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Tender

## **St Tydfil Shopping Centre Delivery Plan**

Merthyr Tydfil County Borough Council

F02: Contract notice

Notice identifier: 2024/S 000-034063

Procurement identifier (OCID): ocds-h6vhtk-04afec

Published 22 October 2024, 9:42am

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

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

Merthyr Tydfil County Borough Council

Civic Centre, Castle Street

Merthyr Tydfil

CF47 8AN

#### **Email**

[procurement@merthyr.gov.uk](mailto:procurement@merthyr.gov.uk)

#### **Telephone**

+44 1685725000

#### **Country**

United Kingdom

#### **NUTS code**

UKL15 - Central Valleys

**Internet address(es)**

Main address

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

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0347](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0347)

**I.3) Communication**

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

<https://etenderwales.bravosolution.co.uk>

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>

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>

**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**

St Tydfil Shopping Centre Delivery Plan

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

- 73220000 - Development consultancy services

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

Services

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

Merthyr Tydfil County Borough Council is seeking tenders from companies that have specific transformation and repurpose experience of retail and other properties, for the development of a delivery plan for St Tydfil Shopping centre.

The delivery plan is proposed to be phased in three stages

Stage 1 Familiarisation

Stage 2 Influencing Spatial and Development Strategy

Stage 3 Outline Delivery Strategy

Further information is contained in the tender documents and consultants brief.

### **II.1.5) Estimated total value**

Value excluding VAT: £200,000

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 70112000 - Development of non-residential real estate
- 70111000 - Development of residential real estate
- 70110000 - Development services of real estate

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

NUTS codes

- UKL15 - Central Valleys

Main site or place of performance

Merthyr Tydfil

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

A masterplanning exercise is underway, but the masterplan needs to be supplemented with a property strategy and appropriate delivery models, to facilitate the redevelopment of the town centre, including St Tydfil Shopping Centre.

The Delivery Plan will:

- ? Influence the masterplan to ensure that occupier mix, phasing and delivery considerations are designed-in from the outset
- ? Define the site parameters, taking into account the up-to-date Flood Risk Map
- ? Work with existing partners to ascertain whether any of the existing buildings are to form part of the redevelopment proposals
- ? Critique and challenge the Masterplan
- ? Be aware of the wider Core Ambitions / Vision for the town (2019)
- ? Collate information on other town centre projects and include within the wider master plan eg Improving Rail Access to the town and Improvements to the Railway Station
- ? Integrate updated reports on retail and residential demand.
- ? Establish current occupier demand and potential mix and scale of uses.
- ? Establish a baseline of existing occupiers by type across the whole of the town centre
- ? Implement an estate management strategy with occupiers in St Tydfil's in line with ongoing development plans.
- ? Establish a phasing plan for development within the masterplan
- ? Establish a business case for each phase of the proposed development.

? Consider different types of delivery models for agreed developments.

? Recommend preferred development models in the best interests of the Council and which Officers can use to make recommendations to Cabinet. For instance, the appointment of a specialist JV partner or Consultant in Town Centre Redevelopment

The aim is to improve the overall quality and deliverability of the St.Tydfil Centre masterplan

#### **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: £2,000,000

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

Duration in months

6

This contract is subject to renewal

No

#### **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

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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

Contained in 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

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

Contained in Procurement documents

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## **Section IV. Procedure**

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

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

Open procedure

#### **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

22 November 2024

Local time

12:00pm

#### **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: 3 (from the date stated for receipt of tender)

#### **IV.2.7) Conditions for opening of tenders**

Date

22 November 2024

Local time

2:00pm

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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 invoicing will be accepted

Electronic payment will be used

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

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=145192](https://www.sell2wales.gov.wales/search/search_switch.aspx?ID=145192)

(WA Ref:145192)

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