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Tender

## **Development Partner at Duxford AvTech on behalf of Imperial War Museum and Gonville & Caius**

Imperial War Museum

F02: Contract notice

Notice identifier: 2024/S 000-019282

Procurement identifier (OCID): ocids-h6vhtk-04721b

Published 24 June 2024, 12:05pm

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

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

Imperial War Museum

IWM London, Lambeth Road

London

SE1 6HZ

#### **Contact**

Olly Clifford

#### **Email**

[occlifford@iwm.org.uk](mailto:occlifford@iwm.org.uk)

#### **Telephone**

+44 2074165000

#### **Country**

United Kingdom

**Region code**

UK - United Kingdom

**Internet address(es)**

Main address

[www.iwm.org.uk](http://www.iwm.org.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-London:-Development-of-non-residential-real-estate./7QUH99RN9G>

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-title/7QUH99RN9G>

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

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

Body governed by public law

**I.5) Main activity**

Recreation, culture and religion

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Development Partner at Duxford AvTech on behalf of Imperial War Museum and Gonville & Caius

#### **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**

Imperial War Museum (IWM) and Gonville & Caius (G&C) (the “Landowners”) have entered into a landowner’s agreement to seek a development partner to commercially develop land that is jointly owned at IWM Duxford – referred to as “Duxford AvTech”, to secure planning permission and deliver an advanced aviation technology campus.

The Landowners are seeking a development partner to commercially develop their land at Duxford to provide circa 45,000 sqm (GEA) of employment space use classes E(g), B2, and B8.

This is a property development and investment opportunity with an unknown contract value. The Landowners wish to appoint and contract an experienced developer to obtain planning permission for Duxford AvTech in line with the Landowners’ strategic objectives, obtain funding, draw-down land for development under a long lease, build the consented scheme, secure tenants, share rental income with the landowners, and manage the estate creating a successful long-term investment.

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

Value excluding VAT: £1

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

This contract is divided into lots: No

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

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

- 45210000 - Building construction work
- 45213351 - Maintenance hangar construction work
- 45111291 - Site-development work
- 45211360 - Urban development construction work
- 70110000 - Development services of real estate
- 70000000 - Real estate services
- 70120000 - Buying and selling of real estate
- 70123000 - Sale of real estate

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

NUTS codes

- UK - United Kingdom

Main site or place of performance

UNITED KINGDOM

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

Development Partner at Duxford AvTech on behalf of Imperial War Museum and Gonville & Caius

### **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: £1

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

Duration in months

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 4

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: No

**II.2.12) Information about electronic catalogues**

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

**II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

**II.2.14) Additional information**

Please see final paragraph of "II.1.4) Short description" in respect of the contract value.

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **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

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## **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

2 August 2024

Local time

12:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

9 September 2024

#### **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.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

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

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Development-of-non-residential-real-estate./7QUH99RN9G>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/7QUH99RN9G>

GO Reference: GO-2024624-PRO-26692518

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Imperial War Museum

London

Country

United Kingdom