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Tender

Commercial Office Investment Portfolio Joint Venture

Transport for London

F02: Contract notice

Notice identifier: 2022/S 000-013531

Procurement identifier (OCID): ocds-h6vhtk-033b80

Published 20 May 2022, 8:26am

Section I: Contracting authority

I.1) Name and addresses

Transport for London

5 Endeavour Square

London

E20 1JN

Contact

Mr Paul O'Dowd

Email

v_paulodowd@tfl.gov.uk

Country

United Kingdom

NUTS code

UKI - London

Internet address(es)

Main address

<https://tfl.gov.uk>

Buyer's address

<https://tfl.gov.uk>

I.3) Communication

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

<https://procontract.due-north.com/Procurer/Advert/View?advertId=9992728a-58d7-ec11-8114-005056b64545&fromAdvertEvent=True>

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/Procurer/Advert/View?advertId=9992728a-58d7-ec11-8114-005056b64545&fromAdvertEvent=True>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Transport activities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Commercial Office Investment Portfolio Joint Venture

Reference number

DN602184

II.1.2) Main CPV code

- 70112000 - Development of non-residential real estate

II.1.3) Type of contract

Services

II.1.4) Short description

TfL is commencing a procurement process to appoint a joint venture development and investment partner for the Opportunity.

The Opportunity comprises the Bank Over Station Development (OSD), Paddington Triangle OSD and Southwark OSD development sites. The selected partner will form a Joint Venture (JV) with TfL to develop the sites into best in class, sustainable office assets that will drive returns for both partners. It is anticipated that the partner and TfL will continue to hold the developed assets in joint venture post practical completion and leasing to benefit from the rental income.

Additional office led development sites may be acquired by the JV at a later stage.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 66122000 - Corporate finance and venture capital services
- 70110000 - Development services of real estate

- 70120000 - Buying and selling of real estate
- 71540000 - Construction management services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

TfL is commencing a procurement process to appoint a joint venture development and investment partner for the Opportunity

The Opportunity comprises the Bank Over Station Development (OSD), Paddington Triangle OSD and Southwark OSD development sites. The selected partner will form a Joint Venture (JV) with TfL to develop the sites into best in class, sustainable office assets that will drive returns for both partners. It is anticipated that the partner and TfL will continue to hold the developed assets in joint venture post practical completion and leasing to benefit from the rental income.

Additional office led development sites may be acquired by the JV at a later stage.

The JV will develop the three sites with the delivery of c. 600,000 ft² net internal area of office space and ancillary retail space. Planning permission has been received and implemented for Bank OSD and Paddington OSD. Southwark OSD has received resolution to grant planning permission.

An overview summary of the Opportunity can be found within the Procurement Documents, which can be found here:

<https://procontract.due-north.com/Procurer/Advert/View?advertId=9992728a-58d7-ec11-8114-005056b64545&fromAdvertEvent=True>

Applicants must create an account before accessing the procurement documents.

This call for competition requires interested Applicants to register on the ProContract portal at the above mentioned link (or searching Procontract opportunities with 'TfL 95150 Commercial Office Investment Portfolio Joint Venture') and respond to the Standard Selection Questionnaire (SSQ) by 12:00 GMT on 22/06/2022.

Updated Invitation to Submit Outline Solutions (ISOS) documents will be shared with all successful Applicants following the evaluation of the SSQ responses.

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

End date

22 June 2034

This contract is subject to renewal

No

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

Competitive dialogue

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

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

22 June 2022

Local time

12:00pm

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

Transport for London

London

Country

United Kingdom