

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/025858-2023>

Tender

Silverwood Leisure Complex - Regeneration Project

Armagh City Banbridge and Craigavon Borough Council

F02: Contract notice

Notice identifier: 2023/S 000-025858

Procurement identifier (OCID): ocids-h6vhtk-03f924

Published 1 September 2023, 3:09pm

The closing date and time has been changed to:

23 October 2023, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Armagh City Banbridge and Craigavon Borough Council

Craigavon Civic and Conference Centre PO Box 66 Lakeview Road

Craigavon

BT64 1AL

Email

procurement@armaghbanbridgecraigavon.gov.uk

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

I.3) Communication

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

<https://etendersni.gov.uk/epps/home.do>

Additional information can be obtained from the above-mentioned address

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

Silverwood Leisure Complex - Regeneration Project

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

1.1.1 The Armagh City, Banbridge and Craigavon Borough Council (the Authority) owns approximately 303 acres (approx. 123 hectares) of land (the Site) located at Silverwood, forming part of Lurgan, approximately 39.5 Kms to the southeast of Belfast. The Site currently houses an operational golf course (18 hole and 9 hole), facilities for foot golf, ski slope, equestrian arena and unused lands. 1.1.2 The Authority is seeking to engage an Economic Operator to invest, upgrade and support the continued and sustainable use of golfing, skiing and other valued outdoor leisure activities to eventually achieve the aims and defined objectives of the Authority. 1.1.3 The Economic Operator's responsibilities will include (but not limited to) taking over and securing the existing Site, investing, upgrading and continuing the operations and maintenance of the existing facilities, master planning/obtaining planning permission, development, funding and operating the Site.

II.1.5) Estimated total value

Value excluding VAT: £1,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 700000000 - Real estate services

II.2.3) Place of performance

NUTS codes

- UKN07 - Armagh City, Banbridge and Craigavon

II.2.4) Description of the procurement

1.1.1 The Armagh City, Banbridge and Craigavon Borough Council (the Authority) owns approximately 303 acres (approx. 123 hectares) of land (the Site) located at Silverwood, forming part of Lurgan, approximately 39.5 Kms to the southeast of Belfast. The Site currently houses an operational golf course (18 hole and 9 hole), facilities for foot golf, ski slope, equestrian arena and unused lands. 1.1.2 The Authority is seeking to engage an Economic Operator to invest, upgrade and support the continued and sustainable use of golfing, skiing and other valued outdoor leisure activities to eventually achieve the aims and defined objectives of the Authority. 1.1.3 The Economic Operator's responsibilities will include (but not limited to) taking over and securing the existing Site, investing, upgrading and continuing the operations and maintenance of the existing facilities, master planning/obtaining planning permission, development, funding and operating the Site.

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: £1,000,000

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

Duration in months

999

This contract is subject to renewal

No

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

As set out in the Project Description Document, the Authority is seeking to engage an Economic Operator to invest, upgrade and support the continued and sustainable use of golfing, skiing and other valued outdoor leisure activities on the Site, and to master plan, obtain planning permission, develop, fund and operate additional complementary facilities on the Site. The Authority has no allocated revenue or capital budget for the redevelopment of the Site but will provide the selected Economic Operator with a 125 year lease for the Site and will be supportive of applications for grant funding and the like, within existing regulatory and legal frameworks. The stated contract value of £1 million represents the Council's expectation of the minimum level of investment of the Economic Operator on the upgrading and development of the Site, as referenced in Selection Questionnaire Question 5.1.

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

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

Originally published as:

Date

2 October 2023

Local time

12:00pm

Changed to:

Date

23 October 2023

Local time

12:00pm

See the [change notice](#).

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 December 2024

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

High Court of Justice

Belfast

Country

United Kingdom