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Tender

Stockport 8 – Private Sector Partner

Stockport Metropolitan Borough Council

F02: Contract notice

Notice identifier: 2022/S 000-024696

Procurement identifier (OCID): ocds-h6vhtk-035864

Published 2 September 2022, 3:59pm

Section I: Contracting authority

I.1) Name and addresses

Stockport Metropolitan Borough Council

4th Floor, Waterside House, Waterside Plaza

Sale

M33 7ZF

Contact

Mr Edward Farnworth

Email

edward.farnworth@star-procurement.gov.uk

Telephone

+44 1619121616

Country

United Kingdom

Region code

UKD3 - Greater Manchester

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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

Stockport 8 – Private Sector Partner

Reference number

DN631136

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Council is seeking to appoint, through a competitive dialogue procurement, a Private Sector Partner (PSP) with the financial means and relevant experience, skills and resources to make a significant contribution to achieving the Vision for Stockport 8 via participation in a public-private corporate joint venture with the Council, to develop a number of sites in Stockport Town Centre West. The PSP could be a single organisation or group of organisations that bring together the necessary funding and expertise to deliver the Vision.

The red line boundary for the Site to be developed, is provided in the Information Memorandum available in the Procurement Documents. It is estimated that the Site can accommodate approximately 1,200 residential units.

Additional opportunity sites (Retained Land and Third Party Land) are included in the scope of the procurement and may be made available for development at a later date.

The estimated value and contract duration applies to the Site, Retained Land and Third Party Land. The estimated Contract Value is as follows:

The Site = £250,000,000 to £350,000,000

Retained Land and Third Party Land = £50,000,000 to £100,000,000

Total Contract Value = £300,000,000 to £450,000,000

The contract duration shall be an initial term of 15 years with an option for the parties to agree to extend the term for up to five years on expiry of the initial term.

For the avoidance of doubt, the Council is seeking to appoint a PSP to develop the Site, via participation in a public-private corporate joint venture. The initial scope for the joint venture will be the Site as defined by the red line boundary in the Information Memorandum. Any future additional development of Retained Land and Third Party Land, will be agreed between the parties and is not guaranteed as part of this procurement.

II.1.5) Estimated total value

Value excluding VAT: £450,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70121000 - Building sale or purchase services
- 70122000 - Land sale or purchase services
- 71000000 - Architectural, construction, engineering and inspection services
- 71530000 - Construction consultancy services

II.2.3) Place of performance

NUTS codes

- UKD3 - Greater Manchester

II.2.4) Description of the procurement

Construction Works.

Construction Professional Services.

Real Estate Services.

The Council is conducting a competitive dialogue process pursuant to Regulation 30 of the Public Contracts Regulations 2015 ((PCR) which will involve the following core stages:

- shortlisting up to four organisations following an evaluation of their capacity, capability, and financial standing of Tenderers to meet Council requirements;
- conducting dialogue with shortlisted bidders during which initial and detailed solutions will be developed, before the Council invites final tenders from bidders.

The works and services referenced in this contract notice are indicative only and contains the broad categorisation of works and services rather than particulars. Bidders should assume that the works and services actually required will broadly be within the CPV Codes listed above but will also include extensions to related or ancillary services within each categorisation. The actual scope of services required may also be narrower than that set out in the CPV Codes.

While the estimated range of value for the contract is explained in this notice, the Council is unable to give a definitive contract value and the final value will depend on the scope of the final works and services required to deliver the Vision for Stockport 8. Bidders should presume that this value will cover the works and services listed and those ancillary to the principal services required on a project of a comparable scale as the Vision for Stockport 8 (including any extensions of scope set out in this notice).

To help to ensure that sufficient interest in the contract will be generated, the works and services being procured will not be divided into separate lots.

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: £450,000,000

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

Duration in months

240

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: 4

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

II.2.14) Additional information

Procurement documents must be accessed through the Council's e-tendering portal: The Chest/Proactis (www.the-chest.org.uk). Project reference: DN631136.

All communications must also be directed via this portal.

The Chest - Tenderer Support

Go to <https://www.the-chest.org.uk/SupplierSupport.html>

Here you will see the hyperlink to log your issue / 'submit a ticket' for ProContract V3.

Alternatively you can log your call by emailing ProContractSuppliers@proactis.com and a representative will contact you as soon as possible.

For Critical and Time-Sensitive issues you can call The Chest: 0330 005 0352.

The Council and its commercial advisers conducted preliminary market consultation in August 2022 pursuant to Regulation 40 of the Public Contracts Regulations 2015. Market consultation was carried out in order to discuss the Vision for Stockport 8 and its proposed structure and objectives, as well as the Council's expectations in respect of the procurement with interested organisations. Participation in the market consultation was/is not a requirement for future progress in the procurement.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

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

Refer to Tender Documentation

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.2.1) Previous publication concerning this procedure

Notice number: [2022/S 000-021176](#)

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

Date

3 October 2022

Local time

10:00am

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

10 October 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: 6 (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

Royal Courts of Justice

Strand

London

WC2A 2LL

Country

United Kingdom