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Planning

Cheadle Eco Business Park - Development Management Services PIN

Stockport Metropolitan Borough Council

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-022654

Procurement identifier (OCID): ocids-h6vhtk-035f0c

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Section I: Contracting authority

I.1) Name and addresses

Stockport Metropolitan Borough Council

4th Floor, Waterside House, Waterside Plaza

Sale

M33 7ZF

Contact

Mr Farooq Rashid

Email

Farooq.Rashid@star-procurement.gov.uk

Telephone

+44 1619121616

Country

United Kingdom

Region code

UKD - North West (England)

Internet address(es)

Main address

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

Buyer's address

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

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Additional information can be obtained from 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

Cheadle Eco Business Park - Development Management Services PIN

Reference number

DN628459

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Stockport Council are undertaking this preliminary market engagement to consult with potential Development Management Service Providers to inform our subsequent approach and procurement programme. Note, this exercise is for pre-market engagement activity only and does not constitute dialogue or negotiation.

The preliminary market engagement is being carried out under the provisions of Regulations 40 and 41 of the Public Contract Regulations 2015 (SI 2015/102).

Any response or information related to this preliminary market engagement exercise which influences the procurement process will be documented in accordance with Regulation 84 of the Public Contract Regulations 2015 (SI 2015/102). Involvement in this preliminary market engagement will not preclude any organisation from participating in any future tender process, nor will there be any advantage or disadvantage when participating.

Objectives of the preliminary market engagement:

Inform the market of the upcoming opportunity

Ensure that the requirements are correctly aligned with current and best practice and are proven and affordable

Gain insight and feedback on the Concept Masterplan

Gain insight and feedback on proposed delivery, legal and commercial structures

Gain insight and feedback on proposed procurement route

Please refer to the PIN documentation for a number of questions to be answered.

Interested parties are asked to complete the attached response document and upload their responses via the Chest.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

II.2.4) Description of the procurement

Please refer below questions to be answered.

Interested parties are asked to complete the below and upload their responses via the Chest on Message Function.

1. The Council intends to appoint a Development Manager to oversee delivery of a light industrial development. The Council intends to procure construction services directly. Please provide any observations or comments.

2. The Council is seeking to develop an environmentally exemplar industrial scheme. What do you consider is a prerequisite for this objective to be achieved?

3. The Council envisages using the Restricted procedure, in accordance with the Public Contract Regulations 2015 led by STAR procurement. Timescales are projected as follows: Selection Questionnaire (August – October); Invitation to Tender (October – December);

Evaluation to Award (December – January 2023). Please provide any observations or comments.

4. The fee is proposed to be based on a fixed % of construction cost & professional fees and rather than any incentivised methodology. Please provide comments, observations or

suggested alternative proposals.

5. Bird Hall Lane industrial estate is noted to lack an appropriate level of amenity relative to its importance as a major employment area and the Council envisage that this scheme could provide amenity for this development as well as the wider estate. We welcome your thoughts as to how industrial estates are integrating amenity facilities and any potential wider benefits they may bring.

6. Initial design work shows a multi-let scheme of approximately 115,000 sq ft could be delivered on the site. Please provide any comments or observations

7. Please provide any other observations or comments.

II.3) Estimated date of publication of contract notice

9 September 2022

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes