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UK-Towcester: building construction work

2010/S 107-162342

PRIOR INFORMATION NOTICE

Works

SECTION I: CONTRACTING AUTHORITY

I.1) NAME, ADDRESSES AND CONTACT POINT(S)

South Northamptonshire Council

Springfields

Contact: Richard Stirling

NN12 6AE Towcester

UNITED KINGDOM

Tel. +44 1327322113

E-mail: richard.stirling@southnorthants.gov.uk

Fax +44 1327322114

Internet address(es)

General address of the contracting authority southnorthants.gov.uk

Further information can be obtained at:

South Northamptonshire Council

Springfields

Contact: Richard Stirling

NN12 6AE Towcester

UNITED KINGDOM

Tel. +44 1327322322

E-mail: moatlaneprocurement@southnorthants.gov.uk

Fax +44 1327322114

Internet: www.southnorthants.gov.uk

I.2) TYPE OF THE CONTRACTING AUTHORITY AND MAIN ACTIVITY OR ACTIVITIES

Regional or local authority

General public services

Environment

Housing and community amenities

Recreation, culture and religion

Other

The contracting authority is purchasing on behalf of other contracting authorities Yes

SECTION II.A: OBJECT OF THE CONTRACT (WORKS)

II.1) TITLE ATTRIBUTED TO THE CONTRACT BY THE CONTRACTING AUTHORITY

UK-Towcester: moat lane regeneration and civic accommodation project.

II.2) TYPE OF CONTRACT AND LOCATION OF WORKS

Main site or location of works: Main site or location of works: Moat Lane and Springfields & Green Lane site, Towcester, Northamptonshire.

NUTS code UKF23

II.3) **THIS NOTICE INVOLVES A FRAMEWORK AGREEMENT**

No

II.4) **SHORT DESCRIPTION OF NATURE AND SCOPE OF WORKS**

South Northamptonshire Council is acting as the lead authority on behalf of itself, West Northamptonshire Development Corporation (WNDC) and Northamptonshire County Council (NCC) to procure a partner to deliver the comprehensive regeneration of the Moat Lane area in the town centre and the redevelopment of the Springfields and Green Lane site in Towcester, Northamptonshire.

The works project will include (but not be limited to) the following elements that are split into 2 lots as set out at Appendix B:

- construction of new, and refurbishment of existing buildings for residential use,
- construction of new, and refurbishment of existing buildings for hotel, leisure and food and drink facilities,
- construction of new, and refurbishment of existing buildings for employment use,
- construction of new, and refurbishment of existing buildings for retail use,
- construction of new district council head quarters,
- construction of new civic building (including a library and registrar's),
- construction of new decked car park, and
- new public realm and infrastructure.

The contracting authority is looking to appoint a partner (which may be a consortium) on the basis of a comprehensive approach to both lots set out at Appendix B.

The works will include:

- (a) Building construction work;
- (b) Civic centre construction work;
- (c) Library construction work;
- (d) Construction work for multi-dwelling buildings and individual houses;
- (e) Construction work for houses;
- (f) Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport;
- (g) Construction work for subsidised residential accommodation;
- (h) Architectural, construction, engineering and inspection services;
- (i), Demolition, site preparation and clearance work;
- (j) Refurbishment work, and those other works as set out in section II.5 below.

Please note that South Northamptonshire Council propose to hold a developer day on 9.7.2010. The purpose of the day will be to outline the vision for the project and provide an opportunity to ask questions of the project

team. All interested parties are invited to the developer day and further information can be obtained by sending an email to moatlaneprocurement@southnorthants.gov.uk.

Excluding VAT

Range between 20 000 000 and 50 000 000 GBP

Division into lots Yes

II.5) **COMMON PROCUREMENT VOCABULARY (CPV)**

45210000, 45000000, 71410000, 77314000, 71400000, 90713000, 79415200, 71322500, 45233293, 71000000, 71200000, 71220000, 71222000, 71251000, 90712400, 45453100, 71334000, 39155000, 39155100, 45212330, 90713000, 71313200, 45215222, 45112700, 45111291, 98350000, 71312000, 45211100, 45111000, 45233100, 45211360, 45223310, 71315200, 71251000, 71315000, 71315300, 71221000, 71223000, 45300000, 45400000, 45213312, 45213000, 45213100, 45213200, 45110000, 45211000, 45211350, 45212000, 45212300, 55110000, 39313000, 45212411, 55120000, 70000000, 70110000, 70111000, 70112000, 70330000, 45215210, 71310000, 71500000

II.6) **SCHEDULED DATE FOR START OF AWARD PROCEDURES AND DURATION OF THE CONTRACT**

Scheduled date for start of award procedures 19.7.2010

II.7) **CONTRACT COVERED BY THE GOVERNMENT PROCUREMENT AGREEMENT (GPA)**

II.8) **ADDITIONAL INFORMATION**

Towcester is one of two market towns in the district of South Northamptonshire. As part of the Government's growth agenda, an urban extension is planned for the south of the town providing 3 000 new homes and 3 000 new jobs that will result in the town almost doubling in size. The Moat Lane regeneration and civic accommodation project is designed to strengthen the town centre in advance of this growth in order to provide enhanced levels of social, economic and environmental infrastructure to meet the growing needs of the town. The Moat Lane regeneration and civic accommodation project is a corporate priority for the contracting authority. Its objectives for the project are as follows:

- preservation and enhancement of historic assets in the centre of Towcester,
- regeneration of the town centre through appropriate new mixed development,
- provision of improved facilities to support the planned growth of the town,
- new district council head quarters,
- new civic building (including a library and registrar's).

The contracting authority and its partners are committed to delivering the highest quality regeneration and development ahead of the expansion of Towcester. The contracting authority has entered into an informal partnership with WNDP and NCC in order to pool funds and resources to progress the project. The contracting authority and its partners have already invested significantly in the project in order to incentivise private sector investment and to 'de-risk' the opportunity as follows:

- site assembly underwritten by the public sector,
- planning and feasibility including the preparation of the Moat Lane Planning Brief (2007) and an outline planning application and environmental impact assessment,
- the delivery of two major new pieces of public open space (Bury Mount and the Watermeadows),
- the preparation of a funding agreement that commits further public investment to the project.

South Northamptonshire consistently features amongst the top twelve best districts in which to live in the UK.

The strength of the district is characterised by:

- significant allocated growth as part of the Milton Keynes South Midlands Growth Area; a proposal for an urban extension adjoining the southern edge of the town that will provide 3 000 new homes and 3 000 new jobs is well advanced,

- above average earnings, house prices and educational attainment levels and access to a number of high-quality major education establishments,
- proximity to the major regional centres of Milton Keynes, Oxford and Northampton,
- access to major transport hubs / networks including the M1, M40, East Midlands Airport, Luton Airport, Birmingham Airport and is within one hour drive or train to central London,
- above average numbers of residents in professional and managerial jobs and lower than average numbers in manual and sales jobs,
- population growth of 14 % and employment growth of 16 % over 2001-2007,
- the presence of a number of unique and growing economic sectors such as high performance engineering and motor sport with a number of F1 teams located around Towcester, clothing and fashion, creative industries and finance and business services,
- the presence of a number of major national leisure and tourism assets including Silverstone motor racing circuit, Towcester Racecourse and the Cotswolds.

INFORMATION ABOUT LOTS

LOT NO: 1

TITLE Moat Lane regeneration

1) **SHORT DESCRIPTION**

The Moat Lane regeneration lot (lot 1) will include (but not be limited to) the following elements:

- at Moat Lane the construction of new, and refurbishment of existing buildings for residential use in the centre of the historic market town benefitting from views over and access to the Watermeadows,
- at Moat Lane the construction of new, and refurbishment of existing buildings for hotel, leisure and food and drink facilities in a discrete complex of historic buildings including a former mill with direct access to, and including lands that form part of the Watermeadows,
- at Moat Lane the construction of new, and refurbishment of existing buildings for employment use including proposals for a micro-brewery and other small businesses,
- at Moat Lane the construction of new, and refurbishment of existing buildings for retail use within the town centre retail core and along pedestrian lanes off Watling Street,
- at Moat Lane the construction of new public realm and infrastructure in a pedestrian focussed environment and adjoining the recently restored Bury Mount and Watermeadows.

The contracting authority is looking to appoint a partner (which may be a consortium) on the basis of a comprehensive approach to this lot and lot two (2).

2) **COMMON PROCUREMENT VOCABULARY (CPV)**

45210000, 71222000, 71223000, 71250000, 71251000, 71310000, 71312000, 71313200, 71315000, 71315200, 71315300, 71322500, 71334000, 71400000, 71410000, 71500000, 79415200, 90712400, 90713000, 45300000, 45400000, 45453100, 55110000, 55120000, 70000000, 70110000, 70111000, 70112000, 45211350, 45211360, 45212000, 45212300, 45212411, 45213000, 45213100, 45213200, 45215210, 45233293, 39313000, 45000000, 45110000, 45111000, 45111291, 45112700, 45211000, 45211100, 70330000, 71000000, 71200000, 71220000, 71221000

3) **QUANTITY OR SCOPE**

Estimate between 10 000 000 - 25 000 000 GBP.

Excluding VAT

Range between 10 000 000 and 25 000 000 GBP

4) **INDICATION ABOUT DIFFERENT DATE FOR START OF AWARD PROCEDURES AND/OR DURATION OF CONTRACT**

Scheduled date for start of award procedures 19.7.2010
Duration in months: 48 (from the award of the contract)

LOT NO: 2

TITLE Civic accommodation

1) **SHORT DESCRIPTION**

The civic accommodation lot (Lot 2) includes the following elements:

- at Moat Lane the provision of a new district council headquarters for the contracting authority,
 - at Moat Lane the provision of a new civic building comprising a new library, registrar's office, joint public service delivery space, cafe / restaurant / exhibition space, council chamber / conference venue, councillor facilities, office and ancillary space. Grant funding has been made available by Northamptonshire County Council as part of the funding agreement to support the development of this new building,
 - at Moat Lane the provision of a new decked car park off Northampton Road and adjoining small business space and formalised on-street parking,
 - the redevelopment of the vacated district council office site (Springfields) and adjacent Green Lane site.
- The contracting authority is looking to appoint a partner (which may be a consortium) on the basis of a comprehensive approach to both lots.

2) **COMMON PROCUREMENT VOCABULARY (CPV)**

45210000, 71221000, 71222000, 71223000, 71250000, 71251000, 71310000, 71312000, 71313200, 71315000, 71315200, 45400000, 45453100, 70000000, 70110000, 70111000, 70112000, 70330000, 71000000, 71200000, 71220000, 45211360, 45212000, 45212300, 45212330, 45213312, 45215210, 45215222, 45233293, 45300000, 39155000, 39155100, 45000000, 45110000, 45111000, 45111291, 45112700, 45211000, 45211100, 45211350, 71315300, 71322500, 71334000, 71400000, 71410000, 71500000, 79415200, 90712400, 90713000, 98350000, 45223310

3) **QUANTITY OR SCOPE**

Estimate between 10 000 000 - 25 000 000 GBP.
Excluding VAT
Range between 10 000 000 and 25 000 000 GBP

4) **INDICATION ABOUT DIFFERENT DATE FOR START OF AWARD PROCEDURES AND/OR DURATION OF CONTRACT**

Scheduled date for start of award procedures 19.7.2010
Duration in months: 48 (from the award of the contract)

SECTION III: LEGAL, ECONOMIC, FINANCIAL AND TECHNICAL INFORMATION

III.1) **CONDITIONS RELATING TO THE CONTRACT**

III.1.1) **Main financing conditions and payment arrangements and/or reference to the relevant provisions regulating them**

III.2) **CONDITIONS FOR PARTICIPATION**

III.2.1) **Reserved contracts**

SECTION VI: COMPLEMENTARY INFORMATION

VI.1) **CONTRACT RELATED TO A PROJECT AND/OR PROGRAMME FINANCED BY COMMUNITY FUNDS**
No

VI.2) **ADDITIONAL INFORMATION**

GO reference: GO 10060301/01.

VI.3) **INFORMATION ON GENERAL REGULATORY FRAMEWORK**

VI.4) **DATE OF DISPATCH OF THIS NOTICE:**

2.6.2010