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Tender

Operator at Elite House, Shaw Street, Runcorn, Cheshire, WA7 5TZ

Halton Borough Council

F02: Contract notice

Notice identifier: 2024/S 000-001353

Procurement identifier (OCID): ocds-h6vhtk-042d58

Published 15 January 2024, 5:23pm

Section I: Contracting authority

I.1) Name and addresses

Halton Borough Council

Municipal Building, Kingsway

Widnes

WA8 7QF

Contact

Ms Julie Leong

Email

julie.leong@halton.gov.uk

Telephone

+44 3033334300

Country

United Kingdom

Region code

UKD6 - Cheshire

Internet address(es)

Main address

<http://www2.halton.gov.uk>

Buyer's address

<http://www2.halton.gov.uk>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

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

<https://procontract.due-north.com/Advert/Index?advertId=18426b8d-ae92-ee11-8125-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=18426b8d-ae92-ee11-8125-005056b64545>

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

Operator at Elite House, Shaw Street, Runcorn, Cheshire, WA7 5TZ

Reference number

DN702080

II.1.2) Main CPV code

- 70330000 - Property management services of real estate on a fee or contract basis

II.1.3) Type of contract

Services

II.1.4) Short description

The Council is looking to secure a long term operator of Elite House in order to facilitate the Council's refurbishment and upgrade the property to create a business hub in Runcorn. The purpose of this procurement is to seek an operator for Elite House. The Operator's duties shall include (but not be limited to):

- Initial engagement with the Council in order to inform the specification for the architect and thereafter the works which the Council will commission from a works contractor to upgrade and refurbish the property;
- Marketing the property;
- Locating occupiers for the property;
- Entering into tenancy agreements with third party occupiers;
- Creating a co-working incubator space that supports business growth within the property;
- Managing the property following practical completion of the works.

The Council owns the freehold of Elite House, and has secured grant funding which it intends to spend in order to refurbish and upgrade the property. The Council will separately appoint an architect and a works contractor in order to complete the works to the property.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70332200 - Commercial property management services
- 79992000 - Reception services
- 79993000 - Building and facilities management services
- 79993100 - Facilities management services

II.2.3) Place of performance

NUTS codes

- UKD6 - Cheshire

II.2.4) Description of the procurement

Concession contract involving a single stage procurement procedure.

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

144

This contract is subject to renewal

Yes

Description of renewals

Option for both the Council and the Operator to extend for a further 5 years, (5 x 12 months) based on the criteria in the published documents.

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

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

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

26 February 2024

Local time

1:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.7) Conditions for opening of tenders

Date

26 February 2024

Local time

1:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

The Royal Courts of Justice

Royal Courts of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom