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Tender

GBC - Procurement of a Development Partner for Guildford Borough Council, Guildford Park Road Redevelopment

Guildford Borough Council

F02: Contract notice

Notice identifier: 2023/S 000-017436

Procurement identifier (OCID): ocds-h6vhtk-03d7be

Published 20 June 2023, 9:21 am

Section I: Contracting authority

I.1) Name and addresses

Guildford Borough Council

Guildford Borough Council Millmead House, Millmead Guildford

Guildford

GU2 4BB

Contact

Gavin Pugh

Email

gavin.pugh@guildford.gov.uk

Country

United Kingdom

NUTS code

UKJ25 - West Surrey

Internet address(es)

Main address

www.guildford.gov.uk

I.3) Communication

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

<http://www.sesharedservices.org.uk/esourcing>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<http://www.sesharedservices.org.uk/esourcing>

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

GBC - Procurement of a Development Partner for Guildford Borough Council, Guildford Park Road Redevelopment

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Council intends to appoint a development partner to deliver a residential led development. Circa 69 affordable rented homes and circa 30 intermediate tenure homes (subject to compliance with relevant planning requirements) will be delivered alongside open market homes. The works are anticipated to commence in 2024. This is a unique opportunity to be a part of a significant redevelopment scheme, presenting both development and investment potential. The Council are actively seeking a development partner to assist with planning, design and funding, with the ambition to deliver a sustainable and truly mixed tenure scheme at the Guildford Park Road site. The site is owned by the Guildford Borough Council in its entirety. It extends to circa 2.12 hectares and is broadly rectangular in shape. The University of Surrey (campus is located north of the site) benefits from a right of access across the site and there is currently a tarmac unadopted road.

II.1.5) Estimated total value

Value excluding VAT: £80,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKJ25 - West Surrey

Main site or place of performance

Borough of Guildford

II.2.4) Description of the procurement

The Council intends to appoint a development partner to deliver a residential led development. Circa 69 affordable rented homes and circa 30 intermediate tenure homes (subject to compliance with relevant planning requirements) will be delivered alongside open market homes. The works are anticipated to commence in 2024. This is a unique opportunity to be a part of a significant redevelopment scheme, presenting both development and investment potential. The Council are actively seeking a development partner to assist with planning, design and funding, with the ambition to deliver a sustainable and truly mixed tenure scheme at the Guildford Park Road site. The site is owned by the Guildford Borough Council in its entirety. It extends to circa 2.12 hectares and is broadly rectangular in shape. The University of Surrey (campus is located north of the site) benefits from a right of access across the site and there is currently a tarmac unadopted road in situ providing passage across the site. The site is bordered by the mainline railway to the east and low-rise residential properties to the south and west. The topography rises gradually towards the north

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

48

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:

See procurement documentation

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

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

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

20 July 2023

Local time

5:00pm

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

22 August 2023

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

Royal Courts of Justice

Strand

London

WC2A 2LL

Country

United Kingdom