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Contract

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

Oxford City Council

F03: Contract award notice

Notice identifier: 2023/S 000-031841

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

Published 27 October 2023, 3:11pm

Section I: Contracting authority

I.1) Name and addresses

Oxford City Council

Oxford City Council, Town Hall, St Aldate's

Oxford

OX1 1BX

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.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.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £48,750,962

II.2) Description

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.

Please note the value of the contract submitted in V.2.4. Information on value of the contract/lot is the GDV as tendered by Marick (£48,750,962) which is subject to change in accordance with the contractual documents.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 30

Quality criterion - Name: Social Value / Weighting: 10

Quality criterion - Name: Legal / Weighting: 10

Price - Weighting: 50

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

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.2.1) Previous publication concerning this procedure

Notice number: [2022/S 000-025560](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

19 October 2023

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Marick Real Estate Limited

Chancery House 30 St Johns Road

Woking

GU21 7SA

Country

United Kingdom

NUTS code

- UKJ2 - Surrey, East and West Sussex

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £48,750,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

London

Country

United Kingdom