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Tender

Former Manor Park School Redevelopment

WARWICKSHIRE PROPERTY & DEVELOPMENT GROUP LIMITED

F02: Contract notice

Notice identifier: 2023/S 000-034260

Procurement identifier (OCID): ocds-h6vhtk-041b44

Published 20 November 2023, 1:01pm

Section I: Contracting authority

I.1) Name and addresses

WARWICKSHIRE PROPERTY & DEVELOPMENT GROUP LIMITED

Shire Hall,Market Place

WARWICK

CV344RL

Contact

Robert Andrews

Email

robandrews@wpdg.co.uk

Telephone

+44 1926956156

Country

United Kingdom

Region code

UKG13 - Warwickshire

Companies House

13299170

Internet address(es)

Main address

<https://www.wpdg.co.uk/>

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

<https://www.wpdg.co.uk/#contact>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.wpdg.co.uk/#contact>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Development and Regeneration

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Former Manor Park School Redevelopment

II.1.2) Main CPV code

- 45215214 - Residential homes construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Proposed Redevelopment of a former school site including potential demolition works package, temporary and permanent access construction, and obtaining reserved matters consent for a C3 housing scheme of up to 58 dwellings including all necessary design works up to RIBA stage 3 under a PCSA. The scheme is also required to deliver a fully serviced plot for the future development of an Extra Care Facility to be delivered by a third party.

Entering a Build Contract (JCT D&B with amendments) for the construction of the C3 houses secured through reserved matters consent, including external areas, roads, landscaping and planting, drainage, electricity and other utility connection and all other reasonable construction matters which would ordinarily constitute RIBA stages 4 - 7. Houses to be completed to an agreed specification and include where viable all reasonable measures to deliver a sustainable, energy efficient housing development.

Please note that to obtain a copy of the SQ, tenderers are required to email the following addresses requesting a copy:

glen.corkin@cadence-projects.co.uk

matt.rideout@cadence-projects.co.uk

Tonybunney@wpgd.co.uk

rob.mcwilliams@cadence-projects.co.uk

Info@wpgd.co.uk

II.1.5) Estimated total value

Value excluding VAT: £10,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 70111000 - Development of residential real estate

II.2.3) Place of performance

NUTS codes

- UKG13 - Warwickshire

II.2.4) Description of the procurement

A Delivery Partner with suitable residential development experience is required to act as contractor for the aforementioned residential development proposals.

Warwickshire Property Development Limited (a subsidiary of Warwickshire Property Development Group Limited) as the arms length development vehicle for Warwickshire County Council is fully funding the development as described and will take sales risk in relation to the proposed development.

The preferred delivery partner will be required to have sufficient experience of residential developments of this scale and in this locality, must have in house or ability to procure all the necessary specialist inputs for design and build of the proposed housing development including all above and below ground requirements.

Upon satisfactory receipt and scoring of the SQ/EOI a shortlist will be invited through to an ITT where a more comprehensive scoring matrix will assess the suitability of the interested parties. The conclusion of this will enable the selection of a preferred partner where a PCSA will be entered into. The PCSA will seek to achieve reserved matters planning consent and will allow parties to design a deliverable specification of housing

and agree a contract sum to enter a build contract.

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

24

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: Yes

II.2.11) Information about options

Options: 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.2.3) 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

Restricted 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

20 December 2023

Local time

5:00pm

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

22 January 2024

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.3) Additional information

Additional pertinent information pertaining to the PCSA, proposed JCT amendments and details of the ITT process will be made available. This notice will be updated accordingly and parties expressing an interest will be sent these additional details before the end of the SQ/EOI period.

VI.4) Procedures for review

VI.4.1) Review body

Warwickshire Property Development Group Limited

Warwick

Country

United Kingdom