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Tender

## **T22-126BUS Former Lisnagelvin Leisure Centre - Development Opportunity**

Derry City and Strabane District Council

F02: Contract notice

Notice identifier: 2022/S 000-032029

Procurement identifier (OCID): ocds-h6vhtk-0383ac

Published 11 November 2022, 1:27pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Derry City and Strabane District Council

Council Offices, 98 Strand Road

Derry

BT48 7NN

#### **Email**

[tenders@derrystrabane.com](mailto:tenders@derrystrabane.com)

#### **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>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

Tenders or requests to participate must be submitted to 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

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

## T22-126BUS Former Lisnagelvin Leisure Centre - Development Opportunity

### **II.1.2) Main CPV code**

- 45213100 - Construction work for commercial buildings

### **II.1.3) Type of contract**

Works

### **II.1.4) Short description**

The Contracting Authority is seeking a developer to develop the former Lisnagelvin Leisure Centre site in Derry/Londonderry. The Contracting Authority is the freehold owner of the site and intends to sell the site by way of long lease to the appointed developer in accordance with and subject to the terms of a development agreement. The Contracting Authority has high aspirations for the site and is specifically seeking proposals for mixed-use commercial development on the site. Further information is provided in the associated Information Memorandum. Please refer to CfT documents for further detail

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 45111000 - Demolition, site preparation and clearance work
- 45210000 - Building construction work
- 45000000 - Construction work

### **II.2.3) Place of performance**

NUTS codes

- UKN0A - Derry City and Strabane

### **II.2.4) Description of the procurement**

The Contracting Authority is seeking a developer to develop the former Lisnagelvin Leisure Centre site in Derry/Londonderry. The Contracting Authority is the freehold owner of the site and intends to sell the site by way of long lease to the appointed developer in accordance with and subject to the terms of a development agreement. The Contracting

Authority has high aspirations for the site and is specifically seeking proposals for mixed-use commercial development on the site. Further information is provided in the associated Information Memorandum. Please refer to CfT documents for further detail

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

36

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 4

Objective criteria for choosing the limited number of candidates:

as per PQQ document

#### **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

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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

### **III.2) Conditions related to the contract**

#### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

## **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**

Date

14 December 2022

Local time

12:00pm

#### **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**

Duration in months: 6 (from the date stated for receipt of tender)

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

In relation to the estimated value of the contract: The Contracting Authority is intending to dispose of the Lisnagelvin site by way of a long lease. The Contracting Authority is required to ensure a sound financial return on any disposal of the Lisnagelvin site. By way of guidance, the Contracting Authority expects to receive prices well in excess of £600,000 (excluding VAT), which is the minimum acceptable purchase price for the site. No payments of any kind (including for the required demolition works on the site or for any other costs associated with the development of the site) will be made by the Contracting Authority to the appointed developer. The conditional contract period maximum is 36 months + an additional period of time to complete the development in line with the development conditions. The Contracting Authority will not be responsible for any costs, charges or expenses incurred by candidates or tenderers in participating in this competition, including in the event that the competition is abandoned or terminated. At its absolute discretion, the Contracting Authority may elect to terminate this procurement process at any time. Although the envisaged number of candidates to be selected is four, the Contracting Authority reserves the right at its absolute discretion to shortlist fewer or a greater number of candidates for the dialogue stage of the competition.

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

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

Royal Courts of Justice

Belfast

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

Royal Courts of Justice

Belfast

Country

United Kingdom

**VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

As per Public Contractos Regulations 2015

**VI.4.4) Service from which information about the review procedure may be obtained**

Royal Courts of Justice

Belfast

Country

United Kingdom