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Planning

Leisure Development and Investment Opportunity at Silverwood Leisure Complex

Armagh City Banbridge and Craigavon Borough Council

F01: Prior information notice

Prior information only

Notice identifier: 2021/S 000-028945

Procurement identifier (OCID): ocids-h6vhtk-02f880

Published 19 November 2021, 3:35pm

Section I: Contracting authority

I.1) Name and addresses

Armagh City Banbridge and Craigavon Borough Council

14 Tandragee Road

Craigavon

BT64 1AL

Email

procurement@armaghbanbridgecraigavon.gov.uk

Country

United Kingdom

NUTS code

UKN07 - Armagh City, Banbridge and Craigavon

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

Additional information can be obtained from the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

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

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

Leisure Development and Investment Opportunity at Silverwood Leisure Complex

II.1.2) Main CPV code

- 45212100 - Construction work of leisure facilities

II.1.3) Type of contract

Works

II.1.4) Short description

The Council is seeking expressions of interest prior to undertaking a procurement process to identify a successful bidder to invest in, and develop, existing and new assets on circa 303 acres (123 hectares) of land owned by the Council situated at Silverwood, Lurgan (Site). It is anticipated that process will include provision for ancillary development justified or necessary to support the Council's aims and objectives. The tender's purpose will be to support continued and sustainable leisure and recreational uses at the Site. There may be the potential (subject to sensitive re-configuring of the Site) for the successful bidder to incorporate new uses that will complement and contribute to a high quality visitor and leisure destination on the Site and its surrounding assets, including: Oxford Island (national nature reserve & educational resource); Lough Neagh Discovery Centre; Kinnego Marina; Waterside House; Bushcraft Centre; arts and event spaces; 1000km network of walk/cycle ways.

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
- 45100000 - Site preparation work
- 45111291 - Site-development work
- 45112720 - Landscaping work for sports grounds and recreational areas

- 45200000 - Works for complete or part construction and civil engineering work
- 45210000 - Building construction work
- 45211350 - Multi-functional buildings construction work
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45212100 - Construction work of leisure facilities
- 45212170 - Entertainment building construction work
- 45212200 - Construction work for sports facilities
- 45212210 - Single-purpose sports facilities construction work
- 45212220 - Multi-purpose sports facilities construction work
- 45212400 - Accommodation and restaurant buildings
- 45212411 - Hotel construction work
- 45212420 - Construction work for restaurants and similar facilities
- 66100000 - Banking and investment services
- 70100000 - Real estate services with own property
- 70110000 - Development services of real estate
- 70112000 - Development of non-residential real estate
- 92000000 - Recreational, cultural and sporting services
- 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

The Council currently anticipates that it will use the competitive dialogue award procedure for the procurement. However, before commencing the process or confirming the procedure, the Council is seeking views from potential bidders that may wish to participate in relation to certain aspects of the project, scope of works required and contract terms that will ultimately govern their provision. The Council has also not yet confirmed the delivery model for the works - for example, whether it will use a long lease, development

agreement, joint venture, concession agreement or some other form of contractual agreement.

The purpose of this Prior Information Notice (PIN), associated market brochure, Request for Information (RFI) and supporting market engagement documentation made available on eTendersNI at the address specified above is to invite potential bidders to express and register their interest in the forthcoming opportunity and provide information to assist with the Council's consideration of the options available and preparation of the procurement. The procurement route, delivery model, scope of project, works and contract terms required will be determined following this preliminary market consultation and engagement with market participants. The market brochure and RFI contain further information about the opportunity and set out the information being sought at this stage from interested parties. The RFI should be completed and submitted via eTenders NI as directed no later than 12:00pm on 07 January 2022 It is important to note that: (a) the PIN/market brochure/RFI do not constitute a call for competition, a pre-qualification questionnaire, part of any pre-qualification/selection process or a current tender opportunity. All interested parties will need to express a formal interest in any future tender opportunity in due course once a contract notice (as appropriate) is published; and (b) the Council cannot guarantee it will incorporate all or any feedback received into any subsequent procurement.

The Council will not disclose any confidential information supplied by an interested party in response to this PIN, the market brochure or the RFI to any third party, other than: (a) to its advisors, members, servants and agents (under similar obligations of confidentiality) for the purposes of this market engagement and any subsequent procurement process; or (b) as required under the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or to satisfy any other legislative or regulatory obligation.

II.2.14) Additional information

The Council welcomes interest from all interested parties. Interested parties will not be prejudiced by any. response/failure to respond to this PIN, the market brochure or the RFI. Information made available as part of this market engagement process will be made available to all bidders who express an interest in any resulting procurement.

II.3) Estimated date of publication of contract notice

4 March 2022

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes