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Tender

EBCT 339 - Procurement of a Development Partner for the Galaxy Row, Long Eaton Redevelopment

Erewash Borough Council

F02: Contract notice

Notice identifier: 2023/S 000-035466

Procurement identifier (OCID): ocids-h6vhtk-041e49

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Section I: Contracting authority

I.1) Name and addresses

Erewash Borough Council

Town Hall

Ilkeston

DE7 5RP

Contact

Ms Eloise Keeble

Email

Eloise.Keeble@erewash.gov.uk

Country

United Kingdom

Region code

UKF13 - South and West Derbyshire

Internet address(es)

Main address

<https://www.erewash.gov.uk/>

Buyer's address

<https://www.erewash.gov.uk/>

I.3) Communication

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

www.eastmidstenders.org

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.eastmidstenders.org

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

EBCT 339 - Procurement of a Development Partner for the Galaxy Row, Long Eaton Redevelopment

Reference number

DN675268

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Erewash Borough Council is seeking the appointment of a Developer Partner for the redevelopment of a site known as 'Galaxy Row' located between Derby Road and Oxford Street in the town of Long Eaton in the district of Erewash. The Galaxy Row site measures 0.19ha (0.46 acres) and is located between 35 and 49 Derby Road (A6005) and between 8 Oxford Street and B and B Knitwear on Oxford Street.

The Council will be providing a subsidy of a minimum of £2,000,000 million from the Town Deal Fund (subject to conditions) which will be available to the appointed Developer for the development.

II.1.5) Estimated total value

Value excluding VAT: £7,000,000

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
- 45220000 - Engineering works and construction works
- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKF13 - South and West Derbyshire

II.2.4) Description of the procurement

The Council is seeking a comprehensive redevelopment of the site to provide a high-quality urban infill project. The aim is to deliver a residential led mixed-use scheme which does not impede on any future development of properties adjacent to the Galaxy Row Site.

The Council will be providing a subsidy of a minimum of £2,000,000 from the Town Deal Fund (subject to conditions) which will be available to the appointed Developer for the development. The Council considers that there may be an increase to the amount of subsidy available; The Council is unable to confirm any potential uplift at this stage due to a number of uncertainties in relation to their own project costs. The intention is that the Council will provide further information regarding the level of any uplift at the commencement of the ITPD stage and/or during dialogue sessions. The subsidy available will not be subject to any decrease.

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

Start date

30 September 2024

End date

31 March 2027

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: 3

Objective criteria for choosing the limited number of candidates:

As set out in the Council's procurement documentation, following evaluation of Bidders' Supplier Questionnaire (SQ) Response Form submissions, the Council intends to prepare a shortlist of Bidders who have passed all relevant sections of the SQ Response Form and have achieved the highest scores in the SQ evaluation process. Evaluation criteria is as declared within the SQ documents.

Subject to there being sufficient Bidders qualifying, the Council's intention is to invite up to three (3) Bidders to participate in Competitive Dialogue. If there is a minimal scoring gap between Bidders three (3) and four (4), the Council reserves the right to invite four (4) Bidders to participate in Competitive Dialogue.

Following completion of the Competitive Dialogue process, it is the Council's intention to award a Contract to one (1) Bidder.

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

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: Yes

IV.2) Administrative information

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

Date

2 February 2024

Local time

12:00pm

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

23 February 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.4) Procedures for review

VI.4.1) Review body

Erewash Borough Council

Ilkeston

DE7 5RP

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danielle.hughes@erewash.gov.uk

Country

United Kingdom