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Tender

Redevelopment/repurposing and leasing of a site in George Street, Oxford

Oxford City Council

F02: Contract notice

Notice identifier: 2022/S 000-025560

Procurement identifier (OCID): ocds-h6vhtk-0367ca

Published 12 September 2022, 4:09pm

Section I: Contracting authority

I.1) Name and addresses

Oxford City Council

Oxford City Council, Town Hall, St.Aldates

Oxford

OX1 1BX

Contact

Andrew Ward

Email

procurement@oxford.gov.uk

Country

United Kingdom

Region code

UKJ14 - Oxfordshire

Internet address(es)

Main address

<http://www.oxford.gov.uk>

Buyer's address

<http://www.oxford.gov.uk>

I.3) Communication

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

<https://procontract.due-north.com/Advert/Index?advertId=afe97ca2-932e-ed11-8119-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=afe97ca2-932e-ed11-8119-005056b64545>

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

Redevelopment/repurposing and leasing of a site in George Street, Oxford

Reference number

DN630890

II.1.2) Main CPV code

- 45211360 - Urban development construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Oxford City Council is seeking the appointment of a developer partner and occupier/operator for the redevelopment/repurposing of a site in George Street, Oxford for alternative use upon the expiry of the existing leases.

II.1.5) Estimated total value

Value excluding VAT: £50,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45111291 - Site-development work
- 45210000 - Building construction work
- 45211350 - Multi-functional buildings construction work

- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45212400 - Accommodation and restaurant buildings
- 45212411 - Hotel construction work
- 45213150 - Office block construction work
- 45214700 - Construction work for halls of residence
- 55110000 - Hotel accommodation services
- 55130000 - Other hotel services
- 70112000 - Development of non-residential real estate
- 71000000 - Architectural, construction, engineering and inspection services
- 71220000 - Architectural design services
- 71240000 - Architectural, engineering and planning services
- 71247000 - Supervision of building work
- 71251000 - Architectural and building-surveying services
- 71311000 - Civil engineering consultancy services
- 71312000 - Structural engineering consultancy services
- 71315200 - Building consultancy services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services
- 71541000 - Construction project management services
- 98341100 - Accommodation management services

II.2.3) Place of performance

NUTS codes

- UKJ14 - Oxfordshire

II.2.4) Description of the procurement

Oxford City Council owns the freehold of the site, which equates to around 0.26 acres, in the heart of Oxford's City Centre between George Street to the south and Gloucester

Green to the north. ABC Cinemas Limited is the existing tenant of the site. The building, currently occupied by Odeon, is around 21,400 sq. ft. The site also includes a substation.

The Council is exploring redevelopment/repurposing option at the site; the aim is to deliver a scheme which provides greater activation at ground floor level and connectivity to the fabric of George Street and Gloucester Green and to maximise the income return from the Site. The Council seeks proposals from a developer (who will deliver the development) bidding alongside an operator/occupier who will sign a minimum 25-year lease with the Council.

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: £50,000,000

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

Duration in months

360

This contract is subject to renewal

No

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

Envisaged minimum number: 4

Maximum number: 5

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

II.2.14) Additional information

Interested parties are required to sign in or register (free of charge) to access the procurement documents via the link given at I.3.

The estimated total value shown in II.1.5 and II.2.6 is an expression of the estimated gross development value (GDV).

The Council reserves the right to terminate the process at any time prior to award of contract.

The Council does not bind itself to accept any new tender received and reserves the right to call for new tenders should they consider this necessary.

The Council shall not be liable for any costs or expenses incurred by any tenderer in connection with the completion and return of information requested in this contract notice or the completion or submission of any tender.

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

The requirements are stated in SQ, ITPD and in the procurement documents.

The Council reserves the right to request an indemnity, bank bond or guarantee if the developer and/or occupier/ operator does not meet the required standard for economic and financial standing.

A group of economic operators who are bidding as a consortium must nominate a lead organisation to deal with the Council for the purposes of the procurement.

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.2.2) Contract performance conditions

As set out 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: Yes

IV.2) Administrative information

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

Date

12 October 2022

Local time

5:00pm

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

31 October 2022

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

Duration in months: 9 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The Council is keen to ensure that the procurement is open to a wide market and that there is genuine competition. The resources and range of services needed are such that the Council understands that it may receive applications from either a single organisation or organisations that may wish to collaborate to form a consortium for bidding purposes.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

London

Country

United Kingdom