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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](mailto: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

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## **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)**

- 70000000 - 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.

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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

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## **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

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## **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