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Tender

## **Lisson Arches Enterprise Space Operator**

Westminster City Council

F02: Contract notice

Notice identifier: 2023/S 000-003841

Procurement identifier (OCID): ocds-h6vhtk-03a3d4

Published 8 February 2023, 11:47am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Westminster City Council

64 Victoria Street

London

.SW1E 6QP

#### **Contact**

Ronny Tigere

#### **Email**

[rtigere@westminster.gov.uk](mailto:rtigere@westminster.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKI32 - Westminster

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://www.capitalesourcing.com>

Buyer's address

<https://www.capitalesourcing.com>

**I.3) Communication**

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

<https://www.capitalesourcing.com>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.capitalesourcing.com>

Tenders or requests to participate must be submitted to the above-mentioned address

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Lisson Arches Enterprise Space Operator

Reference number

Prj\_WCC\_21112

#### **II.1.2) Main CPV code**

- 70200000 - Renting or leasing services of own property

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

Westminster City Council ("the Council") is seeking the services of a suitably qualified and experienced workspace operator for a unique opportunity to fit out and operate a c.11,300 sq. ft community and regeneration focussed affordable workspace at the Lisson Arches Creative Enterprise Space.

The opportunity is for a period of up to 15 years under a service contract and a lease will be entered into with an operator. The lease with the operator will be granted at 70% below market value rent. The services contract will be co-terminus with the lease, and there will be a five-year review clause in both the contract and the lease and will require the operator to deliver business and regeneration focussed outputs. The services contract will be of nil value. The operator is expected to deliver the agreed outputs through income generation from the Space.

This opportunity requires the operator to manage the enterprise space building, provide a category B fit out and support SMEs to start and grow their businesses in the premises.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 70220000 - Non-residential property renting or leasing services
- 70330000 - Property management services of real estate on a fee or contract basis
- 70332200 - Commercial property management services

### **II.2.3) Place of performance**

NUTS codes

- UKI32 - Westminster

Main site or place of performance

As the crow flies from postcode SW1 6QP

### **II.2.4) Description of the procurement**

WCC is seeking to contract with an an Enterprise Space Operator for Lisson Arches in Church Street. The opportunity will be openly and competitively tendered through our procurement platform, capitalesourcing via a Competitive Procedure with Negotiation (CPN) Regulation 29 of the Public Contracts Regulations 2015.

The Lisson Arches Enterprise Space Operator Services tender will be procured using the CPN procedure process. Stage One will be a (Selection Questionnaire (SQ) is where participants express an interest for this contract opportunity by obtaining and submitting a Selection Questionnaire (SQ); this will be used to establish capability, experience, and suitability.

### **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

180

This contract is subject to renewal

Yes

Description of renewals

The opportunity is for a period of up to 15 years under a service contract and a lease will be entered into with an operator. The services contract will be co-terminus with the lease, and there will be a five-year review clause in both the contract and the lease.

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

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

The highest scoring candidates at SQ will be shortlisted to ITT Stage based on Scores in the Technical Envelope. Any Candidates that fails the Qualification Envelope will not be considered further to the technical evaluation

#### **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**

This opportunity and all associated procurement documents will be accessible via our e-sourcing portal, kindly visit; [www.capitalesourcing.com](http://www.capitalesourcing.com) and search for the following reference: prj\_WCC\_21112 Lisson Arches Enterprise Space Operator. Please note any variation to this contract will be done inline with PCR 2015 Regulation 72.

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

As described in Procurement documents

#### **III.1.2) Economic and financial standing**

List and brief description of selection criteria

As described in procurement documents

Minimum level(s) of standards possibly required

As described in Procurement Documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

As described in procurement documents

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## **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

10 March 2023

Local time

12:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

27 March 2023

#### **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: 6 (from the date stated for receipt of tender)

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## **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**

This opportunity and all associated procurement documents will be accessible via our e-sourcing portal, kindly visit; [www.capitalesourcing.com](https://www.capitalesourcing.com) and search for the following reference: prj\_WCC\_21112 Lisson Arches Enterprise Space Operator

If you have any questions, please submit these through the e-tendering portal (the Portal) Our e-sourcing portal site is free to register on. To view details of the Opportunity via the Portal please click the following link and enter your Username and Password:

<https://www.capitalesourcing.com/web/login.shtml>

Or browse as follows:

- Connect to <https://www.capitalesourcing.com>
- Enter your Username and Password
- Go to Published Opportunities
- Click on the Project Title 'Community Equipment Consortium ITT' to view details.

#### **Confidential Data Pack Information**

In order to protect the confidential nature of the additional data pack information, the Authority will provide restricted access to Candidates using PowerBi via the following link:

Tender Data Pack - Power BI

Candidates are required to have an Office 365 package that includes the Power BI



service app in order to access the additional data pack information.

Candidates can request access to the abovementioned information by following the instructions below:

1. Candidates will need to message the Authority via the Portal and provide their email address corresponding with their bidding organisation in order to gain access.
2. Upon receipt of the above request, the Authority will provide access to the Tender Data Pack to the Candidate making the request.
3. If Candidates have a question or experience any issues in accessing the Tender Data Pack information, please use the Portal's messaging facility.

The Tender Data Pack contains confidential and commercially sensitive information. Candidates are referred to (Procurement Conditions) in relation to the handling/use of this information.

Bid submissions must be by way of completion and return of the three Envelopes referred to in the Invitation to Tender (SQ) document (in accordance with the requirements set out in Selection Questionnaire by the date and time. The Authority reserves the right not to accept submissions that are received after the deadline. Candidates are encouraged to submit their submissions well in advance of the stated date and time in order to avoid issues such as technical difficulties with the electronic system that may be due to the high volumes of traffic attempting to submit applications on the same date at the same time.

Candidates are responsible for their own costs in relation to this procurement process. The Authority reserves the right to cancel the procurement procedure at any point and shall have no liability to candidates whatsoever in respect of any costs incurred by candidates in participating in the tender process.

Candidates should note that the Authority gives no warranty or guarantee of any value of activations to be awarded against this contract notice.

All potential providers are reminded that the contracting authority is not bound to award any contract as a result of this contract notice or does it promise any volume guarantees as a result of this notice. All potential candidates must accept all the terms of the contract without qualification for your tender to be accepted. The Authority reserves the right to vary the contract after the award of the contract, where the authority intends to do so it will vary the final contract inline with principles set in regulation 72 modification of contracts during their term.

#### **VI.4) Procedures for review**

**VI.4.1) Review body**

Royal Courts of Justice Strand Street

Strand Edmund Street

London

WC2A 2LL

Country

United Kingdom

**VI.4.2) Body responsible for mediation procedures**

Royal Courts of Justice

Strand Edmund Street

London

Country

United Kingdom

**VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

The Council will observe a 10 day mandatory statutory standstill to which unsuccessful tenderers can appeal the Council decision. If a claim is brought against this contract during Standstill, the Council will take steps in resolving the matter in line with its resolution procedure before lapse of 10 day standstill deadline