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Tender

RMCB 049 – ASSET MANAGEMENT OF THE DARWIN SHOPPING CENTRE, SHREWSBURY

Shropshire Council

F02: Contract notice

Notice identifier: 2024/S 000-018592

Procurement identifier (OCID): ocds-h6vhtk-047068

Published 17 June 2024, 12:05pm

Section I: Contracting authority

I.1) Name and addresses

Shropshire Council

Shirehall

Shrewsbury

SY2 6ND

Contact

Commissioning Development Procurement Manager

Email

procurement@shropshire.gov.uk

Telephone

+44 1743252993

Country

United Kingdom

Region code

UKG22 - Shropshire CC

Internet address(es)

Main address

<https://www.shropshire.gov.uk>

I.3) Communication

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

<https://www.delta-esourcing.com/tenders/UK-UK-Shrewsbury:-Non-residential-property-services./45ND692MD7>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.delta-esourcing.com/tenders/UK-UK-Shrewsbury:-Non-residential-property-services./45ND692MD7>

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

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

RMCB 049 – ASSET MANAGEMENT OF THE DARWIN SHOPPING CENTRE,
SHREWSBURY

Reference number

RMCB 049

II.1.2) Main CPV code

- 70332000 - Non-residential property services

II.1.3) Type of contract

Services

II.1.4) Short description

The Council is seeking an experienced asset management agent with flair, resources, and an understanding of retailer's requirements and issues who will be innovative in providing a realistic and achievable 5 year Business Plan to help grow The Darwin Shopping Centre to maintain and improve the shopping experience, attracting new retailers, shoppers and ultimately increase the income generated from this key asset.

II.1.5) Estimated total value

Value excluding VAT: £450,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKG22 - Shropshire CC

Main site or place of performance

Shropshire CC

II.2.4) Description of the procurement

The Council is seeking an experienced asset management agent with flair, resources, and an understanding of retailer's requirements and issues who will be innovative in providing a realistic and achievable 5 year Business Plan to help grow The Darwin Shopping Centre to maintain and improve the shopping experience, attracting new retailers, shoppers and ultimately increase the income generated from this key asset.

Whilst the Council will retain the rent collection and service charge management of the centre, the successful agents will be responsible for the development and implementation of the Business Plan. This is to provide a clear strategy for the ongoing and future management of the Darwin and will seek to increase the value for money provided to the tenants, and in turn the contribution to the Shropshire economy by developing the range of retailers and goods available, which will attract more shoppers to the town.

Marketing and lettings strategy will be key to this plan along with clear financial reporting. To deliver the right tenant mix and sustainable financial returns for the Council you will be required to provide advice on and undertake lease renewals, rent reviews and lease regearing and look for extra opportunities to increase revenue and lower costs across the centre.

It is a requirement that at the end of each and every quarter during the full 3 year term of this agreement, and any agreed extension, that the appointed agent will provide a report on progress, risks, strengths, weaknesses and opportunities for the following 3, 6 and 12 month periods, including valuation updates.

The appointment will be for 3 years, with an option to extend for a further two year period.

Tenderers are required to identify all costs before submitting their tender, additional costs will not be accepted at a later date.

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: £450,000

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

Start date

1 August 2024

End date

31 July 2027

This contract is subject to renewal

Yes

Description of renewals

The contract will be for 3 years, with an option to extend for a further two year period.

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 tender documentation

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.2) Conditions related to the contract

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

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

17 July 2024

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

Tender must be valid until: 31 July 2024

IV.2.7) Conditions for opening of tenders

Date

17 July 2024

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 5 years

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Shrewsbury:-Non-residential-property-services./45ND692MD7>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/45ND692MD7>

GO Reference: GO-2024617-PRO-26633766

VI.4) Procedures for review

VI.4.1) Review body

Shropshire Council

Shirehall, Abbey Foregate

Shrewsbury

SY2 6ND

Email

procurement@shropshire.gov.uk

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Shropshire Council

Shirehall, Abbey Foregate

Shrewsbury

SY2 6ND

Email

procurement@shropshire.gov.uk

Country

United Kingdom

Internet address

www.shropshire.gov.uk

VI.4.4) Service from which information about the review procedure may be obtained

Shropshire Council

Shirehall, Abbey Foregate

Shrewsbury

SY2 6ND

Email

procurement@shropshire.gov.uk

Country

United Kingdom

Internet address

www.shropshire.gov.uk