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Tender

## **Invitation to Tender for a Development Opportunity in Warwick District - The land north of Gallows Hill, CV34 6SJ**

Warwick District Council

F02: Contract notice

Notice identifier: 2021/S 000-023080

Procurement identifier (OCID): ocds-h6vhtk-02e19b

Published 16 September 2021, 3:58pm

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

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

Warwick District Council

Riverside House

LEAMINGTON SPA

CV325HZ

#### **Contact**

Rebecca Reading

#### **Email**

[rebecca.reading@warwickdc.gov.uk](mailto:rebecca.reading@warwickdc.gov.uk)

#### **Telephone**

+44 1926456232

**Country**

United Kingdom

**NUTS code**

UKG13 - Warwickshire

**Internet address(es)**

Main address

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

Buyer's address

[www.csw-jets.co.uk](http://www.csw-jets.co.uk)

**I.3) Communication**

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

[www.csw-jets.co.uk](http://www.csw-jets.co.uk)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.cswjets.co.uk](http://www.cswjets.co.uk)

**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**

Invitation to Tender for a Development Opportunity in Warwick District - The land north of Gallows Hill, CV34 6SJ

#### **II.1.2) Main CPV code**

- 45111291 - Site-development work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

A substantial development opportunity is available in Warwick District, for which Warwick District Council is seeking to appoint a developer; both in regard to the provision of a new community stadium and other commercial opportunities. The site holds a central location close to key local employers and a number of local schools, which will include two new schools (one primary and one alternative provision) being delivered by Warwickshire County Council and the Department for Education, at the north side of the site.

The scope of the contract is to appoint a development partner to deliver the construction of the community stadium, and additional appropriate development on the stadium site and associated development land and buildings

This document will provide you with information on this site and the opportunities it presents.

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

Value excluding VAT: £6,300,000

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

This contract is divided into lots: No

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

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

- 70110000 - Development services of real estate

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

NUTS codes

- UKG13 - Warwickshire

Main site or place of performance

Leamington Spa and Warwick

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

The procurement is following the Competitive Dialogue procedure to identify a feasible development proposal for the sites identified within the tender and consequently source the most suitable solution for the Council.

Bidders will be invited to complete and submit a PAS 91 SSE document which will be evaluated to generate a shortlist of potential bidders to invite to tender. Bidders will be considered successful if they meet all of the requirements of the SSQ and receive a score above 60. Shortlisted bidders will be invited to submit initial tenders and then progress into Competitive Dialogue discussions.

The Council reserves the right to run successive stages of dialogue and further shortlist participating bidder at each stage. The Council will inform participating bidders when it wishes to receive final offers.

The 'Estimated Contract value' provided in this notice is maximum total value available to bidders towards the project. It is made up of a maximum cash budget of £1m and a potential land transfer value of an estimated £5.3m.

### **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: £6,300,000

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

Duration in months

This contract is subject to renewal

No

**II.2.10) Information about variants**

Variants will be accepted: Yes

**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.1.2) Economic and financial standing**

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.1.4) 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: No

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

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

Date

7 October 2021

Local time

12:00pm

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

22 October 2021

#### **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: 1 August 2022

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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**

Full details of the current service requirements can be found in the specification documents listed above.

This procurement exercise will be run electronically using the Council's e-tendering system (CSWJETS).

To participate in this procurement bidders must register and express an interest at [www.csw-jets.co.uk](http://www.csw-jets.co.uk). Once registered, all correspondence for this procurement process must be via

the correspondence function. However, if you are unable to register with the website please email [procurement.finance@warwickdc.gov.uk](mailto:procurement.finance@warwickdc.gov.uk)

All documentation and further information regarding the procurement can be found on this system.

Type of procedure: Competitive Dialogue procedure. The Council reserves the right to shortlist participating bidders from the initial tender stage.

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

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

High Court for England and Wales

London

Country

United Kingdom

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

Chief Executive Office, Warwick District Council

Riverside House, Milverton Hill

Leamington Spa

CV32 5HZ

Country

United Kingdom