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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](mailto: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](http://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](http://www.etendersni.gov.uk)

**I.6) Main activity**

Urban railway, tramway, trolleybus or bus services

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**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

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## **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

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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: 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)

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## **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](http://www.translink.co.uk/corporate/procurement)