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Tender

## **Development Partner for Transforming Tyisha**

Carmarthenshire County Council

F02: Contract notice

Notice identifier: 2024/S 000-024285

Procurement identifier (OCID): ocds-h6vhtk-04871e

Published 2 August 2024, 12:20pm

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

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

Carmarthenshire County Council

County Hall

Carmarthen

SA31 1JP

#### **Contact**

Kathryn Evans

#### **Email**

[tyisha@carmarthenshire.gov.uk](mailto:tyisha@carmarthenshire.gov.uk)

#### **Telephone**

+44 1267234567

#### **Country**

United Kingdom

**NUTS code**

UKL14 - South West Wales

**Internet address(es)**

Main address

<https://www.carmarthenshire.gov.wales/home/council-services/>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0281](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0281)

**I.3) Communication**

Access to the procurement documents is restricted. Further information can be obtained at

<https://etenderwales.bravosolution.co.uk/web/login.shtml>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etenderwales.bravosolution.co.uk/web/login.shtml>

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://etenderwales.bravosolution.co.uk/web/login.shtml>

**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**

Development Partner for Transforming Tyisha

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

- 45000000 - Construction work

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

Works

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

Carmarthenshire County Council wishes to appoint a development partner to deliver sustainable, high quality, mixed use housing-led developments across 5 sites in Tyisha, Llanelli.

#### **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
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211340 - Multi-dwelling buildings construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45211341 - Flats construction work
- 45213100 - Construction work for commercial buildings
- 45215212 - Retirement home construction work

- 79400000 - Business and management consultancy and related services
- 70000000 - Real estate services
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70322000 - Vacant-land rental or sale services
- 71520000 - Construction supervision services
- 71400000 - Urban planning and landscape architectural services
- 71500000 - Construction-related services
- 71200000 - Architectural and related services
- 71300000 - Engineering services

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

NUTS codes

- UKL14 - South West Wales

Main site or place of performance

Llanelli

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

The development partner will work with Carmarthenshire County Council to provide good quality affordable homes for first time buyers, families and those needing social housing. The Council's aspiration will be to deliver a mixed tenure balance of social housing, low-cost ownership and outright purchase options and in line with our corporate strategic regeneration plans to deliver affordable homes across the county.

Alongside the housing-led developments, the partner will improve aspects of the public realm, community facilities, and restoring or redeveloping existing buildings at the key sites. The Council requires the partner to jointly develop initiatives to benefit local economic development while improving skills, ambition, health and resilience across the Tyisha ward ensuring communication and engagement is key during the delivery.

The Council is not funding the development but a financial contribution for a remediation fund may be available. Land transfer timeframes, along with access to a remediation fund are to be agreed during the course of dialogue. Further information is available in the procurement documents.

### **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**

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The programme of works and milestones are to be agreed during the course of dialogue. Please refer to the Heads of Terms.

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

Maximum number: 4

Objective criteria for choosing the limited number of candidates:

As detailed in the PQQ

### **II.2.10) Information about variants**

Variants will be accepted: Yes

### **II.2.11) Information about options**

Options: Yes

Description of options

As detailed in the tender documentation.

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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## **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

Selection criteria as stated in the procurement 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

## **Section IV. Procedure**

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

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

Competitive dialogue

#### **IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### **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

12 September 2024

Local time

2:00pm

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

21 October 2024

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English, Welsh

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

Carmarthenshire County Council will be conducting this procurement exercise via the eTenderWales portal. To assist you in locating this opportunity on the eTenderWales portal, the project code is: project\_56639.

All tender costs and liabilities incurred by bidders shall be the sole responsibility of the bidders.

All documents to be priced in GBP and all payments made in GBP.

In relation to section II.2.10 of this notice, variants will be accepted to the extent permitted (if at all) in the procurement documents

The Council reserves the right to award the contract in whole or part or to annul the procurement process at any stage, and not award any contract. Following consideration of solutions presented during the course of dialogue, the Council reserves the right to structure its requirements in such a way as to offer the most appropriate, cost effective and sustainable solution.

We are holding an event on the 16th August to give potential developers and interested parties an opportunity to hear more about the Transforming Tyisha project and an opportunity to visit key sites. This will be held on Friday 16th August 2024, from 10:30am at the Good's Shed, Marsh Street, Llanelli, SA15 1BG. A buffet will be provided, please inform us of any dietary/allergies or translation requirements. To reserve your space please email [Tyisha@Carmarthenshire.gov.uk](mailto:Tyisha@Carmarthenshire.gov.uk) by 12th August 2024.

NOTE: The authority is using eTenderwales to carry out this procurement process. To obtain further information record your interest on Sell2Wales at

[https://www.sell2wales.gov.wales/search/search\\_switch.aspx?ID=142979](https://www.sell2wales.gov.wales/search/search_switch.aspx?ID=142979)

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

The Council is committed to promoting Social Value through its policies, strategies, and services, thus achieving the best value for money in the widest sense. The aim is to build stronger communities, reduce social exclusion and poverty and encourage the development of the economy.

Accordingly, the successful partner(s) will be expected to consider innovative opportunities (to include recruiting /training long term unemployed persons as part of the workforce; work with local schools and colleges; engage with local communities; etc). Specific requirements will be developed through the dialogue stage.

(WA Ref:142979)

The buyer considers that this contract is suitable for consortia.

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom