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Tender

Multi-level Industrial Development

GLA Land and Property Limited

F02: Contract notice

Notice identifier: 2022/S 000-027420

Procurement identifier (OCID): ocds-h6vhtk-03719c

Published 30 September 2022, 9:48am

Section I: Contracting authority

I.1) Name and addresses

GLA Land and Property Limited

5 Endeavour Square

London

E20 1JN

Contact

Delphina Jones

Email

v_DelphinaJones@tfl.gov.uk

Country

United Kingdom

Region code

UKI51 - Bexley and Greenwich

Internet address(es)

Main address

<https://tfl.gov.uk>

Buyer's address

<https://tfl.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

Other activity

Industrial Development

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Multi-level Industrial Development

Reference number

DN615241

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

75 Bugsby's Way is a 3.38- acre industrial site on the Greenwich Peninsula, with excellent links to central London and from the M25. It is owned by Greater London Authority Land and Property (GLAP). The site has significant potential for intensive industrial/logistics development that is expected to attract a variety of businesses and provide employment opportunities to the local community.

GLA Land & Property (GLAP) is a subsidiary company of the Greater London Authority, formed in 2012, it is one of the largest public sector landowners in London.

The GLA is undertaking a procurement for the development of this site as part of the Mayor's plans to regenerate the Greenwich Peninsula.

The successful developer will negotiate a 250-year leasehold to the land and enter into an agreement with GLAP to design, develop and build a new multi-storey industrial development. The successful developer will then need to find tenants to generate a return.

II.1.5) Estimated total value

Value excluding VAT: £106,943,267

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
- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

The key objectives of the procurement include:

- The development of a multi-level industrial/logistics scheme with a wide range of unit sizes/types, including SME space;
- The production of a façade design that is reflective of the innovative nature of the building;
- sustainability, both during and after construction;
- achieving commercial value for the site; and
- meeting prospective occupiers' demands;
- achieving local economic development benefits

The successful developer will own a 250-year leasehold to the land and enter into an agreement with GLAP to design, develop, and build a multi-storey industrial/logistics development. Responsibility for attaining planning consent will lie with the successful developer.

The successful developer will be required to provide a fixed payment of at least 50% of the total value as a lump sum upon practical completion. The remaining value will be due as a variable payment to be paid within five years of practical completion. The mechanism for calculating the variable payment and the date when it is due will be agreed between the parties.

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

84

This contract is subject to renewal

No

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

Maximum number: 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

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

The development partner may be required to actively participate in the achievement of social and/or environmental policy objectives relating to recruitment and training and supply-chain initiatives. Accordingly contract performance conditions may relate to social and environmental considerations.

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: Yes

IV.2) Administrative information

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

Date

1 November 2022

Local time

5:00pm

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

23 January 2023

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

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The GLA intends to conduct a multi-stage procurement procedure with the option of reducing the number of tenderers to continue negotiations at each stage. Award criteria and further procurement documents will be provided by the commencement of the tender & negotiation stages to bidders shortlisted to participate.

Expressions of interest must be by way of completion and return of the selection questionnaire (SQ) (in accordance with the requirements set out in the SQ by the time limit in Section IV.2.2 above).

The estimated values in II.1.5 represent the maximum potential gross development value to the developer. However, potential returns will depend on many commercial factors including (but not limited to) the performance of the developer and market conditions. Bidders should seek independent legal and commercial advice in relation to the potential value of the opportunity.

VI.4) Procedures for review

VI.4.1) Review body

High Courts of Justice

The Royal Court of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

In accordance with Regulation 55 (Informing candidates and tenderers);

Regulation 87 (Standstill period) and Regulation 88 to 104 of the Public Contracts Regulations 2015 ('PCR 2015').

Following any decision to award the contract the contracting authority will provide debriefing information to unsuccessful bidders in accordance with Regulation 86 PCR 2015 and observe a minimum 10 day standstill period (in accordance with Regulation 87 PCR 2015) before the contract is entered into.

Bidders should note that the procurement documents provide indicative information of the GLA's intended approach in the procurement process at this stage and are for general information only.

The GLA reserves the right to vary, amend and update any aspects of the procurement documents and final details and versions of the procurement documents will be confirmed to applicants successful in being selected to participate in the relevant tender stages of the procurement procedure.

The GLA reserves the right not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this Contract Notice.