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Tender

Procurement of a Design, Build, Finance and Operate (DBFO) Student Housing Partner for the Student Residences Project

UNIVERSITY OF SOUTHAMPTON

F02: Contract notice

Notice identifier: 2025/S 000-002719

Procurement identifier (OCID): ocds-h6vhtk-04d677

Published 27 January 2025, 2:18pm

Section I: Contracting authority

I.1) Name and addresses

UNIVERSITY OF SOUTHAMPTON

UNIVERSITY ROAD

SOUTHAMPTON

SO171BJ

Contact

Emma Raddon

Email

procurement@soton.ac.uk

Telephone

+44 238059000

Country

United Kingdom

Region code

UKJ32 - Southampton

UK Register of Learning Providers (UKPRN number)

10007158

Internet address(es)

Main address

<https://www.southampton.ac.uk>

Buyer's address

<https://in-tendhost.co.uk/universityofsouthampton.aspx/Home>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://in-tendhost.co.uk/universityofsouthampton.aspx/Home>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/universityofsouthampton.aspx/Home>

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Other type

Higher Education Institution not subject to PCR 2015 Regulations

I.5) Main activity

Education

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Procurement of a Design, Build, Finance and Operate (DBFO) Student Housing Partner for the Student Residences Project

Reference number

2024UoS-1453

II.1.2) Main CPV code

- 70111000 - Development of residential real estate

II.1.3) Type of contract

Services

II.1.4) Short description

The University of Southampton ('the University') is interested in engaging a Student Housing Partner ('SHP') to design, build, finance and operate its student accommodation project.

This is an exciting project for the University which will enable the University to keep up with strong student growth that is projected over the next decade. This project involves the development of approximately 760 new student rooms through new build and the refurbishment of approximately 417 rooms through transfer of existing stock, but the final room numbers could be higher or lower. The University wishes to discuss with bidders the possible inclusion of approximately 400 additional beds in the project.

The scope of work includes design, build, finance, and operation of the project.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45214700 - Construction work for halls of residence
- 50700000 - Repair and maintenance services of building installations
- 70111000 - Development of residential real estate
- 70331000 - Residential property services
- 71220000 - Architectural design services
- 71242000 - Project and design preparation, estimation of costs
- 79993000 - Building and facilities management services
- 98341000 - Accommodation services

II.2.3) Place of performance

NUTS codes

- UKJ32 - Southampton

II.2.4) Description of the procurement

The University of Southampton ('the University') is interested in engaging a Student Housing Partner ('SHP') to design, build, finance and operate its student accommodation project. This is an exciting project for the University which will enable the University to keep up with strong student growth that is projected over the next decade. This project involves the development of approximately 760 new student rooms through new build and the refurbishment of approximately 417 rooms through transfer of existing stock, but the final room numbers could be higher or lower. The University wishes to discuss with bidders the possible inclusion of approximately 400 additional beds in the project.

The scope of work includes design, build, finance, and operation of the project.

The University intends to shortlist candidates to participate in competitive dialogue as part of this procurement.

The University may wish to discuss an additional strategic partnering arrangement with the successful bidder which could lead to drawdown of additional student residences projects in the future.

Interested candidates are invited to review and submit their interest in accordance with the following tender documentation which can be accessed at: <https://in-tendhost.co.uk/universityofsouthampton/asp/Home>

- Memorandum of Information
- Draft Final Tender requirements
- Selection Questionnaire

PLEASE NOTE: The University of Southampton no longer meets the criteria of a 'body governed by public law' and is therefore not considered a contracting authority for the purposes of the Public Contracts Regulations 2015 (PCR 2015) and/or any replacement legislation. This procurement process is not regulated by UK (or EU) public procurement law.

Where the University advertises contracts, through any public sector tender portal, it does so on a voluntary basis by way of transparency and to encourage open competition, but it is not required to comply with the procurement legislation. For the purpose of procuring this Project, the University is acting in accordance with its internal financial regulations and the procedure detailed in this selection stage document set.

Nothing which is done during the procurement process (including the publication of the contract notice, use of the SQ and use of terminology which may be defined by the PCR 2015) should be taken to imply that the University is voluntarily complying with the PCR 2015 or intends to do so. Some of the stages, documentation and terminology adopted in the University's procurement process may have similarities to ones regulated by and defined under the PCR 2015, but they will not be regulated by the PCR 2015 during this process and should not be taken as references to those things as defined by the PCR 2015. Interested parties are invited to express their interest and submit their proposals in accordance with the instructions provided in the tender documentation. The University aims to ensure a fair, transparent, and competitive procurement process to select the most suitable partner for this significant project.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

600

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: 3

Objective criteria for choosing the limited number of candidates:

Objective criteria for choosing the limited number of candidates:

Full details are provided in the selection stage document set.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

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 University is interested in engaging a Student Housing Partner ('SHP') to design, build, finance and operate its student accommodation project. This is an exciting project for the University which will enable the University to keep up with strong student growth that is projected over the next decade. This project involves the development of approximately 760 new student rooms through new build and the refurbishment of approximately 417 rooms through transfer of existing stock, but the final room numbers could be higher or lower. The University wishes to discuss with bidders the possible inclusion of approximately 400 additional beds in the project.

The scope of work includes design, build, finance, and operation of the project.

The University intends to shortlist candidates to participate in competitive dialogue as part of this procurement.

The University may wish to discuss an additional strategic partnering arrangement with the successful bidder which could lead to drawdown of additional student residences projects in the future.

Interested candidates are invited to review and submit their interest in accordance with the following tender documentation which can be accessed at: <https://in-tendhost.co.uk/universityofsouthampton/asp/Home>

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so on a voluntary basis by way of transparency and to encourage open competition, but it is not required to comply with the procurement legislation. For the purpose of procuring this Project, the University is acting in accordance with its internal financial regulations and the procedure detailed in this selection stage document set.

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III.1.3) Technical and professional ability

List and brief description of selection criteria

Details are stated in the procurement documentation accessible at: <https://intendhost.co.uk/universityofsouthampton/asp/Home>

Minimum level(s) of standards possibly required

Details are stated in the procurement documentation accessible at: <https://intendhost.co.uk/universityofsouthampton/asp/Home>

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

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

3 March 2025

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

E-Tendering Portal: The University is utilising an electronic tendering tool, In-Tend (<https://in-tendhost.co.uk/universityofsouthampton.aspx/Home>) to manage this procurement and to communicate with potential suppliers and/or tenderers (as appropriate).

All documentation in relation to this tender can be downloaded from In-Tend.

Potential suppliers/tenderers are advised that there will be no hard copy documents issued and all communications with the University, including the submission of Selection Stage and/or Invitation to Tender responses will be conducted via In-Tend.

Regular monitoring of the portal is the responsibility of the potential supplier/tenderer.

If you are not already registered as a supplier with the University of Southampton, you will need to register in In-Tend in order to access the procurement documentation.

Once you have logged in as a supplier: click on 'Tenders'; locate the relevant project; and click 'View Details'. Once you are in the project screen, you will be able to register your organisation against the project and access all documentation by clicking 'Express Interest'.

Potential suppliers/tenderers are advised that formal expressions of interest in the project must be by way of completion and return of the relevant documents via In-Tend.

The University of Southampton no longer meets the criteria of a 'body governed by public law' and is therefore not considered a contracting authority for the purposes of the Public Contracts Regulations 2015 (PCR 2015) and/or any replacement legislation. This

procurement process is not regulated by UK (or EU) public procurement law.

Where the University advertises contracts, through any public sector tender portal, it does so on a voluntary basis by way of transparency and to encourage open competition, but it is not required to comply with the procurement legislation. For the purpose of procuring this Project, the University is acting in accordance with its internal financial regulations and the procedure detailed in this selection stage document set.

Nothing which is done during the procurement process (including the publication of the contract notice, use of this SQ and use of terminology which may be defined by the PCR 2015) should be taken to imply that the University is voluntarily complying with the PCR 2015 or intends to do so. Some of the stages, documentation and terminology adopted in the University's procurement process may have similarities to ones regulated by and defined under the PCR 2015, but they will not be regulated by the PCR 2015 during this process and should not be taken as references to those things as defined by the PCR 2015. The University does not intend to voluntarily comply with the PCR 2015, and no remedies under the PCR 2015 will be available to suppliers in relation to the procurement process.

VI.4) Procedures for review

VI.4.1) Review body

University of Southampton

University Road Southampton SO17 1BJ

Southampton

SO17 1BJ

Email

procurement@soton.ac.uk

Country

United Kingdom