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Tender

Camley Street Regeneration - Developer Partner

London Borough of Camden

F02: Contract notice

Notice identifier: 2023/S 000-014958

Procurement identifier (OCID): ocds-h6vhtk-03cf79

Published 25 May 2023, 3:30pm

The closing date and time has been changed to:

10 July 2023, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

London Borough of Camden

London Borough of Camden, 5 Pancras Square

London

N1C 4AG

Contact

Ms Xiana Amado

Email

xianaamado.hernandez@camden.gov.uk

Country

United Kingdom

Region code

UKI31 - Camden and City of London

Internet address(es)

Main address

www.camden.gov.uk

Buyer's address

www.camden.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=194c0add-f1fa-ed11-8122-005056b64545>

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=194c0add-f1fa-ed11-8122-005056b64545>

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

Camley Street Regeneration - Developer Partner

Reference number

DN671103

II.1.2) Main CPV code

- 45211360 - Urban development construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The London Borough of Camden seeks the appointment of a development partner for the delivery of the “Camley Street” development sites.

II.1.5) Estimated total value

Value excluding VAT: £420,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45111291 - Site-development work
- 45210000 - Building construction work

- 45211340 - Multi-dwelling buildings construction work
- 45211350 - Multi-functional buildings construction work
- 45220000 - Engineering works and construction works
- 70000000 - Real estate services
- 70110000 - Development services of real estate
- 70120000 - Buying and selling of real estate
- 70123000 - Sale of real estate
- 70123200 - Sale of non-residential estate
- 70130000 - Letting services of own property
- 70200000 - Renting or leasing services of own property
- 70300000 - Real estate agency services on a fee or contract basis
- 71315200 - Building consultancy services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services

II.2.3) Place of performance

NUTS codes

- UKI31 - Camden and City of London

II.2.4) Description of the procurement

The London Borough of Camden (the “Council”) has committed to the regeneration of 120-136 Camley Street and 3-30 Cedar Way, Kings Cross. The ambition is to deliver a sustainable new neighbourhood consisting of new homes, Knowledge Quarter led employment space and new public green and open spaces. The vision commits to the delivery of genuinely affordable homes and affordable workspace which will enhance job opportunities, training, and skills for residents.

In September 2022 the Council’s Cabinet approved the delivery strategy for the Camley

Street sites. The Council is now seeking a Development Partner with the right skill set, including life sciences expertise, to partner with the Council in the delivery of the Sites. Once appointed, teams will work collaboratively on a planning application to be submitted covering both Sites, linking them in a cohesive way, focussing on delivering the Shared Vision through placemaking and quality outcomes.

The Development Partner will work collaboratively with the Council to secure a joint planning application covering both sites. On grant of planning, the site/phase consideration will be due for payment and the Development Partner will be granted a 250 year long lease (s) on Cedar Way. The Development Partner can then progress delivery of the Cedar Way site including the specialist Knowledge Quarter commercial space, as well as private housing, some affordable housing. The Council will directly deliver affordable housing and affordable workspace at 120-136 Camley Street.

There is potential for adjacent land opportunities to become available to the Development Partner during the term of the Development Agreement (as more fully described in the Development Brief). If this land becomes available to the Development Partner the estimated GDV set out at 11.2.6 will increase.

The estimated construction value of Cedar Way is c. £200m. The term of the Development Agreement is expected to be a minimum five (5) years until Practical Completion of the development of Cedar Way and the establishment of the long-term management for the site.

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: £420,000,000

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

Duration in months

60

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:

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: 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

Interested parties are required to sign in or register (free of charge) to access the procurement documents via the link given at I.3.

The estimated total value shown in II.1.5 and II.2.6 is an expression of the estimated gross development value (GDV).

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 any new 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.

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 the right to request an indemnity, bank bond or guarantee if the developer does not meet the required standard for economic and financial standing.

If a group of economic operators submits an expression of interest, the group must nominate a lead organisation to deal with the Council for the purposes of the procurement. If successful, the Council may require the group to form a legal entity and provide a guarantee 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

Originally published as:

Date

27 June 2023

Local time

12:00pm

Changed to:

Date

10 July 2023

Local time

12:00pm

See the [change notice](#).

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

31 July 2023

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: 6 (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 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 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 for bidding purposes.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

London

Country

United Kingdom