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Tender

Tolworth Phase 2 - Delivery Partner to form a Joint Venture

The Guinness Partnership Ltd

F02: Contract notice

Notice identifier: 2021/S 000-011334

Procurement identifier (OCID): ocids-h6vhtk-02b3b8

Published 21 May 2021, 2:36pm

Section I: Contracting authority

I.1) Name and addresses

The Guinness Partnership Ltd

30 Brock Street, Regent's Place

London

NW1 3FG

Contact

Denise Mulligan

Email

denise.mulligan@guinness.org.uk

Telephone

+44 3031231890

Country

United Kingdom

NUTS code

UKI - London

Internet address(es)

Main address

<http://www.guinnesspartnership.com/>

Buyer's address

<http://www.guinnesspartnership.com/>

I.3) Communication

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

<https://procontract.due-north.com/register>

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/register>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Tolworth Phase 2 - Delivery Partner to form a Joint Venture

Reference number

DN545567

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

In August 2019, Guinness Partnership acquired the 4.4ha site known as King George Gate, with detailed planning permission for the construction of 211 new homes (phase 1) and outline planning permission to construct 739 new homes (remaining phases) with provision for a nursery, restaurant / café, a new bus driver facility and bus stop, car and cycle parking. The scheme also has provision for areas of public open space play facilities hard and soft landscaping public realm works and an energy centre.

The Guinness Partnership is seeking to appoint a partner to form a joint venture vehicle to secure investment and expertise to deliver the remaining phases of the 2019 approved outline planning permission under a competitive procedure.

It is envisaged that Guinness Development Ltd (a wholly owned subsidiary of TGP) will enter into a joint venture agreement with the selective joint venture partner for the establishment of a joint venture entity. Further details of the proposed legal structure of a joint venture arrangement are contained in the tender documents.

The JV Partner must ensure that all Consultants, Sub-Consultant and Sub-Contractors who provide design input, enter into a Collateral Warranty for the benefit of the Authority, Purchasers and / or any other third party that Guinness Development see fit in an appropriate format.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

In August 2019, Guinness Partnerships (TGP) acquired the 4.4ha site known as King George Gate, with detailed planning permission for the construction of 211 new homes (phase 1) and outline planning permission to construct 739 new homes (remaining phases) with provision for a nursery, restaurant / café, a new bus driver facility and bus stop, car and cycle parking. The scheme also has provision for areas of public open space play facilities hard and soft landscaping public realm works and an energy centre.

The Guinness Partnership is seeking to appoint a partner to form a joint venture vehicle to secure investment and expertise to deliver the remaining phases of the 2019 approved outline planning permission under a competitive procedure.

It is envisaged that Guinness Development Ltd (a wholly owned subsidiary of TGP) will enter into a joint venture agreement with the selective joint venture partner for the establishment of a joint venture entity. Further details of the proposed legal structure of a joint venture arrangement are contained in the tender documents.

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

96

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

II.2.10) Information about variants

Variants will be accepted: Yes

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

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.1.5) 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

25 June 2021

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

Public Procurement Review Service

Cabinet Office

London

Email

publicprocurementreview@cabinetoffice.gov.uk

Country

United Kingdom