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Contract

## **Invitation to Tender for a Development Opportunity in Warwick District - The land north of Gallows Hill, CV34 6SJ**

Warwick District Council

F03: Contract award notice

Notice identifier: 2022/S 000-004273

Procurement identifier (OCID): ocds-h6vhtk-02e19b

Published 15 February 2022, 12:33pm

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

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

Warwick District Council

Riverside House

LEAMINGTON SPA

CV325HZ

#### **Contact**

Rebecca Reading

#### **Email**

[rebecca.reading@warwickdc.gov.uk](mailto:rebecca.reading@warwickdc.gov.uk)

#### **Telephone**

+44 1926456232

**Country**

United Kingdom

**NUTS code**

UKG13 - Warwickshire

**Internet address(es)**

Main address

<https://www.csw-jets.co.uk>

**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**

Invitation to Tender for a Development Opportunity in Warwick District - The land north of Gallows Hill, CV34 6SJ

**II.1.2) Main CPV code**

- 45111291 - Site-development work

**II.1.3) Type of contract**

Works

**II.1.4) Short description**

A substantial development opportunity was available in Warwick District, for which Warwick District Council was seeking to appoint a developer; both in regard to the provision of a new community stadium and other commercial opportunities. The site holds

a central location close to key local employers and a number of local schools, which will include two new schools (one primary and one alternative provision) being delivered by Warwickshire County Council and the Department for Education, at the north side of the site.

The scope of the contract was to appoint a development partner to deliver the construction of the community stadium, and additional appropriate development on the stadium site and associated development land and buildings

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

This contract is divided into lots: No

## **II.2) Description**

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

NUTS codes

- UKG13 - Warwickshire

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

The procurement used the Competitive Dialogue procedure to identify a feasible development proposal for the sites identified within the tender and consequently source the most suitable solution for the Council.

Bidders were invited to complete and submit a PAS 91 SSE document which was evaluated to generate a shortlist of potential bidders to invite to tender. Bidders will be considered successful if they meet all of the requirements of the SSQ and receive a score above 60. Shortlisted bidders were invited to submit initial tenders and then progress into Competitive Dialogue discussions.

The 'Estimated Contract value' provided in the contract notice was a maximum total value available to bidders towards the project. It is made up of a maximum cash budget of £1m and a potential land transfer value of an estimated £5.3m.

### **II.2.5) Award criteria**

Price

### **II.2.11) Information about options**

Options: No

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive dialogue

#### **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.2.1) Previous publication concerning this procedure**

Notice number: [2021/S 000-023080](#)

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## **Section V. Award of contract**

A contract/lot is awarded: No

### **V.1) Information on non-award**

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

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## **Section VI. Complementary information**

### **VI.3) Additional information**

Due to the initial proposals submitted it was identified that the project would not be financially feasible within the parameters stated within the ITT.

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

#### **VI.4.1) Review body**

High Court of England and Wales

London

Country

United Kingdom