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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): ocids-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](mailto: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

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## **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

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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.2.1) Previous publication concerning this procedure**

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

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## **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

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## **Section VI. Complementary information**

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

High Court of England and Wales

London

Country

United Kingdom