

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/014548-2021>

Tender

Master Developer Opportunity - Weavers Cross Belfast

Translink

F05: Contract notice – utilities

Notice identifier: 2021/S 000-014548

Procurement identifier (OCID): ocds-h6vhtk-02c047

Published 25 June 2021, 3:05pm

Section I: Contracting entity

I.1) Name and addresses

Translink

Procurement Department

Belfast

BT2 7LX

Contact

etnitranslink.co.uk

Email

etni@translink.co.uk

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

I.3) Communication

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

www.etendersni.gov.uk

Additional information can be obtained from the above-mentioned address

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

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

www.etendersni.gov.uk

I.6) Main activity

Urban railway, tramway, trolleybus or bus services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Master Developer Opportunity - Weavers Cross Belfast

Reference number

P1683

II.1.2) Main CPV code

- 70110000 - Development services of real estate

II.1.3) Type of contract

Services

II.1.4) Short description

Translink is seeking to appoint a suitably qualified master-developer private sector partner (PSP) with the financial means and relevant experience, skills, and resources to realise the Vision for Weavers Cross via participation in a contractual public – private (development) partnership. The Weavers Cross project is an opportunity to develop c 1.3 million sq.ft. of mixed-use development on an 8-acre site with a gross development value in the region of circa £400m. Right in the thriving heart of Belfast, the site is within a few minutes' walk of the commercial, retail and hospitality centre of Northern Ireland's capital city. Located at the centre of Weavers Cross itself will be Translink's new 16000sq.m Transport Hub - a high-tech focal point for bus, rail and active travel, it will act as a catalyst for energy and growth, connecting people from all over the island and providing a gateway to all major airports. Work on the Belfast Transport Hub, which is a NI Executive Flagship Project and is publicly funded is already underway and it is evident that the Project enjoys strong support. The PSP must be able to demonstrate; • long-term public – private partnership working approaches on major regeneration projects, • exhibit strong social value credentials to deliver tangible and lasting positive social, economic and environmental impact, • provide a high-quality experienced team, • have experience of place making, creativity and a detailed understanding of how best to deliver Weavers Cross in accordance with the Vision, and • demonstrate they have the financial capacity and a credible, deliverable approach to funding the development and delivery of the Vision. Further information in relation to the Project can be found in the Memorandum of Information. Translink will be using the E Tenders NI portal to manage this procurement exercise and no other method of submission will be accepted.

II.1.5) Estimated total value

Value excluding VAT: £0.01

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services
- 70100000 - Real estate services with own property
- 70112000 - Development of non-residential real estate
- 70111000 - Development of residential real estate
- 45111291 - Site-development work
- 45211360 - Urban development construction work

II.2.3) Place of performance

NUTS codes

- UKN06 - Belfast

II.2.4) Description of the procurement

Translink is seeking to appoint a suitably qualified master-developer private sector partner (PSP) with the financial means and relevant experience, skills, and resources to realise the Vision for Weavers Cross via participation in a contractual public – private (development) partnership. The Weavers Cross project is an opportunity to develop c 1.3 million sq.ft. of mixed-use development on an 8-acre site with a gross development value in the region of circa £400m. Right in the thriving heart of Belfast, the site is within a few minutes' walk of the commercial, retail and hospitality centre of Northern Ireland's capital city. Located at the centre of Weavers Cross itself will be Translink's new 16000sq.m Transport Hub - a high-tech focal point for bus, rail and active travel, it will act as a catalyst for energy and growth, connecting people from all over the island and providing a gateway to all major airports. Work on the Belfast Transport Hub, which is a NI Executive Flagship Project and is publicly funded is already underway and it is evident that the Project enjoys strong support. The PSP must be able to demonstrate;

- long-term public – private partnership working approaches on major regeneration projects,
- exhibit strong social value credentials to deliver tangible and lasting positive social, economic and environmental impact,
- provide a high-quality experienced team,
- have experience of place making, creativity and a detailed understanding of how best to deliver Weavers Cross in accordance with the Vision, and
- demonstrate they have the financial capacity and a credible, deliverable approach to funding the development and delivery of the Vision.

Further information in relation to the Project can be found in the Memorandum of Information. Translink will be using the E Tenders NI portal

to manage this procurement exercise and no other method of submission will be accepted.

II.2.5) Award criteria

Quality criterion - Name: See Tender Documents / Weighting: 70

Cost criterion - Name: See Tender Documents / Weighting: 30

II.2.6) Estimated value

Value excluding VAT: £0.01

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

Start date

30 September 2022

End date

29 September 2042

This contract is subject to renewal

Yes

Description of renewals

Option to extend by up to a further 10 years by mutual agreement

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 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

See Selection Questionnaire

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.1.4) Objective rules and criteria for participation

List and brief description of rules and criteria

See Selection Questionnaire

III.1.8) Legal form to be taken by the group of economic operators to whom the contract is to be awarded

See Selection Questionnaire

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: [2020/S 215-528655](#)

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

Date

24 August 2021

Local time

3:00pm

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)

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

NITHC

Belfast

Country

United Kingdom

Internet address

www.translink.co.uk/corporate/procurement