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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): ocids-h6vhtk-04b625

Published 13 November 2024, 1:36pm

### **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](mailto: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

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## **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

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## **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.

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## **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)



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## **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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