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Tender

Development Partner for Phase 1 (with potential of future phases) of Granton Waterfront, Edinburgh

The City of Edinburgh Council

F02: Contract notice

Notice identifier: 2021/S 000-030917

Procurement identifier (OCID): ocids-h6vhtk-02ece5

Published 13 December 2021, 10:45am

The closing date and time has been changed to:

28 January 2022, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

The City of Edinburgh Council

Waverley Court, 4 East Market Street

Edinburgh

EH8 8BG

Contact

Kelly Faulds

Email

kelly.faulds@edinburgh.gov.uk

Telephone

+44 1315293415

Country

United Kingdom

NUTS code

UKM75 - Edinburgh, City of

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00290

I.3) Communication

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

www.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publiccontractsscotland.gov.uk

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

www.publiccontractsscotland.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 Partner for Phase 1 (with potential of future phases) of Granton Waterfront, Edinburgh

Reference number

CT0791

II.1.2) Main CPV code

- 45211360 - Urban development construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Located just three miles north of Edinburgh's city centre, Granton Waterfront has outstanding views across the Firth of Forth and sits in a 'necklace' of coastal communities from Cramond in the West to Portobello in the East.

Over the next 10 – 15 years, this area will be transformed from former industrial land into a new coastal town for Scotland. The Council plan to deliver, through phased development:

- around 3,500 new net zero carbon homes; with approximately 50% of these available for private development opportunities;
- business start-up space and commercial opportunities;
- creative arts, cultural and leisure spaces;

- key services including a school and health centre;
- Europe's largest coastal park; and
- low carbon energy solution(s).

The Council's phasing strategy, commencing with Phase 1, opens with the 'Heart of Granton' and embarks the Council and its future Development Partners on a journey of regeneration, with green credentials at the forefront of its objectives. This high-profile regeneration site offers a 'once in a lifetime' opportunity to work with the Council to create a new sustainable coastal town within Edinburgh's Waterfront.

This unique opportunity to work with the Council initially over an 18-month period as part of a two stage Pre-Development contract has been devised as part of the Council's procurement strategy to reduce the burden of tendering as much as possible on Candidates and to encourage collaboration, innovation, risk apportionment, and partnership between the Council and the Development Partner.

As a Candidate, you will be experienced and capable of delivering complex regeneration and mixed-use development projects of similar scale and nature. Your team will be multi-disciplinary and consist of the Development Partner, full design team services, construction contractors and specialist expertise in areas such as sustainability and modern methods of construction. You will identify opportunities for working with the local community and Small to Medium Enterprises (SMEs), creating new jobs and stimulating the local economy. You will support the Council with innovative solutions related to transport, infrastructure and funding with a primary focus on carbon reduction where possible.

The gross development value for Phase 1 is projected at GBP170million - GBP190million, with the overall programme valued at GBP1.3billion.

Full information on future phases is contained within the Outline Business Case which is available to be downloaded with this Contract Notice.

II.1.5) Estimated total value

Value excluding VAT: £1,300,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45111291 - Site-development work
- 45211360 - Urban development construction work
- 70110000 - Development services of real estate
- 71220000 - Architectural design services
- 71320000 - Engineering design services
- 45000000 - Construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45200000 - Works for complete or part construction and civil engineering work

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

II.2.4) Description of the procurement

The City of Edinburgh Council is seeking a Development Partner to take forward the development of Phase 1 of the Granton Waterfront Development. Fountainbridge in Edinburgh in line with the Council's vision.

The Development Partner will be required to:

- Deliver a private housing development of approximately 440 homes;
- Deliver around 200 Council homes of mixed tenure to the Council's design guidance within timescales approved during the pre-development period;
- Deliver around 2000 sqm of ground-floor private sector commercial space and 1000 sqm of public sector commercial space with active frontages at appropriate ground floor locations throughout;
- Create opportunities for Registered and Social Landlord partners to deliver around 145 homes;
- Deliver high quality public realm of adoptable standard throughout the site and

sustainable transport infrastructure;

- Delivery of the low carbon energy solution identified by the Council following the outcome of an ongoing options appraisal and Final Business Case; and
- Maintain and enhance community engagement and support consultation.

The residential development must comply with the principle of tenure blind development.

The Development Partner will be required to pay a minimum price to the Council for the private residential and commercial space development opportunities based on the provision of serviced plots. Serviced plots will have been remediated, with access to the plot laid and available utilities laid to the boundary. The minimum accepted capital receipt amount is GBP10,000,000. The Invitation to Tender may contain a provision for tenderers to provide an increase to this amount, which would form part of the cost analysis. The Development Partner will be free to develop the serviced plots to its own specification, subject to the fixed elements set out above. The profits from this development will be retained by the Development Partner, although an overage agreement may be put in place covering exceptional profits.

Further information on the scope of this procurement can be found in the SPD Instruction Document attached to this Contract Notice.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Cost / Weighting: 30

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

Start date

6 June 2022

End date

1 August 2026

This contract is subject to renewal

No

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

Please see information in the SPD Instruction Document.

II.2.10) Information about variants

Variants will be accepted: Yes

II.2.11) Information about options

Options: Yes

Description of options

It should be noted that the procurement process is being undertaken for Phase 1 of the Development, however, the Council reserves the right to extend the Development Agreement to future phases (subject to satisfactory performance of the Development Partner) at its sole discretion. This may include pre-development services or development of future phases and will be discussed with the successful bidder only on completion of the Phase 1 – Pre-Development Services.

For the purposes of this Procurement Procedure, the selection and award criteria will be evaluated against the requirements for Phase 1 only. Full information on the future phases is contained within the Outline Business Case.

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.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Please see SPD Instruction Document attached to this Contract Notice

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

Please see SPD Instruction Document attached to this Contract Notice

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

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.1.5) 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.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-025976](#)

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

Originally published as:

Date

17 January 2022

Local time

12:00pm

Changed to:

Date

28 January 2022

Local time

12:00pm

See the [change notice](#).

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

7 February 2022

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.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=676472.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

Community benefits are included in this requirement. For more information see:

<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:

The Council aims to maximise the social, economic and environmental benefits from its procurement (known as 'Community Benefits') by incorporating Community Benefit clauses within its contracts. These benefits are delivered by suppliers in addition to meeting the core requirements of the contract.

The Council's Sustainable Procurement Policy commits the Council to pursuing Community Benefits through its procurement.

Types of community benefits which the Council would like to include within this contract may include, but are not limited to:

- targeted recruitment and training e.g. jobs, training, work experience, job shadowing opportunities, apprenticeships for young persons and unemployed individuals
- supported employment for people with disabilities or other disadvantaged groups
- promotion of job opportunities through local agencies
- training for existing workforce
- mentoring – suppliers offering support and guidance to local organisations and individuals
- suppliers using community venues and other community services
- promotion of certain supply chain subcontractors (Small to Medium Enterprises, enterprises, supported businesses, Third Sector Organisations);
- the staff of suppliers undertaking volunteering within communities;
- community enhancement - resources provided for community facilities (e.g. playgrounds, habitat enhancements, environmental improvements) and initiatives (e.g. energy efficiency);
- outreach and education opportunities within the community to those associated with or impacted by the types of service provided e.g. promoting careers in construction and trades or care and support to local schools;
- sponsorship of local organisations;
- community consultation, engagement and strengthening of community relations;
- equal opportunities in terms of the supplier's staffing and access to services.

(SC Ref:676472)

VI.4) Procedures for review

VI.4.1) Review body

Sheriff Court

Sheriff Court House, 27 Chambers Street Edinburgh

Edinburgh

EH1 1LB

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

A tenderer that suffers loss as a result of a breach of duty under the Public Contracts (Scotland) Regulations 2015 may bring proceedings in the Sheriff Court or the Court of Session. The City of Edinburgh Council (the Council) will have a minimum standstill period of 10 days before awarding the contract. The communication of the award decision notice will be sent by fax or e-mail to all tenderers with the standstill period commencing on the next day. If proceedings are started in the Sheriff Court or the Court of Session against the Council in respect of the decision to award the contract within the standstill period then the Council is prevented from awarding the contract. Post contract award the Sheriff Court or the Court of Session may (1) award damages provided proceedings are brought within 3 months from the date when the grounds for the bringing of the proceedings first arose (2) be entitled to issue an ineffectiveness order or impose a financial penalty on the Council. A claim for an ineffectiveness order must be made within 30 days of the Contract Award Notice being published in the FTS/OJEU or within 30 days of the date those who expressed an interest in or otherwise bid for the contract were informed of the conclusion of the contract or in any other case within 6 months from the date on which the contract was entered into.