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Tender

Development Partner Including a Pre-development Period for Meadowbank, Edinburgh

The City of Edinburgh Council

F02: Contract notice

Notice identifier: 2021/S 000-000200

Procurement identifier (OCID): ocids-h6vhtk-0037f1-integration

Published 18 January 2021, 3:59pm

Section I: Contracting authority

I.1) Name and addresses

The City of Edinburgh Council

Waverley Court, 4 East Market Street

Edinburgh

EH8 8BG

Contact

Laura Skinner

Email

laura.skinner@edinburgh.gov.uk

Telephone

+44 1314694814

Country

United Kingdom

NUTS code

UKM75 - Edinburgh, City of

Internet address(es)

Main address

<http://www.edinburgh.gov.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00290

I.3) Communication

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

www.publictendersscotland.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publictendersscotland.publiccontractsscotland.gov.uk

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

www.publictendersscotland.publiccontractsscotland.gov.uk

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

Development Partner Including a Pre-development Period for Meadowbank, Edinburgh

Reference number

CT2470

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.1.4) Short description

A development partner is required to deliver a development of up to 600 homes across a mix of tenures as well as a range of active ground floor uses on land adjacent to the new Meadowbank sports centre off London Road, Edinburgh. These homes will be a mix of homes for social rent and possible mid-market rent as well as private homes for sale and rent. This project is being led by the Council's Development and Regeneration team as part of the new build programme. The contractual arrangement with a developer, will include capital receipt for the land on which the private homes for sale and rent are built. An overage payment arrangement will also be included in the agreement in relation to the private homes for sale and rent to maximise financial returns for the Council. Bidders should note that this is a two-stage appointment with a pre-development period and a subsequent development agreement with attendant construction contract and sale agreement.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

- 45111291 - Site-development work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211360 - Urban development construction work
- 70111000 - Development of residential real estate
- 71220000 - Architectural design services
- 71320000 - Engineering design services

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

II.2.4) Description of the procurement

The Council is seeking to appoint a development partner to build out the Meadowbank site via a competition with negotiation procurement procedure. This may involve a level of negotiation on for example; terms and conditions, site considerations and overage payments. The development partner is engaged via a two-stage appointment: 1) pre-development period; 2) development and construction. The key outcomes for the pre-development period will be, broadly. Agree the Business Case for Meadowbank Wider Site with the Council — The Council will be responsible for drafting the business case with support from the development partner. The Development Partner and the Council's design team will develop designs for each of the sites and submit planning applications and other statutory consents. Agree the construction method(s), including considering modern methods of construction and sequencing of construction with the Council. Agree the terms of the tender documents for the appointment of any contractor(s) to be appointed by the Development Partner with the Council. The draft Construction Contract will be provided with the ITT document. Agree a low-carbon energy solution for the site with the Council. And Agree and finalise contractual legal documents with the Council. Further development aims and objectives. This development opportunity seeks to: Deliver an exemplar, highly energy efficient and sustainable development that supports the Council's aim of achieving net zero carbon by 2030:— ensure Meadowbank is well connected to the existing neighbourhoods and provides priority to cyclists and pedestrians through its active travel approach;— ensure safe and attractive public realm, quality open space and play spaces accessible to all which promote a health and wellbeing;— deliver mixed tenure homes, of which at least 35 % will be retained as affordable housing for social or mid-market rent by the Council. The remainder of the residential properties will be housing for sale and/or Build to Rent;— deliver a mix of other community and commercial uses that will provide a vibrant, attractive place;— promote the natural biodiversity of the area, protecting and supplementing the existing trees and vegetation

through the planting strategy. The Masterplan Following extensive community engagement from between 2018 and 2020 a Masterplan proposal has been developed that reflects community and Council priorities. It proposes 596 homes in a mix of flatted accommodation and 'colony' style blocks. Commercial space has been provided for a GP surgery, potential early years facility and other commercial uses to be determined including retail. The Masterplan has a 'people priority' focus meaning it is low car and provides high quality routes for walking and wheeling. The Masterplan provides the following accommodation on the site:— Site A 128 Homes;— Site B 226 Homes;— Site C 242 Homes. Commercial and community space extends 2 992 m2 excluding the energy centre.

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The duration of the construction will be set by the complexity of the design and is only estimated within this contract notice.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

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

II.2.14) Additional information

Please note that it is the intention of the Council to enter into a two stage appointment with the successful bidder which results from this procurement exercise. However it should be noted that the initial appointment shall be the Stage 1 pre-development agreement, which will establish the basis upon which Stage 2 would be carried out.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

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

1 February 2021

Local time

12:00pm

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: 4 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

Further information including the Masterplan and site layout proposed is available at <https://www.edinburgh.gov.uk/meadowbank> Please note that a launch event shall be held electronically on the 14 January at 2 p.m. Please contact Laura Schouten on laura.schouten@edinburgh.gov.uk by 12 January 2021 should you be interested in attendance. Notes from the event will be available on PCS-T after the conclusion of the event. The buyer is using PCS-Tender to conduct this PQQ exercise. The project code is 17078. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343A> sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363> Community benefits are included in this requirement. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2361A> summary of the expected community benefits has been provided as follows: The Council aims to maximise the social, economic and environmental benefits from its procurement (known as 'Community Benefits') by incorporating Community Benefit clauses within its contracts. These benefits are delivered by suppliers in addition to meeting the core requirements of the contract. Types of community benefits which the Council would like to include within this contract may include, but are not limited to:— targeted recruitment and training e.g. jobs, training, work experience, job shadowing opportunities, apprenticeships for young persons and unemployed individuals;— supported employment for people with disabilities or other disadvantaged groups;— promotion of job opportunities through local agencies;— training for existing workforce, particularly in relation to traditional skills such as stone masonry, leadwork and slating;— mentoring – suppliers offering support and guidance to local organisations and individuals;— suppliers using community venues and other community services;— promotion of certain supply chain subcontractors (Small to Medium Enterprises, enterprises, supported businesses, Third Sector Organisations);— the staff of suppliers undertaking volunteering within communities;— community

enhancement - resources provided for community facilities (e.g. playgrounds, habitat enhancements, environmental improvements) and initiatives (e.g. energy efficiency);— outreach and education opportunities within the community to those associated with or impacted by the types of service provided e.g. promoting careers in construction and trades or care and support to local schools;— sponsorship of local organisations;— community consultation, engagement and strengthening of community relations;— equal opportunities in terms of the supplier's staffing and access to services.(SC Ref:638327)

VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court

27 Chambers Street

Edinburgh

Eh1 1LB

Country

United Kingdom