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Planning

County Hall Redevelopment

Essex County Council

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-038236

Procurement identifier (OCID): ocids-h6vhtk-04c046

Published 26 November 2024, 5:20pm

Section I: Contracting authority

I.1) Name and addresses

Essex County Council

County Hall, Market Road

Chelmsford

CM1 1QH

Contact

Mrs Catherine Martin

Email

catherine.martin@essex.gov.uk

Country

United Kingdom

Region code

UKH3 - Essex

Internet address(es)

Main address

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

Buyer's address

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

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

County Hall Redevelopment

Reference number

DN753484

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Essex County Council is currently considering proposals for the redevelopment of its County Hall Campus. The Council has progressed plans for the site that include rationalising the amount of public sector space to reflect the future needs of the Council ensuring this is more fit for purpose and sustainable for the authority. This rationalisation releases surplus land on the site for residential development, to support the delivery of much needed housing in the town centre as well as other potential development opportunities. The Council have developed proposals for the site, which consist of the refurbishment of some existing Council accommodation, office to residential conversion of some blocks and demolition and new build for other blocks. The Council are now seeking to undertake a soft market testing exercise to gauge market interest in the opportunity.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKH3 - Essex

II.2.4) Description of the procurement

Essex County Council is currently considering proposals for the redevelopment of its County Hall Campus. The Council has progressed plans for the site that include rationalising the amount of public sector space to reflect the future needs of the Council ensuring this is more fit for purpose and sustainable for the authority. This rationalisation releases surplus land on the site for residential development, to support the delivery of much needed housing in the town centre as well as other potential development opportunities. The Council have developed proposals for the site, which consist of the refurbishment of some existing Council accommodation, office to residential conversion of some blocks and demolition and new build for other blocks. The Council are now seeking to undertake a soft market testing exercise to gauge market interest in the opportunity.

In particular, the Council is seeking to get feedback on the proposed design and how the market would seek to optimise the design further, potential phasing of delivery and the market view on the viability of the scheme given the proposals and prevailing market conditions. The Council is also seeking to get feedback as to whether the market would be interested in managing the delivery of the whole site including the refurbishment of the Council's offices or would just seek to deliver the residential uses.

Initial registrations of interest should be made as soon as possible to catherine.martin@essex.gov.uk, following which further materials will be made available. Following this, submissions should be issued to the same email address by close of business on 2nd December 2024. A site tour for all interested parties will be held on the 12th December. The Council is keen to engage with contractors capable of delivering redevelopment projects of a Gross Development Value in the order of £75m. In your response, please include a brief statement detailing examples of successful delivery of similar projects. Places are limited and those with a track record of previous delivery will be given priority for attendance.

Please note this is an information gathering exercise and does not constitute a guarantee of any procurement activity to follow. Details of any pursuant contract will be provided at the time of release.

II.2.14) Additional information

Respondents are advised that the purpose of this notice is to engage in dialogue with the market and ascertain interest / options available. The scope of service, date of publication or potential contract value should not be taken as a final "version" of requirement.

This PIN does not constitute a call for competition to procure any works or services and is not published to reduce time limited for the receipt of tenders. This is NOT a live tender opportunity.

Interested parties will not be prejudiced by any response or (lack) to this PIN. Nor shall a

response to this PIN guarantee an invitation to participate in this market consultation exercise or any future procurement process that Essex County Council may conduct.

Essex County Council is not liable for any costs, fees or expenses incurred by any party responding to this PIN or any party who may participate in the market consultation exercise.

Essex County Council uses Proactis ProContract as its eSourcing portal. Suppliers will only be able to access further information and messaging functionality with the Council via a registered account. Registration is free of charge and gives bidders access to opportunities from several other Local Authority and Public Sector organisations. To register, visit <https://procontract.due-north.com/Register>

The Proactis supplier helpdesk (<https://www.proactis.com/uk/support-login/support/>) can help with registration queries. Please direct any technical queries to the helpdesk in the first instance.

Please direct all queries via the ProContract messaging functionality linked with the advertised opportunity. Anyone contacting the Council via email will be directed to the portal for communications.

II.3) Estimated date of publication of contract notice

2 November 2025

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes