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Tender

Agora Redevelopment Scheme

Milton Keynes Council
TOWN

F02: Contract notice

Notice identifier: 2022/S 000-020034

Procurement identifier (OCID): ocids-h6vhtk-0354ea

Published 22 July 2022, 3:20pm

Section I: Contracting authority

I.1) Name and addresses

Milton Keynes Council

Civic Office, 1 Saxon Gate East

Milton Keynes

MK9 3EJ

Email

contracts@milton-keynes.gov.uk

Telephone

+44 1908691691

Country

United Kingdom

NUTS code

UKJ12 - Milton Keynes

Internet address(es)

Main address

<https://in-tendhost.co.uk/milton-keynes.aspx/Home>

Buyer's address

<https://www.milton-keynes.gov.uk>

I.1) Name and addresses

TOWN

Reeds Wharf, 33 Mill Street

London

SE1 2AX

Email

contracts@milton-keynes.gov.uk

Country

United Kingdom

NUTS code

UKI - London

Internet address(es)

Main address

<https://www.wearetown.co.uk>

Buyer's address

<https://in-tendhost.co.uk/milton-keynes/asp/Home>

I.2) Information about joint procurement

The contract involves joint procurement

In the case of joint procurement involving different countries, state applicable national procurement law

Milton Keynes Council and TOWN are seeking the appointment of a suitable experienced Contractor for the Agora Regeneration development in Wolverton.

I.3) Communication

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

<https://in-tendhost.co.uk/milton-keynes/asp/Home>

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

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Agora Redevelopment Scheme

Reference number

2021-073

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Milton Keynes Council and TOWN (the Employers) are seeking to appoint a competent Contractor to construct 115 new dwellings with associated external works, roads along with St Georges Way car park in accordance with the attached drawings and documentation. This project is for the redevelopment of the site of the Agora Centre, Wolverton and adjacent car park to provide 86 new homes in Blocks A, B, D, E and F as well as 29 homes and a Common House in Block C for a cohousing group, plus 9 ground floor commercial units and one community unit comprising approx. 1,000 m2. This includes reinstatement of Radcliffe Street between Church Street and Buckingham Street / The Square together with associated areas of hard and soft landscaping, car and cycle parking. In addition to the main development site, changes to car parking and landscape at St. George's Way are to be delivered to support the town centre regeneration.

II.1.5) Estimated total value

Value excluding VAT: £33,000,000

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
- 45100000 - Site preparation work
- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work

- 45400000 - Building completion work

II.2.3) Place of performance

NUTS codes

- UKJ12 - Milton Keynes

II.2.4) Description of the procurement

Milton Keynes Council and TOWN are seeking the appointment of a suitable experienced Contractor for the Agora Redevelopment Scheme, providing 115 dwellings over 6 blocks with a mix of houses, flats and retail units along with the St Georges Way Car park works in Wolverton, Church Street, Wolverton, Milton Keynes, MK12 5GL. This project is for the redevelopment of the site of the Agora Centre, Wolverton and adjacent car park to provide 86 new homes in Blocks A, B, D, E and F as well as 29 homes and a Common House in Block C for a cohousing group, plus 9 ground floor commercial units and one community unit comprising approx. 1,000 m2. This includes reinstatement of Radcliffe Street between Church Street and Buckingham Street / The Square together with associated areas of hard and soft landscaping, car and cycle parking. In addition to the main development site, changes to car parking and landscape at St. George's Way are to be delivered to support the town centre regeneration. The Council is the Employer and funder for the overall site works (on the main site and St George's Way) and for five of the six development blocks (A, B, D, E and F), which contain a mix of dwellings for market and affordable rent plus retail units. The exception is Block C. The Council is entering into a head lease to TOWN for the development of Block C, and TOWN is the Employer and funder for this block.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50%

Cost criterion - Name: Price / Weighting: 50%

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

Duration in months

24

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: 5

Objective criteria for choosing the limited number of candidates:

Bidders are invited to express interest by completing and returning the supplier selection questionnaire (SQ). The SQ gathers information which is used to assess Bidders' suitability as potential Contractor in terms of experience, capacity, financial standing and ability to deliver the scheme in accordance with the Council's and TOWN's requirements. Under the Selection Questionnaire Stage, the Bidder's SQ response is submitted and evaluated in accordance with criteria stated in tender documents. Bidders who do not meet the required financial and qualitative minimum standards of the SQ will automatically fail and their response will not be considered further. The Council and TOWN's intention is to invite the five highest scoring Bidders to participate in the Invitation to Tender. If, there is a tie in scores in the ranking into any of the positions one to five, the Council and TOWN reserve the right to invite more than five Bidders to tender. For clarity, these will be the bidders who have been ranked one to five. If there are fewer than five Bidders who have passed the SQ, the Council and TOWN reserve the right to invite the relevant fewer Bidders to tender or at the discretion of the Council and TOWN, to abandon the procurement. Following the selection of the shortlist, the Council and TOWN will invite shortlisted bidder to submit tenders in accordance with the ITT. All Bidders that have submitted an SQ response will be notified of this shortlisting decision.

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.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

As stated in tender 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 stated in tender documents

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

Date

22 August 2022

Local time

12:00pm

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

27 September 2022

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: 2 (from the date stated for receipt of tender)

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

High Court Royal Court of Justice

London

WC24 2LL

Email

contracts@milton-keynes.gov.uk

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Council will incorporate a minimum 10 calendar day standstill period at the point information on the award of the Contract is communicated to tenderers. Applicants who are unsuccessful shall be informed by the Contracting Authority as soon as possible after the decision has been made as to the reasons why the Applicant was unsuccessful. Applicants may seek further clarification from the Contracting Authority following receipt of this information and the Contracting Authority will provide further clarification as appropriate. If any clarification regarding the award of the Contract has not been successfully resolved, an Applicant can consider its option under the Public Contracts Regulations 2015. Applicants would need to obtain their own legal advice.