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Tender

## **ANDBC Pre-Qualification Questionnaire - Provision of Integrated Consultancy Services for Urban Waterfront and Public Realm under Bangor Waterfront Redevelopment**

Ards and North Down Borough Council

F02: Contract notice

Notice identifier: 2024/S 000-035621

Procurement identifier (OCID): ocids-h6vhtk-04b3a9

Published 4 November 2024, 11:36am

The closing date and time has been changed to:

**10 January 2025, 12:00pm**

See the [change notice](#).

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

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

Ards and North Down Borough Council

City Hall, The Castle

Bangor

BT20 4BT

#### **Contact**

Stephen Brennan

#### **Email**

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

**Country**

United Kingdom

**Region code**

UK - United Kingdom

**Internet address(es)**

Main address

<https://etendersni.gov.uk/epps>

**I.3) Communication**

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

<https://etendersni.gov.uk/epps>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted to the above-mentioned address

**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**

ANDBC Pre-Qualification Questionnaire - Provision of Integrated Consultancy Services for Urban Waterfront and Public Realm under Bangor Waterfront Redevelopment

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

- 71220000 - Architectural design services

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

Services

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

Ards and North Down Borough Council seeks to appoint an Integrated Consultancy Team (ICT) to design, manage and deliver a transformational solution for the redevelopment of Bangor's Urban Waterfront and Public Realm, from RIBA Stage 0 through to RIBA Stage 7. This project is one of five constituent projects included in the Bangor Waterfront Redevelopment programme, to help re-establish Bangor as a thriving City and prime visitor attraction in Northern Ireland. The Bangor Waterfront Redevelopment project is a tourism led regeneration scheme which has secured funding through the Belfast Region City Deal to turn Bangor into a 'destination of choice', as a place to live, work, visit, study and invest, through a series of interconnected developments and experiences along Bangor Waterfront. The services required under this contract are for the design and delivery of the Urban Waterfront and Public Realm Redevelopment project (Constituent Project 1 in the wider redevelopment programme). The Urban Waterfront and Public Realm Redevelopment project aims to transform a 2 mile stretch of waterfront in Bangor, to uplift, connect, and rejuvenate the entire waterfront route and provide a strong foundation for the seamless integration of the other four, interdependent constituent projects under the Bangor Waterfront Redevelopment Programme. The project site extends across five diverse Character Areas, each requiring its own site-specific, sensitive, and sustainable design response, to address existing deficiencies and unify the waterfront route through interconnected spaces, buildings, facilities, place making initiatives and public realm improvements. The site proposed for redevelopment, is located in Bangor, a large seaside City situated on the southern side of Belfast Lough and within the Belfast Metropolitan area. Bangor is the third largest urban development in Northern Ireland, with a catchment population of circa 170,000 persons within a 20-minute drive time and circa 475,000 persons within a 30-minute drive time. In May 2022, the town was awarded City status as part of the Queen's Platinum Jubilee Celebrations. The

redevelopment site extends across a 2 mile stretch of coastline in Bangor, County Down, between Skippingstone Beach to the west (near Pickie Fun Park) and Banks Lane, Ballyholme, to the east. The site is comprised of five key 'Character Areas' which are diverse in character, identity, topography, environment, activities, role and function. The identified Character Areas are Skippingstone (north of Pickie Fun Park), Bangor Marina and Harbour, Seacliff Road (including the Long Hole), Kingsland and Ballyholme Promenade and adjoining areas. The Character Areas described above collectively make up the site area proposed for the UWPR redevelopment.

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

Value excluding VAT: £2,500,000

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

This contract is divided into lots: No

### **II.2) Description**

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

- 71410000 - Urban planning services
- 71420000 - Landscape architectural services

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

NUTS codes

- UKN09 - Ards and North Down

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

Ards and North Down Borough Council seeks to appoint an Integrated Consultancy Team (ICT) to design, manage and deliver a transformational solution for the redevelopment of Bangor's Urban Waterfront and Public Realm, from RIBA Stage 0 through to RIBA Stage 7. This project is one of five constituent projects included in the Bangor Waterfront Redevelopment programme, to help re-establish Bangor as a thriving City and prime visitor attraction in Northern Ireland. The Bangor Waterfront Redevelopment project is a tourism led regeneration scheme which has secured funding through the Belfast Region City Deal to turn Bangor into a 'destination of choice', as a place to live, work, visit, study and invest, through a series of interconnected developments and experiences along Bangor Waterfront. The services required under this contract are for the design and delivery of the Urban Waterfront and Public Realm Redevelopment project (Constituent Project 1 in the wider redevelopment programme). The Urban Waterfront and Public Realm Redevelopment project aims to transform a 2 mile stretch of waterfront in Bangor,

to uplift, connect, and rejuvenate the entire waterfront route and provide a strong foundation for the seamless integration of the other four, interdependent constituent projects under the Bangor Waterfront Redevelopment Programme. The project site extends across five diverse Character Areas, each requiring its own site-specific, sensitive, and sustainable design response, to address existing deficiencies and unify the waterfront route through interconnected spaces, buildings, facilities, place making initiatives and public realm improvements. The site proposed for redevelopment, is located in Bangor, a large seaside City situated on the southern side of Belfast Lough and within the Belfast Metropolitan area. Bangor is the third largest urban development in Northern Ireland, with a catchment population of circa 170,000 persons within a 20-minute drive time and circa 475,000 persons within a 30-minute drive time. In May 2022, the town was awarded City status as part of the Queen's Platinum Jubilee Celebrations. The redevelopment site extends across a 2 mile stretch of coastline in Bangor, County Down, between Skippingstone Beach to the west (near Pickie Fun Park) and Banks Lane, Ballyholme, to the east. The site is comprised of five key 'Character Areas' which are diverse in character, identity, topography, environment, activities, role and function. The identified Character Areas are Skippingstone (north of Pickie Fun Park), Bangor Marina and Harbour, Seacliff Road (including the Long Hole), Kingsland and Ballyholme Promenade and adjoining areas. The Character Areas described above collectively make up the site area proposed for the UWPR redevelopment.

#### **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: £2,500,000

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

Duration in months

74

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: 6

#### **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

#### **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

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### **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**

Originally published as:

Date

19 December 2024

Local time

12:00pm

Changed to:

Date

10 January 2025

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**

28 February 2025

### **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**

Tender must be valid until: 19 December 2025

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## **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**

Procurement Manager

Ards and North Down Borough Council

Bangor

BT20 4BT

Email

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

Country

United Kingdom

#### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

Ards and North Down Borough Council will incorporate a minimum 10 calendar day Standstill Period following electronic notification to unsuccessful applicants of the award decision.