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Not applicable

Union Yard / Polden Studios - Purpose Built Student Accommodation - Property Management Services

Rushmoor Borough Council

F14: Notice for changes or additional information

Notice identifier: 2024/S 000-014569

Procurement identifier (OCID): ocds-h6vhtk-044fc5

Published 7 May 2024, 4:29pm

Section I: Contracting authority/entity

I.1) Name and addresses

Rushmoor Borough Council

c/o Rushmoor Borough Council Offices, Farnborough Road

FARNBOROUGH

GU14 7JU

Contact

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Email

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Telephone

+44 1252398183

Country

United Kingdom

Region code

UKJ37 - North Hampshire

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.rushmoor.gov.uk/>

Section II: Object**II.1) Scope of the procurement****II.1.1) Title**

Union Yard / Polden Studios - Purpose Built Student Accommodation - Property Management Services

II.1.2) Main CPV code

- 79993000 - Building and facilities management services

II.1.3) Type of contract

Services

II.1.4) Short description

Rushmoor Borough Council ('the Council') is inviting tenders from suitably qualified and experienced suppliers for the management of a new build 128-bedroom student accommodation development, Polden Studios, located within Aldershot, Hampshire.

Polden Studios forms part of the wider Union Yard development scheme comprising a mix of

residential apartments and new commercial floorspace. The scheme is currently under construction and is due for completion in July 2024.

The Polden Studios development will open from the 13th September 2024 and will provide accommodation to students studying at the University of the Creative Arts (the 'University') in Farnham.

The Council has entered into a Nominations agreement with the University which will provide exclusive access to the accommodation for University's students.

The successful supplier will be appointed via a property management agreement on a management fee basis whereby occupancy risk for take up of the accommodation is held by the University.

The supplier will be paid an agreed management fee for delivery of the required services plus, in order to drive performance & efficiency, an agreed % of the net operating income.

The Council is targeting to have awarded the contract to the successful supplier by 3rd June 2024 to allow for mobilisation in advance of the opening date of 13th September 2024.

The initial contract term will run for approx. 3 years from 17th June 2024 to 31st July 2027. The contract may then be extended in increments of generally no less than 1 year by a further 7 years to a maximum total term duration of 10 years, subject to the agreement and performance of both parties.

The Council's estimated budget for delivery of the services - inclusive of the operator management fee and incentives - is approx. £400,000 for year 1 of the contract, in view of one-off mobilisation costs, and £350,000 per year thereafter. These figures are exclusive of any future increases linked to inflation and / or changes in law.

Tenderers are required to attend an accompanied tour of the site. Two site tours options are offered:

- Thursday 11th April 2024 - 14:00
- Monday 15th April 2024 - 11:00

Interested Tenderers must confirm full names and positions of attendees via the ProContract/SEBP 'Messages & Clarifications' function 24 hours prior to time slot commencement. A maximum of 3 attendees are allowed per supplier.

The Council will also host an online Bidders Briefing via Microsoft (MS) TEAMS on Wednesday 17th April 2024 - 11:00. Interested Tenderers must confirm full names and positions of attendees via the ProContract/SEBP 'Messages & Clarifications' function 24

hours prior to commencement of the briefing.

The Council will run the procurement process in accordance with the 'Open Procedure' as set out within the Public Contracts Regulations (2015). The procurement timetable is set out below.

1. Procurement documents available on Southeast Business Portal - 04.04.24
2. Site tours - 11.04.23 14:00 & 15.04.24 11:00
3. Bidders briefing - 17.04.24 11:00
4. Deadline for requests for clarification - 25.04.24 23:59
5. Tender return deadline - 07.05.24 12:00
6. Presentation and interview (if required)- w/c 13.05.24
7. Notification of award - 20.05.24
8. Standstill period starts - 21.05.24
9. Standstill period ends - 31.05.24 23:59
10. Contract award - 03.06.24

The Council will administrate the procurement process using its e-sourcing system ProContract/SEBP which will be used for:

- Access to and issue of procurement information & documentation
- Pre-tender submission clarification requests and response
- Tender submission
- Tender opening & access to responses
- Post-tender submission clarification requests and response
- Award decision notification & feedback

The system can be accessed free of charge via the following link:

<https://sebp.due-north.com/>

Section VI. Complementary information

VI.6) Original notice reference

Notice number: [2024/S 000-011022](#)

Section VII. Changes

VII.1) Information to be changed or added

VII.1.2) Text to be corrected in the original notice

Section number

II.1.4

Place of text to be modified

Procurement timetable

Instead of

Date

7 May 2024

Local time

12:00pm

Read

Date

28 May 2024

Local time

12:00pm

VII.2) Other additional information

4. Deadline for requests for clarification - 16.05.24 23:59
5. Tender return deadline - 28.05.24 12:00
6. Presentation and interview (if required)- w/c 13.06.24
7. Notification of award - 17.06.24
8. Standstill period starts - 18.06.24
9. Standstill period ends - 27.06.24 23:59
10. Contract award - 28.06.24