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Tender

Procurement of a development partner for the regeneration of four sites in the centre of Sutton, known as ‘Sutton Civic and Town Centre Regeneration’

London Borough of Sutton

F02: Contract notice

Notice identifier: 2023/S 000-030050

Procurement identifier (OCID): ocds-h6vhtk-040b3c

Published 12 October 2023, 9:48am

Section I: Contracting authority

I.1) Name and addresses

London Borough of Sutton

Civic Offices, St Nicholas Way

Sutton

SM1 1EA

Contact

Ms Sharon King-Holmes

Email

sharon.king-holmes@sutton.gov.uk

Country

United Kingdom

Region code

UKI63 - Merton, Kingston upon Thames and Sutton

Internet address(es)

Main address

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

Buyer's address

<http://www.sutton.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/Advert/Index?advertId=fc8e6575-8467-ee11-8124-005056b64545>

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/Advert/Index?advertId=fc8e6575-8467-ee11-8124-005056b64545>

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

Procurement of a development partner for the regeneration of four sites in the centre of Sutton, known as 'Sutton Civic and Town Centre Regeneration'

Reference number

DN690512

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The London Borough of Sutton wishes to appoint a development partner to enter into an agreement for the delivery of the redevelopment of the St Nicholas Shopping Centre, Secombe Theatre, Gibson Road Car Park and Civic Centre sites, collectively known as 'Sutton Civic and Town Centre Regeneration' including construction of a new Civic Hub for the Council

II.1.5) Estimated total value

Value excluding VAT: £500,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

- 70112000 - Development of non-residential real estate
- 70123200 - Sale of non-residential estate
- 71247000 - Supervision of building work
- 71315200 - Building consultancy services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services

II.2.3) Place of performance

NUTS codes

- UKI63 - Merton, Kingston upon Thames and Sutton

II.2.4) Description of the procurement

The London Borough of Sutton is seeking the appointment of a development partner for the redevelopment of four sites in the centre of Sutton as part of the Council's overall regeneration plans for Sutton Town Centre.

The Council is progressing the redevelopment to ensure that it can meet its objectives and deliver social and placemaking benefits for residents.

The Council has developed the following objectives against which the project should be delivered:

- 1) To curate and promote an attractive and distinctive identity for Sutton Town Centre.
- 2) To increase the economic resilience of the town centre through the growth of a diverse and distinctive retail, dining, cultural and leisure offer.
- 3) To create enhanced civic accommodation with greater prominence in the town that better serves all employees, visitors and users.
- 4) To promote a town centre accessible to all through enhanced connectivity and attractive and inclusive public realm.

5) To provide all the necessary social and community infrastructure to help Sutton thrive.

6) To increase housing supply including policy-compliant affordable housing, subject to viability.

7) To deliver development that is as close as possible to carbon neutral in operation.

8) To deliver a commercially viable scheme, including the delivery of the new civic hub, maximising Council returns.

It should be noted that the estimated total value shown in II.1.5) and II.2.6) is an expression of the estimated gross development value.

Please refer to the procurement documents for criteria at <https://www.londontenders.org/>

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: £500,000,000

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

Duration in months

120

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: 5

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

The Council reserves the right to terminate the process at any time prior to award of contract.

The Council does not bind itself to accept any tender received and reserves the right to call for new tenders should they consider this necessary.

The Council shall not be liable for any costs or expenses incurred by any tenderer in connection with the completion and return of information requested in this contract notice or the completion or submission of any tender.

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

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

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

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

Date

17 November 2023

Local time

12:00pm

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

8 December 2023

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

The High Court of England and Wales

Royal Court of Justice, The Strand

London

WC1A 2LL

Country

United Kingdom