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Tender

Frontierland Leisure and Hospitality Development Opportunity Site

Lancaster City Council

F02: Contract notice

Notice identifier: 2024/S 000-036725

Procurement identifier (OCID): ocds-h6vhtk-04b625

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Section I: Contracting authority

I.1) Name and addresses

Lancaster City Council

Town Hall, Dalton Square

Lancaster

LA1 1PJ

Contact

Mr Thomas Brown

Email

tbrown@lancaster.gov.uk

Telephone

+44 1524582326

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<http://www.lancaster.gov.uk/>

Buyer's address

<http://www.lancaster.gov.uk/>

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

<https://procontract.due-north.com>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Other activity

Development of land for leisure and hospitality-led development

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Frontierland Leisure and Hospitality Development Opportunity Site

Reference number

DN742200

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Lancaster City Council wishes to appoint a preferred developer partner to deliver its regeneration ambitions for a former funfair site on Morecambe's seafront. The council wants bids from commercial leisure, hospitality and mixed-use developers or consortia (with identified lead organisation) to promote and develop a comprehensive leisure and hospitality-led development that will help capitalise on Eden Project North and the estimated 3,700 peak daily visitors. There is an opportunity to broaden Morecambe's offer, help attract new visitors and convert day trippers into overnight stays. However, the focus is not just on visitors, the redevelopment of the site must also benefit residents, particularly the leisure offer.

Competitive Dialogue has been selected due to the development's technical, legal and financial complexity. The aim is to progressively develop a solution with bidders that best meets the council's requirements.

II.1.5) Estimated total value

Value excluding VAT: £50,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45212100 - Construction work of leisure facilities
- 45212110 - Leisure centre construction work
- 45212120 - Theme park construction work
- 45212130 - Amusement park construction work
- 45212140 - Recreation installation
- 45212150 - Cinema construction work
- 45212160 - Casino construction work
- 45212170 - Entertainment building construction work
- 45212171 - Entertainment centre construction work
- 45212172 - Recreation centre construction work
- 45212180 - Ticket offices construction work
- 45212200 - Construction work for sports facilities
- 45212212 - Construction work for swimming pool
- 45212220 - Multi-purpose sports facilities construction work
- 45212222 - Gymnasium construction work
- 45212223 - Winter-sports facilities construction work
- 45212225 - Sports hall construction work
- 45212300 - Construction work for art and cultural buildings
- 45212310 - Construction work for buildings relating to exhibitions
- 45212311 - Art gallery construction work
- 45212411 - Hotel construction work
- 45212412 - Hostel construction work
- 45212413 - Short-stay accommodation construction work
- 45212420 - Construction work for restaurants and similar facilities
- 45212421 - Restaurant construction work

- 45300000 - Building installation work
- 45400000 - Building completion work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator
- 70110000 - Development services of real estate
- 70120000 - Buying and selling of real estate

II.2.3) Place of performance

NUTS codes

- UKD44 - Lancaster and Wyre

II.2.4) Description of the procurement

Lancaster City Council wishes to appoint a preferred developer partner to deliver its regeneration ambitions for a former funfair site on Morecambe's seafront. The council wants bids from commercial leisure, hospitality and mixed-use developers or consortia (with identified lead organisation) to promote and develop a comprehensive leisure and hospitality-led development that will help capitalise on Eden Project North and the estimated 3,700 peak daily visitors. There is an opportunity to broaden Morecambe's offer, help attract new visitors and convert day trippers into overnight stays. However, the focus is not just on visitors, the redevelopment of the site must also benefit residents, particularly the leisure offer.

Competitive Dialogue has been selected due to the development's technical, legal and financial complexity. The aim is to progressively develop a solution with bidders that best meets the council's requirements.

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: £50,000,000

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

End date

29 September 2028

This contract is subject to renewal

No

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

Maximum number: 4

Objective criteria for choosing the limited number of candidates:

As set out in the Selection Questionnaire and Sifting Brief and Supplementary Questions.

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

List and brief description of conditions

The SQ seeks suitably experienced developers for this Leisure and Hospitality-Led mixed-use development. The procurement documents provide full 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 contract

III.2.2) Contract performance conditions

As set out in the legal terms and conditions document provided and titled Heads of Terms.

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: No

IV.2) Administrative information

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

Date

31 January 2025

Local time

12:00pm

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

20 February 2025

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: 4 (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

Lancaster City Council

Town Hall, Dalton Square

Lancaster

LA1 1QR

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Country

United Kingdom