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Tender

## **Clydesdale and Birks Student Residences DBFO**

University of Exeter

F02: Contract notice

Notice identifier: 2022/S 000-007305

Procurement identifier (OCID): ocds-h6vhtk-032323

Published 17 March 2022, 12:39pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

University of Exeter

Northcote House

Exeter

EX4 4QH

#### **Contact**

Dave Burchill

#### **Email**

[d.burchill@exeter.ac.uk](mailto:d.burchill@exeter.ac.uk)

#### **Telephone**

+44 111111111

#### **Country**

United Kingdom

**NUTS code**

UKK - South West (England)

**National registration number**

RC000653

**Internet address(es)**

Main address

<http://www.exeter.ac.uk>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/53042>

**I.3) Communication**

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

[https://uk.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=44713&B=EXETER](https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=44713&B=EXETER)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://uk.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=44713&B=EXETER](https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=44713&B=EXETER)

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

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Education

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Clydesdale and Birks Student Residences DBFO

Reference number

UOE/2022/017/DB

#### **II.1.2) Main CPV code**

- 98341100 - Accommodation management services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

The University is seeking a partner who will design, build, finance and operate a student residences facility containing in the region of 1,790 new rooms at Clydesdale & Birks Grange, Streatham Campus.

The contract will deliver an off balance sheet transaction (or one that has minimal impact on the University's balance sheet) and a capital receipt to the University for a student residences facility in keeping with a UK Top 10 and the Russell Group University. It will also enhance student experience on campus and provide value for money for both the University and students.

Full details of the project are contained within the SQ which is available at the address in this notice

#### **II.1.5) Estimated total value**

Value excluding VAT: £185,000,000

#### **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
- 98341000 - Accommodation services

#### **II.2.3) Place of performance**

NUTS codes

- UKK - South West (England)

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

It is envisaged that the selected partner will design, build, finance and operate a student residences facility containing in the region of 1,790 new rooms (~290 refurbished and 1500 new build) and at Clydesdale & Birks, Streatham Campus. The University reserves the right to modify its requirements within the guidelines of the Public Contracts Regulations 2015 as a result of the competitive dialogue process.

The key contract deliverables are:

1. The delivery of a Student Residences facility in keeping with a UK Top 10 and Russell Group University which will provide in the region of 1790 new beds,
2. An off Balance sheet transaction (or one with minimal impact on the University's balance sheet),
3. A facility that enhances student experience,

4. Generation of a capital receipt,
5. Provides value for money for both the University and the students,
6. On-campus quality affordable accommodation provision commensurate with the expectations of a fee paying student, and to meet the increased demand for student accommodation arising from its growing population.

Outline planning permission has been granted by Exeter City Council for 49,821 m<sup>2</sup>, including 44,613 m<sup>2</sup> of student accommodation, 1,724 m<sup>2</sup> for “ancillary/social space” and 3,484 m<sup>2</sup> of other space (plant rooms, cycle stores etc).

The University envisages a contract to operate the facility of approximately 50 years subject to dialogue) from practical completion.

Full details of the project are contained within the SQ and ITPD documents

#### **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: £185,000,000

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

Duration in months

624

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:

As stated in the procurement documents

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: Yes

Description of options

The University wishes to discuss with bidders during Dialogue the potential inclusion of demolition of the existing Grounds Compound followed by construction of a new facility on Campus. The existing site would then provide approximately 130 rooms (which have been included in the total potential 1790 new rooms) as part of the scheme.

**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 final contract length and value will be defined during the competitive dialogue process and will be conveyed to bidders in a transparent and fair manner.

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## **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 will be provided in the tender documentation and the University reserves the right to use the dialogue process to examine different options within the overall scope.

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

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

Information is provided in the tender documents and the University reserves the right to use the dialogue process to examine different options within the overall scope.

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## **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: Yes

### **IV.2) Administrative information**

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

Date

15 April 2022

Local time

12:00pm

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

27 April 2022

#### **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: 6 (from the date stated for receipt of tender)

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**



Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

Interested parties/prospective tenderers may only express an interest in participating in this procurement opportunity by registering on the University's e-tendering system, CTM at the address: <https://uk.eu-supply.com/login.asp?B=EXETER> [the address listed at Section I.1 of this notice under heading listed for

'Contact' and submitting an 'expression of interest' against the project called 'UOE/2022/017 Clydesdale & Birks Student Residences DBFO' in order to be sent the selection questionnaire and all other information available to prospective tenderers at this time. Interested parties/prospective tenderers should note that all

communication including questions about this procurement to the University must be made via the CTM portal. No approach of any kind by any potential Tenderer/Tenderer in connection with this procurement process may be made in any other manner or to any person within, or associated with, the University of Exeter including its advisers and representatives. The interested party/prospective tenderer/tenderer is responsible for maintaining the currency of the contact email address registered in CTM throughout the procurement process as this will be the method used by the University to issue tender documents and

other information to participants to this procurement opportunity. The University reserves the right to restrict changes to a consortium's membership and a Tenderer's proposed key subcontractor supply chain in accordance with the requirements provided in the tender documents. The University reserves the right to reject all or any of the tenders for the proposed contract and/or stop the procurement process or cancel the procurement at any time. The University also reserves the right not to award a contract at any time without any liability on its part. Please note that the University reserves the right to terminate the procurement process for any reason, including but not limited to: insufficient eligible tenderers, insufficient financing is available to allow the completion of the project, planning applications are rejected or approved with limitations or conditions that in the University's ultimate discretion, render the proposed project unaffordable/unviable. Nothing in this contract notice, tender documents, contract documents, any other written, or oral communication from the University or its representatives to the prospective tenderers/tenderers shall generate any contractual obligations or intention to create a contract prior to any signature of a final written contract.

### **VI.4) Procedures for review**

**VI.4.1) Review body**

Royal Court of Justice

London

WC2A 2LL

Telephone

+44 2079476000

Country

United Kingdom

**VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

As detailed in full in the procurement documentation

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

Royal Court of Justice

London

WC2A 2LL

Telephone

+44 2079476000

Country

United Kingdom