

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/007610-2021>

Tender

NU/1639 The Procurement of a Development Partner

Newcastle University

F02: Contract notice

Notice identifier: 2021/S 000-007610

Procurement identifier (OCID): ocds-h6vhtk-02a52b

Published 12 April 2021, 2:38pm

The closing date and time has been changed to:

12 July 2021, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Newcastle University

Newcastle University, King's Gate

Newcastle upon Tyne

NE1 7RU

Contact

Mrs Leigh Anderson

Email

leigh.anderson@ncl.ac.uk

Telephone

+44 1912088618

Country

United Kingdom

NUTS code

UKC22 - Tyneside

Internet address(es)

Main address

<http://www.ncl.ac.uk>

Buyer's address

<https://procontract.due-north.com/Login>

I.3) Communication

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

<https://procontract.due-north.com/Login>

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/Login>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Education

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

NU/1639 The Procurement of a Development Partner

Reference number

DN515418

II.1.2) Main CPV code

- 70322000 - Vacant-land rental or sale services

II.1.3) Type of contract

Services

II.1.4) Short description

Newcastle University Developments Ltd is a subsidiary of Newcastle University. Newcastle University is a world leading research university working in partnership with Newcastle City Council, NHS trusts and local stakeholders to regenerate the 29 acre site of the former city General Hospital.

The University and Newcastle University Developments Ltd acquired 27 acres of the 29 acre site in April 2019 and since then have arrived at a clear Vision with accompanying objectives as to what they want to achieve on the Campus for Ageing & Vitality (CAV). The University intends to help people live longer and healthier lives by leveraging their international reputation for ageing research and by providing a range of accommodation solutions on CAV. The land to be regenerated by the Principal Development Partner is or will be under the ownership of Newcastle University Developments Ltd.

Building on the success of the Helix site and National Innovation Centres for Aging and Data, Newcastle University Developments Ltd (NUDL) are developing this site to be a world leading example of intergenerational living co-locating education, health and a spectrum of residential developments. Their vision is to help people live longer and healthier lives through their global leadership in ageing and research, providing innovative solutions for living, leisure, learning and employment from Newcastle, for the world.

Newcastle University, on behalf of the Newcastle Developments Ltd are looking to select their principal development partner.

II.1.5) Estimated total value

Value excluding VAT: £60,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 79000000 - Business services: law, marketing, consulting, recruitment, printing and security

II.2.3) Place of performance

NUTS codes

- UKC22 - Tyneside

Main site or place of performance

Newcastle upon Tyne

II.2.4) Description of the procurement

The scope of the appointment is set out in the associated Development Brief document along with supporting information to the returnable questions below.

- Newcastle University Developments Ltd are seeking a long-term Partner to regenerate, and

create a destination site, with CAV.

- Increase land values over time with a phased development approach.
- Enable all aspects of the Vision, in particular the research aspirations of Newcastle University.
- Promote sustainability as a core element of the regeneration.

The estimated cost of the tender is from £35,000,000 to £60,000,000. These figures represent the range of the potential gross development cost. The wide range is due to the diverse mix of possible uses and densities based upon the business model and commercial consideration of Bidders proposals.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £60,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

96

This contract is subject to renewal

No

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

Maximum number: 5

II.2.10) Information about variants

Variants will be accepted: Yes

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 III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the 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.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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: Yes

IV.2) Administrative information

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

Originally published as:

Date

18 May 2021

Local time

12:00pm

Changed to:

Date

12 July 2021

Local time

12:00pm

See the [change notice](#).

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

English

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

Newcastle University

Newcastle upon Tyne

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The University will incorporate a standstill period at the point information on the award of the contract is communicated to tenderers. That notification will provide full information on the award decision. The standstill period, which will be for a minimum of 10 calendar days, provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into.

The Public Contracts Regulations 2015 (SI 2015 No 102) provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland) within 30 days of knowledge or constructive knowledge of breach.