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Tender

## **East Cowes Development Sites**

Isle of Wight Council

F02: Contract notice

Notice identifier: 2023/S 000-021599

Procurement identifier (OCID): ocds-h6vhtk-03ea57

Published 26 July 2023, 10:23am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Isle of Wight Council

County Hall, High Street

Newport

PO30 1UD

#### **Contact**

Mr Jason Barrett

#### **Email**

[jason.barrett@iow.gov.uk](mailto:jason.barrett@iow.gov.uk)

#### **Telephone**

+44 1983821000

#### **Country**

United Kingdom

**Region code**

UKJ34 - Isle of Wight

**Internet address(es)**

Main address

<http://www.iow.gov.uk>

Buyer's address

<http://www.iow.gov.uk>

**I.3) Communication**

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

<https://sebp.due-north.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://sebp.due-north.com/>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

East Cowes Development Sites

Reference number

DN681010

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

The Authority is seeking to dispose of two parcels of land as separate Lots:

LOT 1: Land known as Maresfield – Extra Care,

LOT 2: Land known as Maresfield – Other, and

LOT 3: Land known as Albany.

The Authority's priority for the Maresfield site is to obtain a compliant bid under Lot 1. Under Lot 1, the Authority will request submissions from bidders regarding the development of an Extra Care facility. If however the Authority does not receive any bids, or receives non-compliant bids under this Lot, the Authority will proceed to evaluate submissions from Bidders under Lot 2 for the Maresfield site and the requirements under Lot 1 will no longer proceed under this procurement. If a compliant bid is received by the Authority under Lot 1, then the Authority will not proceed to evaluation with any submissions received under Lot 2 for the Maresfield site and Lot 2 will not be required to proceed any further.

Submissions for Lots 1 and 3 will be required by the same deadline as identified in the indicative procurement timetable (which may be amended or updated by the Authority from time to time). Lot 2 submissions will be required at a later date to Lot 1 and 3 as identified in the indicative procurement table (which may be amended or updated by the Authority from time to time). The evaluation for Lot 1 will be carried out prior to the

deadline for submissions of Lot 2 in order to determine whether there are any compliant bids for Lot 1 and if so, the Lot 2 submissions will be disregarded and the evaluation for Lot 2 will not go ahead. If there are no compliant bids for Lot 1, then the Authority will evaluate bids received under Lot 2.

### **II.1.5) Estimated total value**

Value excluding VAT: £1,500,000

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 70000000 - Real estate services
- 85000000 - Health and social work services

### **II.2.3) Place of performance**

NUTS codes

- UKJ34 - Isle of Wight

Main site or place of performance

Maresfield Road, East Cowes, Isle of Wight

### **II.2.4) Description of the procurement**

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LOT 3: Land known as Albany.

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Lot 1 will no longer proceed under this procurement. If a compliant bid is received by the Authority under Lot 1, then the Authority will not proceed to evaluation with any submissions received under Lot 2 for the Maresfield site and Lot 2 will not be required to proceed any further.

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#### **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: £1,500,000

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

End date

31 December 2025

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 3

Objective criteria for choosing the limited number of candidates:

## Shortlisting

A Potential Supplier must first pass all of the pass/fail questions within the SQ. The Authority will then evaluate the scored questions in accordance with the scoring methodology and weightings listed in the table above. The Authority will then evaluate the top three scoring Potential Suppliers submissions to participate in the Tender stage of this procurement process.

Before finalising the shortlist, where relevant, Potential Suppliers will be asked to submit their evidence to support their 'Self Certified' answers (i.e. insurance, company account etc.). If a Potential Supplier fails to provide the relevant evidence or provides evidence which does not meet the Self Certification requirements and subsequently fails one of the pass/fail criteria, then the Authority may not invite the Bidder to participate in any subsequent stages of the procurement process and the Authority reserves the right to bring the next highest scoring Potential Supplier on to the shortlist.

If any Bidders fails to provide the minimum 35% affordable housing requirement under any or all Lots which it may bid for, then the Bidders submission shall be deemed non-compliant for the relevant Lot upon which the affordable housing is less than 35%.

### **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 IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive procedure with negotiation

#### **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: No

### **IV.2) Administrative information**

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

Date

25 August 2023

Local time

2:00pm

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

26 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**

Tender must be valid until: 31 December 2023

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## **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 of England and Wales

London

Country

United Kingdom