

United Kingdom–Kingston: Architectural, construction, engineering and inspection services

2018/S 145–333129

Concession award notice

Results of the procurement procedure

Works

Legal Basis:

Directive 2014/23/EU

Section I: Contracting authority/entity

I.1)Name and addresses

Official name: Surrey County Council

Postal address: County Hall, Penrhyn Road, Kingston upon Thames, Surrey

Town: Kingston

NUTS code: UKJ2 Surrey, East and West Sussex

Postal code: KT1 2DW

Country: United Kingdom

Contact person: SCC Procurement

E-mail: procurement.sourcing@surreycc.gov.uk

Telephone: +44 2085419000

Internet address(es):

Main address: <http://www.surreycc.gov.uk/>

Address of the buyer profile: <http://www.surreycc.gov.uk/>

I.4)Type of the contracting authority

Regional or local agency/office

I.5)Main activity

General public services

Section II: Object

II.1)Scope of the procurement

II.1.1)Title:

Property Joint Venture Partner Procurement

II.1.2)Main CPV code

71000000 Architectural, construction, engineering and inspection services

II.1.3)Type of contract

Works

II.1.4)Short description:

Surrey County Council is seeking a private sector development partner to enter into a corporate Joint Venture to undertake the development of surplus and identified sites for itself and other public sector organisations listed in VI.4.3 below (which includes its immediate partner East Sussex County Council through its Orbis Partnership).

The Council aims to secure delivery expertise, and bring capacity and pace to a development programme that ensures optimal performance and returns from investment activities, whilst

supporting its wider objectives around income generation, growth, job creation and regeneration.

The partner will be expected to provide dedicated resources, and deliver a range of works and services including option appraisals, market advice, planning promotion, development advice and construction, and asset management services across a range of sites (predominantly residential including PRS, and some mixed uses).

II.1.5) Estimated total value

Value excluding VAT: 1 500 000 000.00 GBP

II.1.6) Information about lots

This concession is divided into lots: no

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: 1 500 000 000.00 GBP

II.2) Description

II.2.1) Title:

II.2.2) Additional CPV code(s)

45210000 Building construction work
45211360 Urban development construction work
45211340 Multi-dwelling buildings construction work
45211300 Houses construction work
45211341 Flats construction work
45211350 Multi-functional buildings construction work
45214000 Construction work for buildings relating to education and research
45214200 Construction work for school buildings
45214210 Primary school construction work
45214300 Construction work for college buildings
45233260 Pedestrian ways construction work
45453100 Refurbishment work
45112700 Landscaping work
45111000 Demolition, site preparation and clearance work
71220000 Architectural design services
71240000 Architectural, engineering and planning services
71247000 Supervision of building work
71251000 Architectural and building-surveying services
71400000 Urban planning and landscape architectural services
71540000 Construction management services
71530000 Construction consultancy services
71315200 Building consultancy services
70000000 Real estate services
70110000 Development services of real estate
70123100 Sale of residential real estate
70331000 Residential property services
70332200 Commercial property management services
45262700 Building alteration work
50700000 Repair and maintenance services of building installations

50710000 Repair and maintenance services of electrical and mechanical building installations
45259300 Heating-plant repair and maintenance work
45330000 Plumbing and sanitary works
90920000 Facility related sanitation services
77314000 Grounds maintenance services
79993000 Building and facilities management services
79211000 Accounting services
79211100 Bookkeeping services
71311000 Civil engineering consultancy services
71312000 Structural engineering consultancy services
55250000 Letting services of short-stay furnished accommodation
70120000 Buying and selling of real estate
70300000 Real estate agency services on a fee or contract basis
71541000 Construction project management services
70111000 Development of residential real estate
70112000 Development of non-residential real estate
70210000 Residential property renting or leasing services
70220000 Non-residential property renting or leasing services
70123200 Sale of non-residential estate
45111291 Site-development work
70332100 Land management services
70330000 Property management services of real estate on a fee or contract basis

II.2.3)Place of performance

NUTS code: UKJ2 Surrey, East and West Sussex

Main site or place of performance:

Initial sites are within the boundaries of the County of Surrey. Other sites fall within the boundaries of the authorities listed in VI.4.3 below.

II.2.4)Description of the procurement:

The joint venture partner is required to deliver a range of services and activities in support of SCC, to include options appraisals, market analysis, land promotion services, obtaining planning permissions, supply chain management, development management service (inception studies through to tendering stages), arranging development finance, design and build, construction management and management contracting services, design and construction of infrastructure to support a scheme, sales and marketing and rental and estate/facility management including treasury services (referencing, rent and service charge accounting) and aftercare and maintenance. Further information about the procurement scope and other contracting authority sites are set out in the Memorandum of Information available at <http://www.sesharedservices.org.uk/esourcing>. Other participating authorities have identified schemes located across the UK but predominantly located in the South. Continues at III.2.2 below.

II.2.5)Award criteria

Concession is awarded on the basis of the criteria described below:

- Criterion: Quality — 60 %

- Criterion: Financial — 30 %
- Criterion: Legal — 10 %

II.2.7)Duration of the concession

Duration in months: 180

II.2.13)Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds: no

II.2.14)Additional information

The estimated value range of developments in respect of the authorities combined is between 250 000 000 GBP to 1 500 000 000 GBP (with 250 000 000 GBP representing Surrey CC's potential requirements).

Section IV: Procedure

IV.1)Description

IV.1.1)Form of procedure

Award procedure with prior publication of a concession notice

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

The procurement is covered by the Government Procurement Agreement: yes

IV.1.11)Main features of the award procedure:

IV.2)Administrative information

IV.2.1)Previous publication concerning this procedure

Notice number in the OJ S: [2017/S 032-058452](#)

Section V: Award of concession

Title:

Property Joint Venture Partner Procurement

A concession/lot is awarded: yes

V.2)Award of concession

V.2.1)Date of concession award decision:

18/07/2018

V.2.2)Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

The concession has been awarded to a group of economic operators: no

V.2.3)Name and address of the concessionaire

Official name: Places for People

Postal address: 80 Cheapside

Town: London

NUTS code: UKI LONDON

Postal code: EC2V 6EE

Country: United Kingdom

The concessionaire is an SME: no

V.2.4) Information on value of the concession and main financing terms (excluding VAT)

Initial estimated total value of the contract/lot/concession: 1 500 000 000.00 GBP

Total value of the concession/lot: 1 500 000 000.00 GBP

Any other details relevant to the value of the concession according to Art. 8(3) of the directive:

Surrey CC have an initial tranche of 32 sites and a summary of data provided by participating and interested authorities has indicated a further range of over 100 sites, with potential for over 5 000 units. If the venture were to reach its full potential the upper range of the value to the market is indicated at 1.5 billion GBP.

Section VI: Complementary information

VI.3) Additional information:

The Concession Contracts Regulation 2016 (CCR 2016) applies to the competition. The Council intends to follow a process similar to the Competitive Dialogue procedure described in the Public Contracts Regulations 2015 (as amended) (PCR 2015). It reserves the right to deviate from the formalities of the PCR 2015 in conducting the competition due to the flexibilities permitted by the CCR 2016. Award criteria and further procurement documents will be provided at the commencement of the competitive dialogue stages to bidders that are shortlisted to participate. Expressions of interest applications must be by way of completion and return of the selection questionnaire (SQ) (in accordance with the requirements set out in the SQ by the time limit in Section IV.2.2 above) available via <http://www.sesharedservices.org.uk/esourcing.The> Council reserves the right not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this concession notice.

VI.4) Procedures for review

VI.4.1) Review body

Official name: The High Court (England, Wales and Northern Ireland)

Town: London

Country: United Kingdom

VI.4.2) Body responsible for mediation procedures

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures:

Review procedures: In accordance with Regulation 47 (Notice of decision to award a concession contract); Regulation 48 (Standstill Period) and Regulation 52 to 63 of the Concession Contracts Regulations 2016 (CCR 2016). Following any decision to award the concession contract, the contracting authority will provide debriefing information to unsuccessful bidders (in accordance with Regulation 47 CCR 2016) and observe a minimum 10 day standstill period (in accordance with Regulation 48 CCR 2016) before the concession contract is entered into.

Additional participating authorities include Runnymede Borough Council; Surrey Police; Kent County Council; University of Surrey

West Sussex County Council; Elmbridge Borough Council; Guildford Borough Council; Hertfordshire County Council; Lewes District Council; Eastbourne Borough Council; Epsom and Ewell Borough Council; Waverley Borough Council; Chichester Borough Council; Warwickshire County Council; Lincolnshire County Council; Royal Borough of Kingston; Surrey and Borders Partnership NHS Trust; Gloucestershire County Council; Mole Valley District Council; Spelthorne Borough Council; Essex County Council; East Surrey CCG Adur and Worthing Councils; Ashford and St Peter's Hospitals NHS Foundation Trust; Surrey Downs Clinical Commissioning Group; University of Kingston; Brighton and Hove City Council; Hastings Borough Council and East Sussex Fire and Rescue Service. The scheme may include sites which are not listed in the Memorandum of Information for Surrey County Council and the other participating authorities but which nevertheless fall within their respective authority county/borough/district boundaries.

VI.4.4)Service from which information about the review procedure may be obtained

VI.5)Date of dispatch of this notice:

27/07/2018