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Contract

NU/1639 The Procurement of a Development Partner

Newcastle University

F03: Contract award notice

Notice identifier: 2022/S 000-012417

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

Published 12 May 2022, 4:06pm

Section I: Contracting authority

I.1) Name and addresses

Newcastle University

Newcastle University, 1 Park Tce

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

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

Buyer's address

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

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.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Lowest offer: £36,772,000 / Highest offer: £57,275,000 taken into consideration

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKC22 - Tyneside

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.2.11) 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

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.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-007610](#)

Section V. Award of contract

Contract No

NU/1639

Title

The Procurement of a Development Partner

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 November 2021

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Kajima Partnerships

55 Baker Street

London

W1U 8EW

Country

United Kingdom

NUTS code

- UKC22 - Tyneside

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £65,000,000

Lowest offer: £36,772,000 / Highest offer: £57,275,000 taken into consideration

Section VI. Complementary information

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