

This notice in TED website: <https://ted.europa.eu/udl?uri=TED:NOTICE:428640-2019:TEXT:EN:HTML>

**United Kingdom-Manchester: Development services of real estate
2019/S 176-428640**

Contract notice

Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1) Name and addresses

The University of Manchester
Oxford Road
Manchester
M13 9PL
United Kingdom
Telephone: +44 1612752160
E-mail: procurement@manchester.ac.uk
NUTS code: UKD3

Internet address(es):

Main address: <http://www.procurement.manchester.ac.uk/>

I.2) Information about joint procurement

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://intendhost.co.uk/universityofmanchester/asp/Home>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted to the abovementioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Education

Section II: Object

II.1) Scope of the procurement

II.1.1) Title:

ID Manchester

II.1.2) Main CPV code

70110000

II.1.3) Type of contract

Services

II.1.4) Short description:

ID Manchester is one of the last major development opportunity sites in Manchester City Centre (18 acres (7,3 hectares)) and is located to the south of the city adjacent to Piccadilly Railway Station, the University campus, Manchester University NHS Foundation Trust and the wider Oxford Road Corridor.

The University is seeking an investment and development partner with the financial means and relevant experience to realise the vision for ID Manchester in a Joint Venture with the University. The University expects the partner to hold a long term interest in the Joint Venture. The partner could be a single organisation or group of organisations that bring together the necessary funding and expertise to deliver the vision.

As a new mixed-use city centre neighbourhood it offers an exceptional opportunity to curate and develop the ID Manchester Site into a vibrant, dynamic, diverse and inclusive environment that creates a new exemplar for Innovation Districts and urban renewal.

II.1.5) **Estimated total value**

Value excluding VAT: 2 000 000 000.00 GBP

II.1.6) **Information about lots**

This contract is divided into lots: no

II.2) **Description**

II.2.1) **Title:**

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

70000000
70100000
70111000
70112000
70121000
70122000

II.2.3) **Place of performance**

NUTS code: UKD3

Main site or place of performance:

The University of Manchester.

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

The University is seeking a long term investor and development partner who will invest in and bring forward the development of the ID Manchester Site in a Joint Venture (the 'JV') with the University as a mixed-use community in order to deliver the vision.

The vision for ID Manchester is based around 3 key pillars, which in summary are:

— welcoming: ID Manchester will be open, inclusive, intelligent, welcoming and fun. A model of successful urban regeneration where local communities can engage with new technologies, ideas and experiences,

— supporting: by seeking out diverse occupiers (by sector, scale, and outlook) and actively promoting collaboration through formal and informal structures, programming and facilitated interaction, ID Manchester will create the ideal platform for accelerated business growth,

— adapting: by establishing a set of clear, effective and market responsive strategies and governance structures ID Manchester will enable businesses to truly benefit from the wider innovation ecosystem, research assets, talent pool and influence of the University.

The University's equity contribution to the JV will be the ID Manchester Site via long leasehold transfers on a plot by plot basis subject to the satisfaction of certain pre-conditions. The partner will provide cash equity funding into the JV. The partner will also provide services to the JV, envisaged to be business and development management services, with investment management services procured by the JV as such services are not

required immediately (although this may be included if specific to a bidder's offer). The partner will propose its fee/incentivisation structure for such services.

The University will hold a significant equity stake (no less than 35 %) in the JV with decision making within the JV being on an equal basis alongside its partner, recognising the University's value as a JV partner.

The University is therefore seeking a partner who has experience in, and is able to:

- demonstrate long-term partnership working approaches, a commitment to partnership and communication at all levels of the Joint Venture through all phases of the delivery of the vision over the long-term,
- provide a high-quality, experienced team with exemplary and transferable skills, which are considered capable of delivering the vision and objectives,
- demonstrate creativity and a detailed understanding of how best to deliver the vision,
- demonstrate they have the financial wherewithal to fund their equity commitments and secure funding to ensure development is capable of taking place.

It is envisaged that the JV will establish special purpose vehicles to bring forward the development of the ID Manchester Site on a plot by plot basis to enable each plot to be separately funded by way of external debt. The University's preference is for ID Manchester to be delivered holistically and not be seen as a plot by plot investment by bidders.

On completion of its new engineering campus on Oxford Road the University plans to vacate the ID Manchester Site but will continue to occupy accommodation at the South end, where it has significant business-facing research activity.

It is anticipated that the JV (itself or through or SPVs wholly owned by the joint venture) will develop a masterplan for the JV, secure planning, procure and carry out all infrastructure works on a site wide basis, secure development of the ID Manchester Site, secure occupiers, manage the estate (potentially via a management company) and hold the developed ID Manchester Site as a long-term investment asset.

The University may request that the JV undertake development on its behalf on land to be retained by the University (adjacent to the Masdar Building and/or next to the MIB). This is envisaged to be under licence but the commercial/financial terms for any development would be agreed between the University and the JV at the time.

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: 2 000 000 000.00 GBP

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

Duration in months: 180

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: 6

Objective criteria for choosing the limited number of candidates:

Objective criteria for choosing the limited number of candidates: selection of suppliers to be invited to participate in dialogue will be based on information provided in response to the selection questionnaire and assessed against the selection criteria set out in the selection questionnaire.

II.2.10) **Information about variants**

Variants will be accepted: no

II.2.11) **Information about options**

Options: no

II.2.12) **Information about electronic catalogues**

II.2.13) **Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds: no

II.2.14) **Additional information**

The University's current estimate of the duration of the development of ID Manchester is 180 months (15 years). However, the Joint Venture will endure far beyond this timeframe with the University potentially remaining as a partner in the Joint Venture beyond the 15 year time frame.

The estimated value of the contract set out in Section II.2.6) is the gross development value (GDV).

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:

Information, formalities and necessary requirements to be met will be set out in the selection questionnaire descriptive document, information memorandum, project specification and the draft invitation to participate in dialogue, all of which will be made available via the University's procurement portal In-Tend. Further information will be provided to candidates via a data room located at <https://www8.idealsvdr.com/v3/idmanchester>.

The University may require appropriate parent company guarantees in relation to the partners funding and/or services obligations.

The University reserves the right to require a consortium to take a specific legal form.

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.1.5) **Information about reserved contracts**

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

III.2.1) **Information about a particular profession**

III.2.2) **Contract performance conditions:**

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

Section IV: Procedure

IV.1) **Description**

IV.1.1) **Type of procedure**

Competitive dialogue

IV.1.3) **Information about a framework agreement or a dynamic purchasing system**

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.1.6) **Information about electronic auction**

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 in the OJ S: [2019/S 029-064789](#)

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

Date: 18/10/2019

Local time: 12:00

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

Date: 11/11/2019

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)

IV.2.7) Conditions for opening of tenders

Section VI: Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: no

VI.2) Information about electronic workflows

VI.3) Additional information:

The University wishes to run a streamlined and efficient dialogue process to minimise cost and delay to all parties. Bidders must ensure that they have appropriate legal, technical and financial support to participate in the dialogue at all times.

This procurement process will be conducted through the University's procurement portal In-Tend and any submission made outside of this portal will be disqualified.

All communications, including selection questionnaire responses and tender submissions must be written in English and priced in pounds sterling.

Nothing in this procurement process is intended to form any express or implied contractual relationship between the parties unless and until the award of a contract is concluded. No contract (whether implied or otherwise) shall exist between any bidder and the University until such time as a contract is awarded to a successful bidder. Any contract entered into as a result of this procurement will be considered to be a contract governed by English Law and subject to the exclusive jurisdiction of the Courts of England and Wales.

The University shall have no liability for any costs, expenses, fees or charges (including third party costs) incurred by those expressing interest in and/or participating in dialogue and/or tendering for this opportunity. The University reserves the right to terminate or suspend this procurement process or to amend or vary the process at any time prior to the conclusion of the award of contract without liability to any party.

VI.4) Procedures for review

VI.4.1) Review body

The High Court of Justice of England
Strand
London
WC2A 2LL
United Kingdom

VI.4.2) Body responsible for mediation procedures

The University of Manchester
Oxford Road
Manchester

M13 9PL
United Kingdom
Internet address: <https://in-tendhost.co.uk/universityofmanchester/asp/Home>

VI.4.3) **Review procedure**

Precise information on deadline(s) for review procedures:

Precise information on deadline(s) for review procedures:

Part 3 of the Public Contracts Regulations 2015 address the remedies available to economic operators. The University will incorporate a minimum 10 (ten) calendar day standstill period in accordance with Regulation 87 of the Public Contracts Regulation 2015 prior to concluding the award of any contract pursuant to this notice.

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

The University of Manchester
Oxford Road
Manchester
M13 9PL
United Kingdom
Telephone: +44 1612752160
E-mail: procurement@manchester.ac.uk
Internet address: <https://in-tendhost.co.uk/universityofmanchester/asp/Home>

VI.5) **Date of dispatch of this notice:**

09/09/2019