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Tender

University of Chichester Project Cornerstone

University of Chichester

F02: Contract notice

Notice identifier: 2022/S 000-020669

Procurement identifier (OCID): ocds-h6vhtk-03570d

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Section I: Contracting authority

I.1) Name and addresses

University of Chichester

College Lane

Chichester

PO19 6PE

Email

Cornerstone@chi.ac.uk

Country

United Kingdom

Region code

UKJ2 - Surrey, East and West Sussex

UK Register of Learning Providers (UKPRN number)

10007137

Internet address(es)

Main address

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

I.3) Communication

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

<https://help.chi.ac.uk/cornerstone>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://help.chi.ac.uk/cornerstone>

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

University of Chichester Project Cornerstone

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The University is seeking to procure an experienced private sector partner to deliver on-campus student residences at both its Bognor Regis and Chichester campuses under a design, build, finance and operate agreement with an anticipated length of 50 years. Some existing stock will be transferred to the private sector partner as part of the arrangement.

It is the University's preference that the agreement will deliver an off-balance sheet transaction (or one that has minimal impact on the University's balance sheet).

The University's primary objective is to create new accommodation and to refurbish existing accommodation on both campuses to meet demand but most importantly provide an affordable, high-quality student and living experience.

Full details of the project are contained within the procurement documents.

II.1.5) Estimated total value

Value excluding VAT: £80,000,000

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
- 71242000 - Project and design preparation, estimation of costs
- 79930000 - Specialty design services
- 98341000 - Accommodation services

II.2.3) Place of performance

NUTS codes

- UKJ2 - Surrey, East and West Sussex

II.2.4) Description of the procurement

The University will enter Competitive Dialogue with potential private sector partners who are shortlisted following the selection phase of the procurement and have demonstrated that they are able to support the University in a Design, Build, Financing and Operation (DBFO) project.

The University is seeking to select a private sector partner to structure and deliver an off-balance sheet transaction under a long-term concession. Interested parties will be invited to put proposals forward that consider:

1. A stock transfer and refurbishment of existing 593 on-campus beds at the University's Bognor Regis Campus (BRC) and Bishop Otter Campus (BOC)
2. Delivery of a 176-bed new build scheme at the University's Bognor Regis Campus.
3. Delivery of a new c. 266-bed scheme at Havenstoke Close to replace the up to 110 beds lost at BOC and 168 beds lost when the University relinquishes short-term off-campus leases.
4. Subject to commercial viability, retention by the University of all the student facing elements (soft FM, marketing, room booking, allocation, pastoral care, welfare support etc.) of operations and resident experience, such that the University remains the 'front door' for students.
5. Full transfer of demand risk on the student residences to the private sector partner with the University retaining the right to nominate up to 100% of the beds on an annual basis.
6. A rent setting mechanism and consultation process that meets the needs of students and investors, the University's comparator institutions, the local rental market and supports the funding and on/off campus structures.
7. Minimising the impact on the University's balance sheet.
8. Meeting the University's requirements around the design and quality of refurbishments and new build projects, in order to ensure a seamless, consistent approach between on and off- campus beds.
9. If commercially possible (balanced against the University's appetite for risk) delivering a Capital Receipt to the University at Financial Close, within the other constraints and requirements of the Project.
10. The potential to extend the partnership to meet future accommodation requirements.
solution

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: £80,000,000

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

Duration in months

636

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

II.2.10) Information about variants

Variants will be accepted: Yes

II.2.11) Information about options

Options: Yes

Description of options

The University may wish to retain the option to include future phases as part of this procurement or to restructure the envisaged project.

II.2.14) Additional information

Variants include in relation to a bond/income strip funding solution

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

30 August 2022

Local time

12:00pm

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

19 September 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.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

London

Country

United Kingdom