

United Kingdom-Manchester: Development services of real estate
OJ S 56/2022 21/03/2022
Contract award notice
Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: The University of Manchester

Postal address: Oxford Road

Town: Manchester

NUTS code: UKD3 Greater Manchester

Postal code: M13 9PL

Country: United Kingdom

E-mail: procurement@manchester.ac.uk

Internet address(es):

Main address: www.manchester.ac.uk

Address of the buyer profile: www.procurement.manchester.ac.uk

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 Development services of real estate

II.1.3. Type of contract

Services

II.1.4. Short description

The University of Manchester 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 with the University as a mixed-use community in order to deliver the Vision.

II.1.6. Information about lots

This contract is divided into lots: no

II.1.7. Total value of the procurement

Value excluding VAT: 2 000 000 000,00 GBP

II.2. Description

II.2.2. Additional CPV code(s)

70000000 Real estate services, 70100000 Real estate services with own property, 70111000 Development of residential real estate, 70112000 Development of non-residential real estate, 70121000 Building sale or purchase services, 70122000 Land sale or purchase services

II.2.3. Place of performance

NUTS code: UKD3 Greater Manchester

II.2.4. Description of the procurement

The University of Manchester 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 three 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 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

Quality criterion - Name: Price is not the only award criterion and all criteria are stated only in the procurement documents / Weighting: 70

Price - Weighting: 30

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

II.2.14. Additional information

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.1.8. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: no

IV.2. Administrative information

IV.2.1. Previous publication concerning this procedure

Notice number in the OJ S: [2022/S 050-131581](#)

IV.2.8. Information about termination of dynamic purchasing system

IV.2.9. Information about termination of call for competition in the form of a prior information notice

Section V: Award of contract

A contract/lot is awarded: yes

V.2. Award of contract

V.2.1. Date of conclusion of the contract

03/02/2022

V.2.2. Information about tenders

Number of tenders received: 12

The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: Bruntwood SciTech Limited

Postal address: Union, Albert Square

Town: Manchester

NUTS code: UKD3 Greater Manchester

Postal code: M2 6LW

Country: United Kingdom

The contractor is an SME: no

V.2.4. Information on value of the contract/lot

Total value of the contract/lot: 2 000 000 000,00 GBP

V.2.5. Information about subcontracting**Section VI: Complementary information**

VI.3. Additional information**VI.4. Procedures for review****VI.4.1. Review body**

Official name: The High Court of Justice of England

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

The Public Contracts Regulations 2015 (SI 2015 No 102) provide for aggrieved parties who have been harmed or are at risk of harm by breach of the rules to take action in the High Court (England, Wales, and Northern Ireland). Any such action must generally be brought within 3 months. If a declaration of ineffectiveness is sought, any such action must be brought within 6 months of the contract being entered into. Where a contract has not been entered into, the Court may order the setting aside of the award decision or order the authority to amend any document and may award damages. If the contract has been entered into the Court may, depending on the circumstances, award damages, make a declaration of ineffectiveness, order the authority to pay a fine, and/or order that the duration of the contract be shortened.

VI.5. Date of dispatch of this notice

16/03/2022