.gov.uk/>

Buyer's address

<http://www.brent.gov.uk/>

I.3) Communication

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

<https://procontract.due-north.com/Advert/Index?advertId=53198c34-06c8-ec11-8113-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=53198c34-06c8-ec11-8113-005056b64545>

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

The redevelopment of Ujima House, 388 High Road, Wembley, HA9 6AR and the Land East of Cecil Avenue and High Road, Wembley, HA9

Reference number

DN610335

II.1.2) Main CPV code

- 45217000 - Inflatable buildings construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The London Borough of Brent ("Brent Council") is seeking to procure a development and construction partner ("Delivery Partner"), to bring forward two high quality residential led redevelopments at Ujima House, 388 High Road, Wembley, HA9 6AR and East of Cecil Avenue and High Road, Wembley, HA9 ("the Sites").

Brent Council is conducting the procurement using the Competitive Procedure with Negotiation ("CPN") whereby Bidders will now be required to submit a completed Selection Questionnaire ("SQ"). Negotiation stage will be optional and Brent reserve the right to not conduct Negotiation stage.

Bidders should have a minimum turnover of £75m in any of the past three years.

Proposed Developments

Brent Council has commissioned a multidisciplinary design team, led by Karakusevic Carson Architects ("KCA") to develop the schemes through to RIBA Stage 2 for Ujima House and RIBA Stage 4 for Cecil Avenue ("the Proposed Developments").

The proposed redevelopment of Ujima House will comprise 54 affordable homes, a hybrid workshop unit suitable for all B1 use classes, workspace and a café.

It is the Council's ambition that Cecil Avenue will deliver a high-density, medium-rise

mixed use development comprising 250 new homes, community and flexible use space. The redevelopment will deliver a range of 1-to-4-bedroom units, of which 39% will be affordable, and high-quality public realm and landscape infrastructure.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKI72 - Brent

II.2.4) Description of the procurement

The London Borough of Brent ("Brent Council") is seeking to procure a development and construction partner ("Delivery Partner"), to bring forward two high quality residential led redevelopments at Ujima House, 388 High Road, Wembley, HA9 6AR and East of Cecil Avenue and High Road, Wembley, HA9 ("the Sites").

Project documents can be found at:

<https://procontract.due-north.com/Advert/Index?advertId=53198c34-06c8-ec11-8113-005056b64545>

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Proposed Developments

Brent Council has commissioned a multidisciplinary design team, led by Karakusevic Carson Architects ("KCA") to develop the schemes through to RIBA Stage 2 for Ujima House and RIBA Stage 4 for Cecil Avenue ("the Proposed Developments").

Outline planning approval for Ujima House and detailed planning approval for Cecil Avenue was received on 5 February 2021 (ref. 19/3092 and 19/2891).

https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=DCAPR_146781

https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=DCAPR_146568

The proposed redevelopment of Ujima House will comprise 54 affordable homes, a hybrid workshop unit suitable for all B1 use classes, workspace and a café.

It is the Council's ambition that Cecil Avenue will deliver a high-density, medium-rise mixed use development comprising 250 new homes, community and flexible use space. The redevelopment will deliver a range of 1-to-4-bedroom units, of which 39% will be affordable, and high-quality public realm and landscape infrastructure.

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

Duration in months

36

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 4

Objective criteria for choosing the limited number of candidates:

Brent Council envisages the top four (4) scores in the SQ stage to be shortlisted and

invited to the Invitation to the Submit Initial Tenders ("ISIT") stage. In the event that two (2) or more bidders score equal marks, they will be placed jointly. Should this mean that more than four (4) bidders are placed in the top four (4) positions, they will all be invited to tender.

Bidders should have a minimum turnover of £75m in any of the past three years.

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

Disclaimers:

Authority's Rights

The Authority reserves the right to:

1 | Waive or change the requirements of this and all subsequent procurement documents from time to time without prior (or any) notice being given by the Authority.

2 | Seek clarification, amplification or documents in respect of any documents submitted by Bidders.

3 | Disqualify any Tenderer that does not submit a compliant Selection Questionnaire (SQ) in accordance with the instructions in this document.

4 | Disqualify any Tenderer that is guilty of serious misrepresentation in relation to its Tender, the SQ or the tender process.

5 | Withdraw these instructions at any time, or to re-invite Tenders on the same or any alternative

basis.

6 | Choose not to award any Contract after the current procurement process.

7 | Make whatever changes it sees fit to the Timetable, structure or content of the procurement process, depending on approvals processes or for any other reason.

8 | Authority reserves the right to disqualify tenders whose bid is abnormally low bid.

Memorandum of Information

The MOI and supporting information, including the SQ, has been prepared by Brent Council for the purpose of notifying prospective developers of the forthcoming opportunity for individuals or organisations interested in tendering for this Contract and to assist applicants in making their own evaluation of the potential opportunity.

Whilst prepared in good faith, the MOI is intended only as a preliminary background explanation of Brent Council's activities and plans and is not intended to form the basis of any decision on whether to enter into any contractual relationship with Brent Council. The MOI does not purport to be all inclusive or to contain all of the information that a potential applicant may require.

Any persons considering making a decision to enter into contractual relationships with Brent Council following receipt of the MOI should make their own investigations and their own independent assessment of Brent Council and their requirements for the Contract, and should seek their own professional, financial and legal advice.

Brent Council, its advisors, or the directors, office, members, partners, employees, other staff, agents or advisers of any such body or person:

- o Do not make any representation or warranty (express or implied) as to the accuracy, reasonableness or completeness of the MOI;

- o Do not accept any responsibility for the information contained in the MOI or for its fairness, accuracy or completeness of the MOI;

- o Shall not be liable for any loss or damage (other than in respect of fraudulent misrepresentation)

arising as a result of reliance on such information or any subsequent communication.

This exclusion extends to liability in relation to any statement, opinion or conclusion contained in, or any omission from, or future ISIT and in respect of any other written or oral communication transmitted (or otherwise made available) to any Tenderer/Bidder. No representations or warranties are made in relation to such statements, opinions or conclusions, by the Council. This exclusion does not extend to any fraudulent

misrepresentation.

No person in the Council's employment or other agency has any authority to make any representation or explanation to Tenderers as to:

- anything to be done or not to be done by Tenderers or the successful Tenderer;
- the instructions contained in this ISIT; or
- any other matter or thing so as to bind the Council.

Only the express terms of any written contract relation to the subject matter of the MOI as and when it is executed shall have any contractual effect in connection with the matters to which it relates. Any such contract will be governed by English Law.

Nothing in the MOI or other contract document is, or should be, relied upon as a promissory or a

representation of Brent Council's ultimate decision in relation to the Contract which will depend at least in part on the outcome of its negotiation with a potential applicant.

Costs and Expenses

All applicants are solely responsible for their costs and expenses incurred in connection with the preparation and submission of the SQ and all future stages of the selection and evaluation process. Under no circumstances will Brent Council, or any of their advisers, be liable for any costs or expenses borne by the applicant, or any of its advisers in this process.

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

31 May 2022

Local time

12:00pm

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

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

London Borough of Brent

Wembley

Country

United Kingdom