**BRIEF OUTLINE OF PROJECT REQUIREMENTS.**

Salford City Council and Salford University (the Partners) are looking to appoint a private sector partner (PSP) to develop/construct a range of schemes within the 100 - hectare Salford Crescent and University District Masterplan area (the Project) over the next 10 years, with an option to extend the contract for a further 5 years (i.e. 15 years in total). The Project also requires the PSP to provide a range of ancillary professional services including the delivery of the Masterplan.

The project includes 5 zones, namely Adelphi, Crescent, Innovation, Health Village and Peel Park.

The PSP, which may take the form of a single entity or group of organisations, will be responsible for managing and/or delivering the project and working closely with the Partners over the duration of the contract.

The Partners are carrying out this procurement for a PSP in accordance with the Public Contracts Regulations 2015, using the competitive dialogue procedure.

The appointed PSP will be required to develop/construct a range of schemes over a 10 - year period, with an option to extend the contract for a further 5 years. The Project also requires the PSP to provide a range of ancillary professional services including the delivery of the Masterplan.

Further information is available in the following supporting procurement documentation which can be downloaded from the e-business portal (www.the-chest.org.uk):

•The Prospectus which describes the project and requirements of the PSP together with a list of development sites;

•The Draft Invitation to Participate in Competitive Dialogue (IPCD) which sets out the selection process and timeframes together with the evaluation criteria and questions; and

•The Draft Heads of Terms for the Umbrella Agreement and Provisions for the Development Agreement between the Partners and the PSP.
Estimated GDV £800m. Estimated construction cost £2bn - £2.5bn. See Section V1.3 for more details’

Additional CPV codes:

45110000
45120000
45130000
45210000
45220000
45260000
45300000
45400000
60100000
66000000
70000000
71000000

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.
The anticipated commencement date of the contract is January 2020.

Interested parties must submit a completed Selection Questionnaire by way of expression of interest. The Partners are using the e-business portal known as THE CHEST (www.the-chest.org.uk).

Applicants will need to register their details at the following link https://www.the-chest.org.uk/procontract
. Once registered, applicants will be emailed a log-in and password which will allow applicants to gain access to the Selection Questionnaire.

Applicants will need to electronically submit the completed Selection Questionnaire and accompanying documentation via the on-line portal by 12 noon on 14 June 2019 as referred to in IV.2.2, in order to request to participate in the project. Any clarification queries must also be submitted via THE CHEST website by the date referred to in the Selection Questionnaire.

The anticipated number of applicants expected to be shortlisted following the evaluation of the Selection Questionnaire is four (4).

The Salford Crescent and University District Masterplan identifies the opportunity for c.2,000 – 2,500 residential units (with an estimated GDV of c. £800m) and other development projects including the opportunity for c.1 million square feet of business space (with an overall estimated construction cost of c.£2bn - £2.5bn).

The successfully appointed PSP will work closely with the Partners to deliver this project which will place Salford Crescent and University District at the heart of Salford’s transforming economy.

It represents an exciting opportunity for a PSP whose ambition matches that of the City of Salford and the University to get involved in one of the largest mixed-use development schemes in the UK that will see the redevelopment of the University campus to better link with local industry, culture, people and place that will have a lasting, transformative effect on Salford and the wider Greater Manchester city region.

The Partners are looking for a PSP who is committed to a long - term working arrangement and who has the knowledge, experience and financial strength to oversee, manage and deliver projects of this size and complexity.

The PSP will be required to address and deliver the Partners’ ‘place making’ and ‘social value’ aspirations including the delivery of public realm and sustainable transport solutions. The PSP will also be expected to drive value through the planning & redevelopment process over time which can be re-invested in other key projects.

There may be a possibility of EU funds being obtained.

The Partners shall not be liable for any costs or expenses incurred by any organisation in responding to this notice or in tendering for the proposed contract.

The Partners reserve the right to cancel or amend the procurement at any stage. The Partners also reserve the right to require guarantees, bonds or other forms of security.