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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): ocds-h6vhtk-041e49

Published 1 December 2023, 12:04pm

### **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](mailto: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](http://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](http://www.eastmidstenders.org)

**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**

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

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## **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

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## **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

Email

[danielle.hughes@erewash.gov.uk](mailto:danielle.hughes@erewash.gov.uk)

Country

United Kingdom