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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

Telephone

+44 1926456232

Country

United Kingdom

NUTS code

UKG13 - Warwickshire

Internet address(es)

Main address

www.warwickdc.gov.uk

Buyer's address

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.cswjets.co.uk

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

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

36

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

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

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

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. 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

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