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Planning

Keele University Science & Innovation Park: Strategic Growth Partner(s) - Early Market Engagement

The University of Keele

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-012581

Procurement identifier (OCID): ocds-h6vhtk-03c5d0

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Section I: Contracting authority

I.1) Name and addresses

The University of Keele

Procurement Office, Directorate of Finance, Innovation Centre 2, Keele University
Science and Innovation Park, Staffordshire

Keele

ST5 5NH

Contact

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Country

United Kingdom

Region code

UKG24 - Staffordshire CC

Companies House

Company number RC000655

Internet address(es)

Main address

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

Buyer's address

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

Additional information can be obtained from 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

Keele University Science & Innovation Park: Strategic Growth Partner(s) - Early Market Engagement

Reference number

KU/484/DP/AP/2023

II.1.2) Main CPV code

- 70112000 - Development of non-residential real estate

II.1.3) Type of contract

Services

II.1.4) Short description

Over the last five years Keele has largely driven new developments on the Science & Innovation Park on a project-by-project basis, securing public sector funds where available to support this, and/or working through specific investment partnerships.

The Early Market Engagement seeks feedback and market insight to inform the procurement of an investment partner or partners to help us realise our longer-term ambitions for the Science and Innovation Park and development site, as part of our commitment to playing a full role in supporting local growth and regeneration. This would include enabling a longer term approach to development (a further five innovation centres over a period of 8-10 years), and potentially to support us in securing a viable long-term future for some of our existing facilities.

The Early Market Engagement document is intended to support the Prior Information Notice (PIN) predicated under Regulation 40 of the Public Contracts Regulations 2015. This is not a formal tender process or a call for competition. It remains at the sole discretion of the University as to whether a subsequent procurement exercise will be undertaken following conclusion of the early market engagement.

Interested parties are invited to express an interest in this project through the In-tend portal at

<https://in-tendhost.co.uk/universityofkeele/aspx/Home> and completing and returning the Questionnaire in the Early Market Engagement document through this portal by no later than 12 noon on 19.06.2023.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71315000 - Building services

II.2.3) Place of performance

NUTS codes

- UKG24 - Staffordshire CC

Main site or place of performance

Information provided in the Early Market Engagement document (available to access free of charge through the University's In-tend portal):

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

II.2.4) Description of the procurement

We would welcome responses in the context of the following indicative requirements:

- that the University agrees on the thematic focus of each facility (where this is deemed feasible) with the aim of achieving alignment with our research and education objectives, the needs of the local economy and market demand.
- that the University, as landowner, has the final say on building design before this is submitted for planning approval.
- that the University regulates the occupancy of each facility through an appropriate mechanism to be agreed with the investment partner. This would be broadly in line with its existing occupancy criteria for the Science and Innovation Park, which has enabled significant growth over recent years.
- that the investment mechanism would not require co-investment or borrowing by the University, or create additional contingent liabilities.
- that the partnership does not create any additional revenue costs for the University during the investment period.
- that following a specified period to enable a full return on investment by the partner, the

University is able to take full ownership of the facilities.

- that the facilities are connected to Keele's Smart Energy Network, and as far as possible are smart-enabled to make full use of this feature of the campus environment.
- that facilities meet BREEAM Excellent at the very least, and if possible within this kind of investment approach, BREEAM Outstanding.
- that facilities, however modest, maintain high standards of architectural design, providing a high quality working environment for users, and relating well to the surrounding buildings, landscape and infrastructure.

We would welcome views on how comfortably each of these can be achieved through a long-term investment partnership.

The following features of an investment partnership are seen as desirable:

- Scope for flexibility around the core investment agreement, including for example the ability to respond to specific end user needs, or leverage of public sector funding opportunities.
- Scope for investment in the renewal, replacement or change of use of some of our existing Science & Innovation Park facilities.
- Ability to contribute to the complementary objectives of the campus masterplan in the development approach.
- A realistic revenue return to the University in recognition of historic investment, to support the growth and development of the Science and Park.

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II.3) Estimated date of publication of contract notice

28 August 2023

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

The University will be holding a collective Supplier Site Visit in late May to enable potential suppliers to tour key areas of the Campus, Science & Innovation Park and Development Site. Further details of the Supplier Site Visit will be sent through the In-tend portal. Any questions raised during the Supplier Site Visit and the University's responses will be shared with all suppliers through the In-tend portal.

Following the submission of initial feedback from the completed questionnaires after the stipulated deadline, the University may choose to host a Supplier Engagement Day(s) to obtain further information as part of the Early Market Engagement process. Further information on the Supplier Engagement Day(s) will be provided following submission of your response to the Questionnaire in the Early Market Engagement Document.