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Tender

Redevelopment of land at North Quay and Weymouth Bowl

Dorset Council

F24: Concession notice

Notice identifier: 2024/S 000-032038

Procurement identifier (OCID): ocids-h6vhtk-04a63e

Published 7 October 2024, 12:00pm

Section I: Contracting authority/entity

I.1) Name and addresses

Dorset Council

Dorset Council, County Hall, Colliton Park

Dorchester

DT1 1XJ

Contact

Julian Wain

Email

regeneration@dorsetcouncil.gov.uk

Country

United Kingdom

Region code

UKK25 - Dorset

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.dorsetcouncil.gov.uk

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

www.supplyingthesouthwest.org.uk

Additional information can be obtained from the above-mentioned address

Applications or, where applicable, tenders must be submitted electronically via

www.supplyingthesouthwest.org.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 of land at North Quay and Weymouth Bowl

Reference number

DN736272

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Dorset Council is seeking to appoint a Developer to redevelop land at North Quay and Weymouth Bowl. The Development Agreement will be structured as a works concession contract. Dorset Council is seeking proposals from Bidders to meet its overarching outcomes being:

- to unlock and enhance the waterfront, improving the appearance and offer of Weymouth developing a diverse and attractive town;
- to deliver growth through new and improved housing, including affordable housing, leisure, retail, hospitality and commercial space as appropriate;
- in partnership with the private sector, catalyse delivery of financially challenging schemes;
- to ensure clear delivery of bid proposals;
- to secure wider social and economic benefits including skills and training, environmental and sustainability benefits and where feasible, health improvement;
- to deliver high quality design of buildings and of public space; and
- to provide exemplar environmental sustainability and biodiversity standards.

II.1.5) Estimated total value

Value excluding VAT: £40,000,000

II.1.6) Information about lots

This concession is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 70110000 - Development services of real estate

II.2.3) Place of performance

NUTS codes

- UKK25 - Dorset

Main site or place of performance

North Quay, Weymouth, Dorset, DT4 8TA and Former M F A Bowling Alley, St Nicholas Street, Weymouth, Dorset, DT4 8AD

II.2.4) Description of the procurement

Dorset Council is seeking to appoint a Developer for the development of land at North Quay and Weymouth.

The Developer will be required to bring forward proposals in consultation and agreement with Dorset Council, obtain planning permission and develop the North Quay and Weymouth Bowl sites in accordance with the agreed proposal.

Following the award in 2023 of Levelling Up Funding the Council has prepared the site at North Quay by demolishing the former Council Offices and repairing the harbour wall. Further funding exists for works to the road layout and the public realm. At Weymouth Bowl the demolition of the previous Bowling Alley is currently being procured.

An overview of the intended procurement process (which includes the ability to have dialogue with shortlisted Bidders) is as follows:

Stage 1 - Combined Qualification and Invitation to Submit Initial Tenders Stage (ISIT Stage)

Stage 2 - Dialogue

Stage 3 - Invitation to Submit Final Tenders

Stage 4 - Preferred Bidder Stage

Stage 5 - Contract Award

Dorset Council intends to invite a maximum of three (3) Bidders to participate in Dialogue

following the ISIT Stage.

Please see the procurement documents for further details.

II.2.5) Award criteria

Concession is awarded on the basis of the criteria stated in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £40,000,000

II.2.7) Duration of the concession

Duration in months

75

II.2.14) Additional information

The contracts entered into as a result of this concession notice shall be subject to English law and the exclusive jurisdiction of the English Courts.

Dorset Council reserves the right not to enter into any contract or award any contract as a result of this concession notice and to vary or change or not to proceed with this competition at any stage of the procurement process.

Dorset Council shall not be responsible for any costs incurred by any potential bidder responding to this concession notice.

Please refer to the procurement documentation for important notices in respect of commercially sensitive information and the application of the Freedom of Information Act 2000.

Dorset Council reserves the right to require potential bidders to enter into a parent company guarantee and/or performance bond.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions, indication of information and documentation required

Please see the procurement documents for further details.

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 concession

III.2.3) Information about staff responsible for the performance of the concession

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

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

IV.2) Administrative information

IV.2.2) Time limit for submission of applications or receipt of tenders

Date

18 November 2024

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Bidders are invited to attend a site visit and briefing on 16 October 2024. Bidders must register their attendance through the Portal at their earliest convenience. Please see the procurement documents for further details.

The contract value stated in this notice is an estimate only. It is the estimated gross development value following practical completion of the Works (exclusive of VAT).

The duration of the concession shall be limited to the time it takes for the Works to reach practical completion at both Sites (the longstop date for which will be the 30 September 2030) plus a twelve (12) month defects period. Therefore, the length of the Development Agreement will be approximately 75 months. The Developer will be granted a 250 year lease of the Sites on practical completion.

Link to tender opportunity - <https://procontract.due-north.com/Advert?advertId=f21cff0c-9684-ef11-8130-005056b64545&p=696a9836-1895-e511-8105-000c29c9ba21>

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

London

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

In accordance with Regulations 47 (Notices of decisions to award a concession), Regulation 48 (standstill period) and Regulation 52 (Enforcement of duties through the court) of the Concession Contracts Regulations 2016.

