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Tender

Ebbsfleet Central East – Site Wide and Area Masterplan

Ebbsfleet Development Corporation

F02: Contract notice

Notice identifier: 2022/S 000-018268

Procurement identifier (OCID): ocds-h6vhtk-0343f3

Published 5 July 2022, 11:20am

Section I: Contracting authority

I.1) Name and addresses

Ebbsfleet Development Corporation

Observatory, Castle Hill Drive

Ebbsfleet, Kent

DA10 1EE

Email

procurement@ebbsfleetdc.org.uk

Country

United Kingdom

NUTS code

UKJ - South East (England)

Internet address(es)

Main address

<https://www.ebbsfleetdc.org.uk>

Buyer's address

<https://in-tendhost.co.uk/ebbsfleetdc>

I.3) Communication

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

<https://www.ebbsfleetdc.org.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Ministry or any other national or federal authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Ebbsfleet Central East – Site Wide and Area Masterplan

Reference number

EDC/2022/0020

II.1.2) Main CPV code

- 71000000 - Architectural, construction, engineering and inspection services

II.1.3) Type of contract

Services

II.1.4) Short description

Ebbsfleet Development Corporation (EDC) is planning to appoint a masterplanning and design team to lead the next stages of design for Ebbsfleet Central, the urban centre of Ebbsfleet Garden City. This includes the development of site wide masterplan for the site and area masterplan and design code for Phase 1 of the development. The commission will include supporting EDC and the wider consultant team to discharge planning conditions to support the delivery of the site.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKJ - South East (England)

II.2.4) Description of the procurement

EDC is planning to procure a masterplanning and design team to lead the next stages of design for Ebbsfleet Central, the urban centre of Ebbsfleet Garden City located on the land around Ebbsfleet International train station. This stage of design work will follow the approval of an outline planning application for the site, Ebbsfleet Central East, including circa 2,100 homes, 100,000m² of commercial development, specialist health facilities, new public realm and open space and community spaces. The first phase of development at Ebbsfleet Central East is envisaged to comprise circa 1,100 homes and 80,000m² of commercial development and supporting retail, leisure and community space. The commission will be split into the following core key areas of work:

- Development of a Site Wide Masterplan for the full Ebbsfleet Central East outline application area;
- Development of an Area Masterplan and Design Code for Phase 1 of the Ebbsfleet Central East application area;

Further areas of potential work which may be required, and will be drawn down if required include:

- Development of an Area Masterplan and Design Code for Phase 2 of the Ebbsfleet Central East application area. The Masterplan & Design Team will lead the next stages of design for Ebbsfleet Central East and work alongside EDC and a wider consultant team to discharge key masterplanning conditions. This will include (but are not limited to):
- Develop the next stages of masterplan design which meets the vision and aspirations of EDC for Ebbsfleet Central;
- Development of a site wide masterplan which identifies the broad location and disposition of all land uses, major open spaces, new and retained landscaping, road routes, principal footpaths and cycle routes and public transport networks;
- Development of an area masterplan and design code for Phase 1 of the development which builds on the site wide masterplan to deliver a detailed masterplan and design code. This is likely to include (but is not limited to) detail on:
 - o Land Use – uses and maximum floorspaces, indication of affordable housing and land for community and education uses and open space;
 - o Phasing – general phasing for the area, indication of where development is likely to start, timing of key elements of the proposals such as bus stops, local centres, links to adjacent communities and community facilities;
 - o Land Forming – details of final ground levels and interface with existing ground levels;
 - o Form of Development and Design – extent of development and density, building height ranges, location of landmark buildings and features, cross sections of key streets, building and open space, boundary treatments and identification of broad design character areas to guide more detailed area design codes; and,
 - o Access and Car Parking – access routes for vehicles, public transport, pedestrians and cycles and connections to wider areas, car parking standards, typologies, distribution and car parking management measures
- Work productively and collaboratively with EDC Officers and wider consultant team to ensure the masterplans meet the vision for Ebbsfleet Central, comply with the outline consent and make the best of constraints and opportunities of the site;
- Produce supporting material to accompany the submission of discharge of conditions applications; and,
- Support EDC in extensive engagement on the Site Wide and Area masterplan with key groups within the garden city including statutory stakeholders, the planning authority, local groups and the community.

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

Start date

22 December 2022

End date

30 September 2024

This contract is subject to renewal

No

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

The publication of this Contract Notice by Ebbsfleet Development Corporation (EDC) is a call for competition from potential service providers for the provision of a Masterplanning, Design and Landscape team for Ebbsfleet Central East. Bidders who have already registered on In-Tend following a PIN need not re-register their interest.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

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: [2022/S 000-015693](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

8 August 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.3) Additional information

The publication of this Contract Notice by Ebbsfleet Development Corporation (EDC) is a call for competition from potential service providers for the provision of a Masterplanning, Design and Landscape team for Ebbsfleet Central East. Please copy this link to the Finder Tender Service:

• <https://www.find-tender.service.gov.uk/Notice/015693-2022?origin=SearchResults&p=1> • **Potential** bidders may have already expressed an interest following publication of a Prior Information Notice (PIN), although no-one will be prejudiced by failure to respond to a PIN. Following this notice, potential bidders who have expressed an interest will be invited to complete a Selection Questionnaire (SQ) highlighting their capability for this project. Details of the SQ, the instructions for bidders and background information on the contract scope will be issued from the In-Tend e-tendering portal and can be copied from the following link: • <https://in-tendhost.co.uk/ebbsfleetdc> • **Bidders** who have already registered on In-Tend following a PIN need not re-register their interest. The Selection Questionnaire (SQ) and supporting documents will be available via the In-Tend portal on Tuesday 5th July 2022. Deadline for return of the completed SQ is 1200 hours on Monday 8th August 2022. Please note that EDC reserves the right to terminate the competition for this service at any time.

VI.4) Procedures for review

VI.4.1) Review body

Ebbsfleet Development Corporation

The Observatory Castle Hill Drive

Kent

DA10 1EE

Country

United Kingdom

Internet address

<https://in-tendhost.co.uk/ebbsfleetdc>