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Tender

Belfast City Council Private Sector Partner (PSP)

Belfast City Council

F02: Contract notice

Notice identifier: 2023/S 000-032131

Procurement identifier (OCID): ocds-h6vhtk-03b0dd

Published 31 October 2023, 12:48pm

Section I: Contracting authority

I.1) Name and addresses

Belfast City Council

9 - 21 Adelaide Street

Belfast

BT2 8DJ

Email

cps@belfastcity.gov.uk

Country

United Kingdom

Region code

UKN06 - Belfast

Internet address(es)

Main address

www.belfastcity.gov.uk

I.3) Communication

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

www.e-sourcingni.bravosolution.co.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.e-sourcingni.bravosolution.co.uk

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Regional or local Agency/Office

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Belfast City Council Private Sector Partner (PSP)

Reference number

T2482

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Council is seeking to appoint a Private Sector Partner ("PSP") to act as a master developer with the financial means and relevant experience, skills, and resources to make a significant contribution to achieving the vision for Belfast City via participation in a public private development partnership ("the Partnership") with the Council. The opportunity comprises development opportunities across a number identified and potential sites as follows:

1) "Seed Sites" – These are sites that are largely owned by the Council (with other bodies including public sector bodies currently holding some ownership interest) which will be made available for development by the Partnership. The proposed Seed Sites that will be included in the scope of the Partnership initially are:

Site 1 – Lands at Exchange Street and 24-42 Corporation Street

Site 2 – Inner North West South – including Smithfield Market and Samuel Street

Site 3 – Lands at 22-38 Gloucester Street

Site 4 – Lands at Ormeau Avenue

2) "Additional Opportunity Sites" – These are further sites that the Council owns or are in the ownership of other public sector bodies (or other third parties) within Belfast City boundary that may be made available for development by the Partnership at some point in the future which may assist in achieving the Council's objectives if brought within the scope of the Partnership. It is unlikely that the Additional Opportunity Sites will be available for development by the Partnership at the outset but the Council is confident that such sites, particularly the public sector owned sites can be brought forward for development by the Partnership in the future. The opportunity may also significantly increase by the inclusion of third party owned land coming into the Partnership. Please note that the Council will not be obliged to bring forward any Additional Opportunity Sites but the Partnership will be expected to consider any proposals that the Council may put forward in relation to them. Accordingly the extent of the opportunity available to the Partnership extends to these sites. Because the Council is not currently in control of all of the Additional Opportunity Sites it is not possible to be definitive as to the actual value of those site but the Council has put forward an estimate for these Additional Opportunity Sites below.

At the request of the Council the PSP shall advise and assist with formulating any proposals to acquire a title interest in any relevant Additional Opportunity Sites. Only if so

requested by and at the direction of the Council, the Partnership shall then take the lead on negotiating commercial terms for the acquisition, and the subsequent development, of the relevant Additional Opportunity Sites.

The estimated total value of this opportunity is £630,000,000.

For indicative information, this value is anticipated to be allocated between the types of site stated above as follows:

- Seed Sites = £280,000,000
- Additional Opportunity Sites = £350,000,000

Maximum contract duration - 25 years (300 months). Initial duration of the Partnership pursuant to a Strategic Partnership Agreement - 15 years (180 months) with an optional 10 year (120 month) extension at the discretion of the Council. Individual sites will be progressed pursuant to separate development agreements which will be agreed in accordance with the processes set out in the Strategic Partnership Agreement.

II.1.5) Estimated total value

Value excluding VAT: £630,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate
- 70121000 - Building sale or purchase services
- 70122000 - Land sale or purchase services
- 71000000 - Architectural, construction, engineering and inspection services

- 71530000 - Construction consultancy services

II.2.3) Place of performance

NUTS codes

- UKN06 - Belfast

II.2.4) Description of the procurement

Construction Works.

Construction Professional Services.

Real Estate Services.

The Council is a local authority and therefore is a “contracting authority” for the purposes of the Public Contracts Regulations 2015 (“PCR 2015”) and the Concession Contracts Regulations 2016 (“CCR 2016”). The Council is using the competitive dialogue process pursuant to Regulation 30 of the Public Contracts Regulations 2015 (as amended) (PCR) which will involve the following core stages:

Stage 1 – Selection Stage -a Selection Questionnaire (SQ) stage to shortlist Tenderers based on their capacity, capability, and financial standing;

Stage 2 – Dialogue Stage – issue of the the Invitation to Participate in Dialogue (ITPD) stage comprised of the submission of Outline Solutions with detailed Dialogue.

Stage 3 - Final Tender Stage - Close of Dialogue and the submission and evaluation of Final Tenders, following which the winning Tenderer will be selected.

Stage 4 – Contract Award Stage - Finalisation with Preferred Bidder and Award

Those Tenderers shortlisted at Stage 1 will be invited to participate in the Dialogue stage of the process and will be requested to provide Outline Solutions to meet the requirements outlined in the Project Specification and the Award Criteria. Outline Solutions will be subject to detailed dialogue.

The Council intend to invite three (3) Tenderers to participate in Stage 2 and such Tenderers will be selected on the basis of them being the three highest scoring at the SQ stage, provided they all meet all minimum standards of qualification set out in the Selection Questionnaire.

The three Tenderers will, following the close of dialogue, be invited to submit final tenders.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £630,000,000

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

Duration in months

300

This contract is subject to renewal

Yes

Description of renewals

Maximum contract duration - 25 years (300 months)

Initial duration of the Partnership pursuant to a Strategic Partnership Agreement - 15 years (180 months) with an optional 10 year (120 month) extension at the discretion of the Council.

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

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.2.2) Contract performance conditions

Refer to procurement documents.

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.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

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: [2023/S 000-006874](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

8 December 2023

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

29 January 2024

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: 12 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Belfast

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Precise information on deadline(s) for review procedures Belfast City Council will incorporate a standstill period at the point information on the award of the contract is communicated to tenderers. That notification will provide full information on the award decision. The standstill period, which will be for a minimum of 10 calendar days provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into. The Public Contract Regulations 2015 (SI 2015 No.102) (as amended) provides for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland).