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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

Published 28 July 2022, 3:48pm

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

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

University of Chichester

College Lane

Chichester

PO19 6PE

#### **Email**

[Cornerstone@chi.ac.uk](mailto: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

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## **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

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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

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)



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## **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