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**United Kingdom-London: Real estate services
2015/S 194-352029**

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1) Name, addresses and contact point(s)

Mayfield Partnership Ltd
c/o JLL, 30 Warwick Street
W1B 5NH London
UNITED KINGDOM

Internet address(es):

Electronic access to information: <http://mayfieldmanchester.live.jll.com>

Electronic submission of tenders and requests to participate: <https://www.the-chest.org.uk/cms/cms.nsf/vHomePage/fSection?OpenDocument>

Further information can be obtained from:

Mayfield Partnership Limited
c/o JLL, 30 Warwick Street
W1B 5NH London
UNITED KINGDOM

Internet address: <http://mayfieldmanchester.live.jll.com>

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:

Mayfield Partnership Limited
c/o JLL, 30 Warwick Street
W1B 5NH London
UNITED KINGDOM

Internet address: <https://www.the-chest.org.uk/cms/cms.nsf/vHomePage/fSection?OpenDocument>

Tenders or requests to participate must be sent to:

Mayfield Partnership Limited
c/o JLL, 30 Warwick Street
W1B 5NH London
UNITED KINGDOM

Internet address: <https://www.the-chest.org.uk/cms/cms.nsf/vHomePage/fSection?OpenDocument>

I.2) Type of the contracting authority

Body governed by public law

I.3) Main activity

Other: mixed use property development

I.4) Contract award on behalf of other contracting authorities

The contracting authority is purchasing on behalf of other contracting authorities: yes

LCR
One Kemble Street
WC2B 4AN London
UNITED KINGDOM
Manchester City Council
M60 2LA Manchester
UNITED KINGDOM
Transport for Greater Manchester
2 Piccadilly Place
M1 3BG Manchester
UNITED KINGDOM

Section II: Object of the contract

II.1) Description

II.1.1) Title attributed to the contract by the contracting authority:

Mayfield Regeneration Development Partner.

II.1.2) Type of contract and location of works, place of delivery or of performance

Services

Service category No 12: Architectural services; engineering services and integrated engineering services; urban planning and landscape engineering services; related scientific and technical consulting services; technical testing and analysis services

Main site or location of works, place of delivery or of performance: Manchester.

NUTS code UKD3

II.1.3) Information about a public contract, a framework agreement or a dynamic purchasing system (DPS)

The notice involves a public contract

II.1.4) Information on framework agreement

II.1.5) Short description of the contract or purchase(s)

The development of the Mayfield Site (a 24 acre site on the edge of Manchester city centre — details of which can be found at <http://mayfieldmanchester.live.jll.com/>) is a major mixed use urban regeneration project.

Mayfield Partnership Ltd seeks a Private Sector Developer Partner (PSDP) to join a Joint Venture Vehicle (JVJ) to redevelop the site.

The successful PSDP will be required to bring to the JVJ imagination, flair and commercial acumen to ensure the delivery of a high quality, mixed use scheme. The PSDP will be responsible for the delivery of a wide range of development activity including masterplanning, site assembly, development in accordance with relevant SRF, planning applications, enabling infrastructure provision, procurement of construction contractors for the re-development, securing capital/funding and delivery of asset management/disposal which may involve marketing and positioning. Further details are provided in the procurement documentation.

Applicants should note the possibility that further elements may ultimately form part of this contract opportunity. Whilst it is not anticipated that the full range of options will be identified during the procurement process Mayfield Partnership Ltd recognises that:

— Network Rail owns (or will own by virtue of delivering the Northern Hub) a number of railway arches and small freehold sites either within or proximate to the Site's existing red line boundary. Whilst they are not part of the Site, some or all of these interests may, at some point in the future, be introduced into Mayfield Partnership Ltd's land holding and could involve Network Rail joining Mayfield Partnership Ltd;

— it is possible that other development opportunity sites may be added to the Site and/or delivered by the JVV or the successful joint venture partner during the life of the JVV, but it is not anticipated that these sites will be identified during the procurement process;

— it is also possible that the members of Mayfield Partnership Ltd might wish to develop and/or fund office elements of the project separately from the JVV, eg to meet the requirements of an anchor tenant(s). In this scenario, the intention is that the PSDP should act in a Development Manager role (in relation to these elements) for an agreed fee.

For the avoidance of doubt these 'options' may not become part of the contract opportunity either during the procurement process or the resultant contract term.

II.1.6) **Common procurement vocabulary (CPV)**

70000000, 70110000, 70111000, 70112000, 66122000, 71250000, 71400000

II.1.7) **Information about Government Procurement Agreement (GPA)**

The contract is covered by the Government Procurement Agreement (GPA): yes

II.1.8) **Lots**

This contract is divided into lots: no

II.1.9) **Information about variants**

Variants will be accepted: no

II.2) **Quantity or scope of the contract**

II.2.1) **Total quantity or scope:**

Estimated value excluding VAT:

Range: between 500 000 000 and 750 000 000 GBP

II.2.2) **Information about options**

Options: yes

Description of these options: (i) Network Rail owns (or will own by virtue of delivering the Northern Hub) a number of railway arches and small freehold sites either within or proximate to the Site's existing red line boundary. Whilst they are not part of the Site, some or all of these interests may, at some point in the future, be introduced into Mayfield Partnership Ltd's land holding and could involve Network Rail joining Mayfield Partnership Ltd;

(ii) it is possible that other development opportunity sites may be added to the Site and/or delivered by the JVV or the successful joint venture partner during the life of the JVV, but it is not anticipated that these sites will be identified during the procurement process;

(iii) it is also possible that the members of Mayfield Partnership Ltd might wish to develop and/or fund office elements of the project separately from the JVV, e.g. to meet the requirements of an anchor tenant(s). In this scenario, the intention is that the PSDP should act in a Development Manager role (in relation to these elements) for an agreed fee.

These options are described further in the procurement documents.

II.2.3) **Information about renewals**

This contract is subject to renewal: no

II.3) **Duration of the contract or time limit for completion**

Duration in months: 120 (from the award of the contract)

Section III: Legal, economic, financial and technical information

III.1) **Conditions relating to the contract**

III.1.1) **Deposits and guarantees required:**

A parent company guarantee, bond or other form of surety may be required from the successful bidder.

III.1.2) **Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them:**

For further information refer to the procurement documentation.

III.1.3) **Legal form to be taken by the group of economic operators to whom the contract is to be awarded:**

Mayfield Partnership Ltd reserves the right to require a group of economic operators to assume a specific legal form pursuant to Regulation 19(6).

III.1.4) **Other particular conditions**

III.2) **Conditions for participation**

III.2.1) **Personal situation of economic operators, including requirements relating to enrolment on professional or trade registers**

Information and formalities necessary for evaluating if the requirements are met: For further information refer to the procurement documentation.

III.2.2) **Economic and financial ability**

Information and formalities necessary for evaluating if the requirements are met: For further information refer to the procurement documentation.

III.2.3) **Technical capacity**

Information and formalities necessary for evaluating if the requirements are met:
For further information refer to the procurement documentation.

III.2.4) **Information about reserved contracts**

III.3) **Conditions specific to services contracts**

III.3.1) **Information about a particular profession**

Execution of the service is reserved to a particular profession: no

III.3.2) **Staff responsible for the execution of the service**

Legal persons should indicate the names and professional qualifications of the staff responsible for the execution of the service: no

Section IV: Procedure

IV.1) **Type of procedure**

IV.1.1) **Type of procedure**

competitive dialogue

IV.1.2) **Limitations on the number of operators who will be invited to tender or to participate**

Envisaged minimum number 6: and maximum number 8

Objective criteria for choosing the limited number of candidates: The selection criteria are set out in the Pre-Qualification Questionnaire documentation.

IV.1.3) **Reduction of the number of operators during the negotiation or dialogue**

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

IV.2) **Award criteria**

IV.2.1) **Award criteria**

The most economically advantageous tender in terms of the criteria stated in the specifications, in the invitation to tender or to negotiate or in the descriptive document

IV.2.2) **Information about electronic auction**

An electronic auction will be used: no

IV.3) **Administrative information**

IV.3.1) **File reference number attributed by the contracting authority:**

IV.3.2) **Previous publication(s) concerning the same contract**

Notice on a buyer profile

Notice number in the OJEU: [2015/S 105-190982](#) of 3.6.2015

Other previous publications

Notice number in the OJEU: [2015/S 162-296812](#) of 22.8.2015

IV.3.3) **Conditions for obtaining specifications and additional documents or descriptive document**

Payable documents: no

IV.3.4) **Time limit for receipt of tenders or requests to participate**

6.11.2015 - 12:00

IV.3.5) **Date of dispatch of invitations to tender or to participate to selected candidates**

IV.3.6) **Language(s) in which tenders or requests to participate may be drawn up**

English.

IV.3.7) **Minimum time frame during which the tenderer must maintain the tender**

IV.3.8) **Conditions for opening of tenders**

Section VI: Complementary information

VI.1) **Information about recurrence**

This is a recurrent procurement: no

VI.2) **Information about European Union funds**

The contract is related to a project and/or programme financed by European Union funds: yes

Reference to project(s) and/or programme(s): Whilst no European Union funds have been secured for this project to date, there is the possibility that funds may be sought (including by the joint venture) in the future.

VI.3) **Additional information**

Mayfield Partnership Ltd shall not be liable for any costs (including any third party costs, fees, or expenses) incurred by those expressing an interest in, participating in any dialogue phase, or tendering for this contract opportunity.

Bidders are advised that all communications, including Pre-Qualification Questionnaire response, tender submissions and any supporting documentation must be written in English, and must be priced in UK 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. Any contract entered into by Mayfield Partnership Ltd as a consequence 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.

Mayfield Partnership Ltd reserves the right to terminate this procurement process (whether in whole or in part) or to vary the process at any time prior to the conclusion of the award of contract without liability.

It is anticipated that the regeneration of the Mayfield site will have a development period of approximately 10 years. However, given that this procurement involves the establishment of a joint venture the contractual arrangements between the Mayfield Partnership Ltd and the PSDP are to be explored during the procurement and it is anticipated that this appointment may be for a longer period than the approximate development period of 10 years.

VI.4) **Procedures for appeal**

VI.4.1) **Body responsible for appeal procedures**

VI.4.2) **Lodging of appeals**

VI.4.3) **Service from which information about the lodging of appeals may be obtained**

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

2.10.2015