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Award

Development Management Services for the Regeneration of the Agora in Wolverton Town Centre

Milton Keynes Council

F15: Voluntary ex ante transparency notice

Notice identifier: 2021/S 000-022954

Procurement identifier (OCID): ocds-h6vhtk-02e11d

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Section I: Contracting authority/entity

I.1) Name and addresses

Milton Keynes Council

Civic Offices, 1 Saxon Gate, Silbury Boulevard

Milton Keynes

MK93EJ

Contact

Ruth Grehan

Email

contracts@milton-keynes.gov.uk

Telephone

+44 1908691691

Country

United Kingdom

NUTS code

UKJ - South East (England)

Internet address(es)

Main address

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

Buyer's address

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

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

Development Management Services for the Regeneration of the Agora in Wolverton Town Centre

II.1.2) Main CPV code

- 71311300 - Infrastructure works consultancy services

II.1.3) Type of contract

Services

II.1.4) Short description

Development Management service for generation site Agora Wolverton. Details of Scope

can be found below:

Design

Briefing, appointment and management of retained professional team for RIBA Stages 4-8

Procurement, briefing, appointment and management of additional consultants for RIBA

Stages 4-8

Liaison with Client-appointed legal advisors on consultant contracts

RIBA Stage 4 (Technical Design) Design management including DTMs, workshops, review

and drawing approvals

Development and approval of detailed draft specification and design ERs

RIBA Stage 5 (Construction) Design monitoring including DTMs, workshops and drawing

approvals

Client design reporting and liaison

Planning

Preparation and discharge of pre-commencement planning conditions

Preparation and discharge of post-commencement planning conditions not novated to

contractor

Monitoring of contractor discharge of novated planning conditions

Management and monitoring of Section 106 obligations

Maintenance of conditions and S106 tracker and client planning liaison

Operational Strategy

Development and implementation of lettings strategy for commercial space, including agent

management and liaison

Development and implementation of the energy microgrid and CESCO model, specification

and business plan

Development and implementation of mobility hub specification and contracts

Advice to Client's estate manager on parking strategy implementation in accordance with planning consent

Preparation of initial tenant engagement strategy on innovative design (shared space use, mobility hub/travel planning, etc)

Liaison with Client-appointed procurement and legal advisors on contractual operational matters

Client (and Client's estate manager) reporting and liaison

Communications and Strategy

Maintaining, agenda setting and minuting of the Agora Regeneration Working Group as a standing engagement forum

Maintaining regular dialogue with key stakeholders including WGTC, Future Wolverton, Wolverton Business Forum

Maintaining the project website including monthly public project updates and FAQ revisions

Monitoring and supporting site contractor in community liaison/CCS

Promoting the project through events, articles and awards nominations

Supporting the Client's estate manager with occupational marketing strategy

Liaison between the project and Still Green Cohousing

Site Management

Retention and supervision of the Agora caretaker until demolition

Managing minor repairs and maintenance to the building

Community and statutory liaison on site management matters including repairs, maintenance, ASB etc.

Contractor liaison on site access, management, survey and security matters

Procurement

Assist with the preparation of PCR 2015-compliant procurement strategies and programmes

for demolition and construction

Support with the preparation of tender documents, ERs, draft contracts/amendments and associated documentation

Support with the management of the tender processes and programme including all documentation, meetings, reporting and programme

Production and assessment of value engineering options if required

Liaison with Client-appointed procurement and legal advisors on procurement matters

Demolition

Agreement and monitoring of detailed works programme

Contractor briefing and commencement oversight

Site attendance and contractor meetings

Client reporting on demolition

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £1,453,500

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKJ - South East (England)

Main site or place of performance

Milton Keynes Wolverton Agora

II.2.4) Description of the procurement

This notice is to publish details relating to an intention to enter into contract for development management services for the regeneration of the site known as the Agora Wolverton by use of negotiated procedure without prior publication. The reason for the proposed award is in section 1V of the notice titled procedure.

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

The regeneration of Wolverton Town Centre has been a priority for the Authority for over 2 decades and has been included in the Council Plan priority for years. The Agora site is central to the regeneration. Wolverton Town Centre Neighbourhood Plan also identifies the Agora site as a priority redevelopment in Wolverton. The initial expectation was for the market to deliver the regeneration. As a result of high costs of delivery the market has consistently failed to deliver the regeneration meaning that the Council Plan priority for this site has been unachievable for many years and therefore depriving the area's residents and the Authority of the benefits of the regeneration. The Authority has had to step in to progress this Council Plan priority and will be procuring and entering into a contract for the construction of the regeneration scheme. The proposed contractor for the development management services, TOWN, is critical to the successful delivery of the regeneration of the site in that TOWN was originally anticipated to deliver the regeneration of the site but could not proceed due to viability issues despite exchanging contracts conditionally to acquire the Authority's land for the regeneration. The detailed scheme for the regeneration of the site and design has been developed by TOWN and planning permission has been granted for the scheme subject to completion of a S106 agreement. The planning permission application for the scheme was submitted by TOWN prior to the Authority's decision to conduct the regeneration. TOWN has related intellectual property rights and has in-depth knowledge and the technical skills required to successfully manage the development and delivery of the scheme having developed the scheme and having been involved in the plans to deliver the scheme for over 4 years prior to the Authority's decision.

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

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract/concession

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

15 September 2021

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Towndey Ltd Trading as Town

33 Salisbury Gardens

Newcastle Upon Tyne

NE2 1HP

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Initial estimated total value of the contract/lot/concession: £1,453,500

Total value of the contract/lot/concession: £1,453,500

Section VI. Complementary information

VI.3) Additional information

The regeneration of Wolverton Town Centre has been a priority for the Authority for over 2 decades and has been included in the Council Plan priority for years. The Agora site is central to the regeneration. Wolverton Town Centre Neighbourhood Plan also identifies the Agora site as a priority redevelopment in Wolverton. The initial expectation was for the market to deliver the regeneration. As a result of high costs of delivery the market has consistently failed to deliver the regeneration meaning that the Council Plan priority for this site has been unachievable for many years and therefore depriving the area's residents and the Authority of the benefits of the regeneration. The Authority has had to step in to progress this Council Plan priority and will be procuring and entering into a contract for the construction of the regeneration scheme. The proposed contractor for the development management services, TOWN, is critical to the successful delivery of the regeneration of the site in that TOWN was originally anticipated to deliver the regeneration of the site but could not proceed due to viability issues despite exchanging contracts conditionally to acquire the Authority's land for the regeneration. The detailed scheme for the regeneration of the site and design has been developed by TOWN and planning permission has been granted for the scheme subject to completion of a S106 agreement. The planning permission application for the scheme was submitted by TOWN prior to the Authority's decision to conduct the regeneration. TOWN has related intellectual property rights and has in-depth knowledge and the technical skills required to successfully manage the development and delivery of the scheme having developed the scheme and having been involved in the plans to deliver the scheme for over 4 years prior to the Authority's decision.

VI.4) Procedures for review

VI.4.1) Review body

Milton Keynes Council

Milton Keynes

MK9 3EJ

Country

United Kingdom