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Tender

## **Old Westgate Station Hotel Development. Wakefield**

WAKEFIELD METROPOLITAN DISTRICT COUNCIL

F02: Contract notice

Notice identifier: 2024/S 000-014994

Procurement identifier (OCID): ocds-h6vhtk-0458b5

Published 10 May 2024, 1:24pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

WAKEFIELD METROPOLITAN DISTRICT COUNCIL

Town Hall, Wood Street

WAKEFIELD

WF12HQ

#### **Contact**

Jonathan Carr

#### **Email**

[jonathancarr@wakefield.gov.uk](mailto:jonathancarr@wakefield.gov.uk)

#### **Telephone**

+44 7388952824

#### **Country**

United Kingdom

**Region code**

UKE45 - Wakefield

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

[www.wakefield.gov.uk](http://www.wakefield.gov.uk)

Buyer's address

[www.wakefield.gov.uk](http://www.wakefield.gov.uk)

**I.3) Communication**

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

<https://yortender.eu-supply.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://yortender.eu-supply.com/>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## Section II: Object

### II.1) Scope of the procurement

#### II.1.1) Title

Old Westgate Station Hotel Development. Wakefield

Reference number

RFS23-041 / 87286

#### II.1.2) Main CPV code

- 45212411 - Hotel construction work

#### II.1.3) Type of contract

Works

#### II.1.4) Short description

The Old Westgate Station (the Site) is one of the most significant development opportunities in Wakefield. The Site is adjacent to the main transport hub (the new Westgate Station) which provides direct access to the East Coast Main line.

The development of the Site represents the final phase of the Merchant Gate regeneration project, which has over the past circa 15 years seen the delivery of 3 commercial office buildings with ground floor retail/leisure, new Council offices, 180 new housing units, the new CAPA college, a new build Westgate Rail Station, a 1,450 space multi-story car park, the strategic acquisition of the nearby Orangery building and clearance of the Site.

The Council is seeking a site Development Partner to develop the Site into a 3\* or 4\* Star Hotel with a minimum of 110 rooms, alongside associated car parking and public realm.

The Council proposes to transfer the freehold interest in the Site for a nominal amount. It will also make available up to £8m of external grant funding to develop the Site.

The Council intends to appoint the Development Partner by December 2024.

The Procurement opportunity is accessible via:

<https://yortender.eu-supply.com/>

New suppliers will have to register to the procurement portal (this is free of charge). Once

you have registered and created your log in, you can access all live opportunities that are available within YORtender via the search function.

#### **II.1.5) Estimated total value**

Value excluding VAT: £8,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 03450000 - Tree-nursery products
- 45100000 - Site preparation work
- 45400000 - Building completion work

#### **II.2.3) Place of performance**

NUTS codes

- UKE45 - Wakefield

#### **II.2.4) Description of the procurement**

Competitive Dialogue procedure in accordance with Regulation 30 of the Public Contracts Regulations.

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<https://yortender.eu-supply.com/>

New suppliers will have to register to the procurement portal (this is free of charge). Once you have registered and created your log in, you can access all live opportunities that are available within YORtender via the search function.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £8,000,000

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

Duration in months

36

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

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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

Minimum standards and qualification details set out in the procurement documents

**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

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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: No

### **IV.2) Administrative information**

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

Date

11 June 2024

Local time

12:00pm

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

English

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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**

Wakefield Metropolitan District Council

Town Hall, Wood Street

Wakefield

WF1 2HQ

Email

[procurement@wakefield.gov.uk](mailto:procurement@wakefield.gov.uk)

Country

United Kingdom