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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

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

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

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

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 m², including 44,613 m² of student accommodation, 1,724 m² for “ancillary/social space” and 3,484 m² 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.

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.

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)

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