



EUROPEAN UNION

Publication of Supplement to the Official Journal of the European Union

2, rue Mercier, L-2985 Luxembourg Fax (352) 29 29-42670

E-mail: ojs@publications.europa.eu Info & on-line forms: <http://simap.europa.eu>

CONTRACT NOTICE

SECTION I: CONTRACTING AUTHORITY

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

Official name: Richmond Upon Thames London Borough Council

Postal address: Civic Centre 44 York Street

Town: Twickenham

Postal code: TW1 3BZ

Country: United Kingdom

Contact point(s):

Telephone: 0044208891

For the attention of: Paul Chadwick

Email: P.chadwick@richmond.gov.uk

Fax: 00 44 2072452001

Internet address(es) (if applicable)

General address of the contracting authority (*URL*): www.richmond.gov.uk

Address of the buyer profile (*URL*):

Further information can be obtained at:

- As in above-mentioned contact point(s)
- Other: please complete Annex A.I

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained at:

- As in above-mentioned contact point(s)
- Other: please complete Annex A.II

Tenders or requests to participate must be sent to:

- As in above-mentioned contact point(s)
- Other: please complete Annex A.III

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

- Ministry or any other national or federal authority, including their regional or local sub-divisions
- National or federal agency/office
- Regional or local authority
- Regional or local agency/office
- Body governed by public law
- European institution/agency or international organisation
- Other

(please specify):

- General public services
- Defence
- Public order and safety
- Environment
- Economic and financial affairs
- Health
- Housing and community amenities
- Social protection
- Recreation, culture and religion
- Education
- Other

(please specify):

The contracting authority is purchasing on behalf of other contracting authorities

- yes
- no

SECTION II: OBJECT OF THE CONTRACT

II.1) DESCRIPTION

II.1.1) Title attributed to the contract by the contracting authority

Twickenham Riverside

II.1.2) Type of contract and location of works, place of delivery or of performance

(Choose one category only - works, supplies or services - which corresponds most to the specific object of your contract or purchase(s))

(a) Works

- Execution
- Design and execution
- Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

(b) Supplies

- Purchase
- Lease
- Rental
- Hire purchase
- A combination of these

(c) Services

Service category: No
(For service categories 1-27, please see Annex II of Directive 2004/18/EC)

Main site or location of works

Twickenham

NUTS code UKI22

Main place of delivery

Main place of performance

II.1.3) The notice involves

- A public contract
- The setting up of a dynamic purchasing system (DPS)
- The establishment of a framework agreement

II.1.4) Information on framework agreement (if applicable)

Framework agreement with several operators

Framework agreement with a single operator

Number , OR, if applicable, maximum number of participants to the framework agreement envisaged

Duration of the framework agreement:

Duration in year(s): _____ or month(s): _____

Justification for a framework agreement, the duration of which exceeds four years:

Estimated total value of purchases for the entire duration of the framework agreement (if applicable; give figures only):

Estimated value excluding VAT:

Currency:

OR Range: between _____ and _____

Currency:

Frequency and value of the contracts to be awarded:(if known) :

II.1.5) Short description of the contract or purchase(s)

The construction of a River Centre (a key community incorporating a boat house, learning centre and cafe) and the provision of public open space (including children's play facilities) and residential development or communal development.

II.1.6) Common procurement vocabulary (CPV)

	Main vocabulary	Supplementary vocabulary (if applicable)
Main object	45000000	
Additional object(s)	45112700	
	45112723	
	45212000	
	45211100	

II.1.7) Contract covered by the Government Procurement Agreement (GPA)

yes no

II.1.8) Division into lots (for information about lots, use Annex B as many times as there are lots)

yes no

If yes, tenders should be submitted for (tick one box only)

one lot only one or more lots all lots

II.1.9) Variants will be accepted

yes no

II.2) QUANTITY OR SCOPE OF THE CONTRACT

II.2.1) Total quantity or scope (including all lots and options, if applicable)

The construction of a River Centre (a key community facility including a boat house, learning centre and cafe) and the provision of public open space (including facilities for children's play) and the minimum amount of high quality development necessary to enable the provision of the River Centre and public open space. The form and nature of the residential or commercial development to be determined by the successful bidder subject to the approval of the Council to enable the successful Bidder to fund the capital expenditure on the scheme.

Procurement Objectives

The Contracting Authority is seeking to achieve:

- A high quality landmark sustainable mixed-use development
- A project which can be achieved within tight budget and time constraints
- High Standards and physical accessibility

The Council is looking for a private sector partner to fund capital expenditure on the scheme.

The components required in order to deliver the project will include:-

- Capital Funding
- Design and Construction of the entire development
- Marketing and disposal of residential and/or commercial development

If applicable, estimated value excluding VAT (give figures only):

Currency:

OR Range: between _____ and _____

Currency:

II.2.2) Options (if applicable)

yes no

If yes, description of these options:

Details of any options will be contained in the contract document accompanying the invitation to tender following conclusion of the dialogue.

If known, provisional timetable for recourse to these options:

in months: or days: (from the award of the contract)

Number of possible renewals (*if any*): or Range: between and

II.3) DURATION OF THE CONTRACT OR TIME-LIMIT FOR COMPLETION

Duration in months: or days: (from the award of the contract)

OR Starting 01/06/2009 (*dd/mm/yyyy*)

Completion 31/05/2139 (*dd/mm/yyyy*)

SECTION III: LEGAL, ECONOMIC, FINANCIAL AND TECHNICAL INFORMATION

III.1) CONDITIONS RELATING TO THE CONTRACT

III.1.1) Deposits and guarantees required (if applicable)

Details of the bonds and guarantees required will be set out in the Descriptive Document.

III.1.2) Main financing conditions and payment arrangements and/or reference to the relevant provisions regulating them

Details of the main financing conditions and payment arrangements will be set out in the Descriptive Document.

III.1.3) Legal form to be taken by the group of economic operators to whom the contract is to be awarded (if applicable)

Groupings of economic operators will be required to take a form, which can be a tenant of a lease under English Law.

III.1.4) Other particular conditions to which the performance of the contract is subject (if applicable)

yes no

If **yes**, description of particular conditions

These will be set out in the Descriptive Document.

III.2) CONDITIONS FOR PARTICIPATION

III.2.1) Personal situation of economic operators, including requirements relating to enrolment on professional or trade registers

Information and formalities necessary for evaluating if requirements are met:

Information and formalities necessary for evaluating if requirements are met:

An economic operator may be treated as ineligible or the Council may decide not to select an economic operator if it:

- (a) is bankrupt or is being wound up, where his affairs are being administered by the Court, where he has entered into an arrangement with creditors, where he has suspended business activities or is in any analogous situation arising from a similar procedure under national laws and regulations;
- (b) is the subject of proceedings for a declaration of bankruptcy, for an order for compulsory winding up or administration by the Court or of any arrangement with creditors or of any other similar proceedings under national laws and regulations;
- (c) has been convicted by a judgement which has the force of res judicata in accordance with the legal provisions of the country of any offence governing his professional conduct;
- (d) has been guilty of grave professional misconduct proven by any means which the contracting authority can demonstrate;
- (e) has not fulfilled obligations relating to the payment of social security contributions in accordance with the legal provisions of the country in which he is established or with those of the country of the contracting authority;
- (f) has not fulfilled obligations relating to the payment of taxes in accordance with the legal provisions of the country in which he is established or with those of the country of the contracting authority;
- (g) is guilty of serious misrepresentation in supplying the information required under this procurement or has not supplied such information;
- (h) has been the subject of a conviction for participation in a criminal organisation, as defined in Article 2(1) of Council Joint Action 98/733/JHA;
- (i) has been the subject of a conviction for corruption, as defined in Article 3 of the Council Act of 26 May 1972 and Article 3(1) of Council Joint Action 98/742/JHA3 respectively;
- (j) has been the subject of a conviction for fraud, as defined in Article 1 of the Convention relating to the protection of the financial interests of the European Communities;
- (k) has been the subject of a conviction for money laundering, as defined in Article 1 of Council Directive 91/308/EEC of 10 June 1991 on prevention of the use of the financial system for the purpose of money laundering.

In accordance with Articles 45 to 50 of Directive 2004/18/EC and Regulations 23 to 25 of the Public Contracts Regulations 2006 (as amended) and as set out in the Council's pre-qualification business questionnaire available from the address in Annex A II. That must be completed and returned to the address in Annex III by way of expression of interest by the deadline in IV.3.4.

III.2.2) Economic and financial capacity

Information and formalities necessary for evaluating if Minimum level(s) of standards possibly required requirements are met:

As set out in the Council's pre-qualification business questionnaire available from the address in Annex A.

(if applicable):

The response to the Council's pre-qualification questionnaire will be scored out of 0 to 5 where 0 is no or insufficient material provided, 1 is entirely unsatisfactory, 2 is achieves a basic minimum standard, 3 is satisfactory, 4 is very good and 5 is outstanding.

III.2.3) Technical capacity

Information and formalities necessary for evaluating if requirements are met:

Minimum level(s) of standards possibly required

(if applicable):

As set out in the Council's pre-qualification business questionnaire available from the address in Annex A.

The responses to the Council's pre-qualification questionnaire will be scored out of 0 to 5, where 0 is no or insufficient material provided, 1 is entirely unsatisfactory, 2 is achieves a basic minimum standard, 3 is satisfactory, 4 is very good and 5 is outstanding.

III.2.4) Reserved contracts *(if applicable)*

yes

no

The contract is restricted to sheltered workshops

The execution of the contract is restricted to the framework of sheltered employment programmes

SECTION IV: PROCEDURE

IV.1) TYPE OF PROCEDURE

IV.1.1) Type of procedure

- Open
- Restricted
- Accelerated restricted
- Negotiated

Justification for the choice of accelerated procedure:

Candidates have already been selected

- yes
- no

If yes, provide names and addresses of economic operators already selected under Section VI.3)
Additional information

- Accelerated negotiated
- Competitive dialogue

Justification for the choice of accelerated procedure:

IV.1.2) Limitations on the number of operators who will be invited to tender or to participate
(restricted and negotiated procedures, competitive dialogue)

Envisaged number of operators

OR Envisaged minimum number 3 and , *if applicable*, maximum number 5

Objective criteria for choosing the limited number of candidates:

The Operators who will be invited to participate in the dialogue will be no more than 5 with the highest scores for their responses to the Council's pre-qualification questionnaire.

IV.1.3) Reduction of the number of operators during the negotiation or dialogue*(negotiated procedure, competitive dialogue)*

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

- yes
- no

IV.2) AWARD CRITERIA

IV.2.1) Award criteria *(please tick the relevant box(es))*

Lowest price

OR

The most economically advantageous tender in terms of

the criteria stated below *(the award criteria should be given with their weighting or in descending order of importance where weighting is not possible for demonstrable reasons)*

the criteria stated in the specifications, in the invitation to tender or to negotiate or in the descriptive document

Criteria	Weighting	Criteria	Weighting
1.		6.	
2.		7.	
3.		8.	
4.		9.	
5.		10.	

IV.2.2) An electronic auction will be used

yes no

If yes, additional information about electronic auction *(if appropriate)*

IV.3) ADMINISTRATIVE INFORMATION

IV.3.1) File reference number attributed by the contracting authority *(if applicable)*

IV.3.2) Previous publication(s) concerning the same contract

yes no

If yes,

Prior information notice Notice on a buyer profile

Notice number in OJ: **IS** - of (dd/mm/yyyy)

Other previous publications *(if applicable)*

IV.3.3) Conditions for obtaining specifications and additional documents *(except for a DPS) or descriptive document* *(in the case of a competitive dialogue)*

Time limit for receipt of requests for documents or for accessing documents

Date: 28/07/2008 (dd/mm/yyyy)

Time:

Payable documents

yes no

If yes, price *(give figures only)*:

Currency:

Terms and method of payment:

IV.3.4) Time-limit for receipt of tenders or requests to participate

Date: 04/08/2008 (dd/mm/yyyy)

Time: 16:00

IV.3.5) Date of dispatch of invitations to tender or to participate to selected candidates (if known)
(in the case of restricted and negotiated procedures, and competitive dialogue)

Date: (dd/mm/yyyy)

IV.3.6) Language(s) in which tenders or requests to participate may be drawn up

ES	CS	DA	DE	ET	EL	EN	FR	IT	LV	LT	HU	MT	NL	PL	PT	SK	SL	FI	SV	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other:

SECTION VI: COMPLEMENTARY INFORMATION

VI.1) THIS IS A RECURRENT PROCUREMENT *(if applicable)*

- yes no

If **yes**, estimated timing for further notices to be published:

VI.2) CONTRACT RELATED TO A PROJECT AND/OR PROGRAMME FINANCED BY EU FUNDS

- yes no

If **yes**, reference to project(s) and/or programme(s):

VI.3) ADDITIONAL INFORMATION *(if applicable)*

1. The Twickenham Riverside site has an area of about 0.5 hectares and is located within Twickenham Town Centre in a prominent Thames-side location between the river and the primary retail area of King Street. Existing uses on the site include the remaining structure of the former Twickenham Lido, closed public conveniences, former caretaker's house and cafeteria, currently accommodating various voluntary groups and Jubilee Gardens, which includes hard and soft landscaped public open space, children's play area and care with public toilets.

2. The site is allocated for mixed-use development within the Adopted Unitary Development Plan and a Development Brief has been prepared for the site.

3. The Council wishes to procure a developer who will enter into a Development Agreement to redevelop the site and provide on it a River Centre, which will be about 1,000 square metres in size and designed to meet a range or purposes, including:

- a community building promoting river activities and the river environment
- an educational centre providing river and broader environmental education to all ages.
- An environmental hub for the voluntary sector in the Borough including offices and meeting space.

The emerging space components of the River Centre include:-

- Ground floor area for boat maintenance and storage
- Class room space for environmental education particularly related to the river
- Office space for the voluntary environmental and sustainability sectors.
- Meeting space for private and public events
- A "one stop shop" for the river
- Permanent and temporary exhibition space
- Café/restaurant with terrace seating
- Public toilets and private shower facilities
- Potential lifts and/or ramps to comply with the Disability Discrimination Act 1995

Heads of Terms of the Development Agreement will be provided to participants in the competitive dialogue.

4. The Council has carried out extensive public consultation on the future of the site. The results of this consultation showed a strong public desire for the greatest possible part of the site after provision of the River Centre, to be used as public open space including children's play area(s). Whilst there was an acceptance that there would have to be some other development on the site to generate funding for the provision of the River Centre and the public open space, it was felt that this should be kept to a minimum.

5. Accordingly the Council is looking for proposals which, whilst including development to generate funding for the provision of the River Centre and public open space, keep this other development to a minimum necessary to generate this funding including a reasonable developer's return on the entire development.
6. The Council is looking for the River Centre to be a sustainable building showing sustainable construction methods and the wider sustainability agenda and for the design of all the development on the site to be of a high quality.
7. The Council endorsed in 2006 the Environment Trust for Richmond-upon-Thames's proposal for a new River Centre following the Council's 'Twickenham Challenge' initiative. The successful bidder will need to work with the Environment Trust and its architects in deciding the best solution for the new River Centre.
8. The specification for the River Centre will be subject to approval by the Council, which will consult with the Environment Trust. The specification of the public open space will be subject to the Council's approval.
9. The Council, on completion of the River Centre, will grant a lease of it to the Environment Trust. The Council will retain the public open space. The site of the other development (which guarantees the funding) will be let to the successful bidder on a lease of 125 years. Heads of Terms of the lease will be provided to participants in the competitive dialogue with the Descriptive Document.
10. In evaluating solutions and tenders the Council will be concerned to ensure that the form, nature and scale of the development, which is to generate the funding for the River Centre and public open space, does not exceed that necessary to fund its own provision, the provision of the River Centre and public open space and a reasonable return on the entire development, accordingly the Council will require fully transparent 'open book' financial proposals and accounting.
11. Whilst a 50% affordable housing target in accordance with the London Plan remains in place for the site, the Council (in its landowning capacity) decided at its meeting on 27th November 2007 that this target and a similar target in relation to the redevelopment of another site at Friars Lane Car Park Richmond would be achieved by the Council providing at least 160 habitable rooms of affordable housing at other sites in the Borough, so the successful bidder will not be required to provide affordable housing on-site here.
12. Further information and the Council's pre-qualification questionnaire are available at www.knightfranksites.co.uk/twickenham password: riverside

VI.4) PROCEDURES FOR APPEAL

VI.4.1) Body responsible for appeal procedures

Official name: High Court
Postal address: Royal Court of Justice
Town: London Postal code: WC2A 2LL
Country: United Kingdom
Email: Telephone:
Fax:
Internet address
(URL):

Body responsible for mediation procedures *(if applicable)*

Official name:
Postal address:

Town: Postal code:
Country:
Email: Telephone:
Fax:

Internet address
(URL):

VI.4.2) Lodging of appeals *(please fill heading VI.4.2 OR if need be, heading VI.4.3)*

Precise information on deadline(s) for lodging appeals:

Proceedings may not be brought unless the economic operator bringing the proceedings has informed the contracting authority of the breach or apprehended breach of the duty owed to it by the contracting authority and of its intention to bring proceedings and these proceedings are brought promptly and in any event within 3 months from the date when grounds for the bringing of the proceedings first arise unless the Court considers there is good reason for extending the period within which proceedings can be brought.

VI.4.3) Service from which information about the lodging of appeals may be obtained

Official name:

Postal address:

Town:

Postal code:

Country:

Email:

Telephone:

Fax:

Internet address
(URL):

VI.5) DATE OF DISPATCH OF THIS NOTICE:

The dispatch date will be automatically updated when the notice is submitted for publication

ANNEX A

ADDITIONAL ADDRESSES AND CONTACT POINTS

I) ADDRESSES AND CONTACT POINTS FROM WHICH FURTHER INFORMATION CAN BE OBTAINED

Official name: Knight Frank LLP
Postal address: 55 Baker Street
Town: London Postal code: WC1U 8AN
Country: United Kingdom
Contact point(s): Telephone: 0044(0)2076298171
For the attention of: Chris Hemmings/Charles Dugdale
Email: chris.hemmings@knightfrank.com Fax: 0044(0)2076291759
Internet address (URL): www.knightfranksites.co.uk/twickenham

II) ADDRESSES AND CONTACT POINTS FROM WHICH SPECIFICATIONS AND ADDITIONAL DOCUMENTS (INCLUDING DOCUMENTS FOR COMPETITIVE DIALOGUE AS WELL AS A DYNAMIC PURCHASING SYSTEM) CAN BE OBTAINED

Official name: Knight Frank LLP
Postal address: 55 Baker Street
Town: London Postal code: WC1U 8AN
Country: United Kingdom
Contact point(s): Telephone: 0044(0)2076298171
For the attention of: Chris Hemmings/Charles Dugdale
Email: chris.hemmings@knightfrank.com Fax: 0044(0)2076291759
Internet address (URL): www.knightfranksites.co.uk/twickenham

III) ADDRESSES AND CONTACT POINTS TO WHICH TENDERS/REQUESTS TO PARTICIPATE MUST BE SENT

Official name: Knight Frank LLP
Postal address: 55 Baker Street
Town: London Postal code: WC1U 8AN
Country: United Kingdom
Contact point(s): Telephone:
For the attention of: Jon Pinkerton
Email: Fax:
Internet address (URL):