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Planning

## **Student Accommodation Development Derry~Londonderry**

University of Ulster

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-020714

Procurement identifier (OCID): ocds-h6vhtk-03e32a

Published 18 July 2023, 5:25pm

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

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

University of Ulster

Block X Room X031, Cromore Road

Coleraine

BT52 1SA

#### **Contact**

Donal Quinn

#### **Email**

[d.quinn@ulster.ac.uk](mailto:d.quinn@ulster.ac.uk)

#### **Telephone**

+44 2870123456

**Country**

United Kingdom

**Region code**

UKN - Northern Ireland

**Internet address(es)**

Main address

[www.ulster.ac.uk](http://www.ulster.ac.uk)

**I.3) Communication**

Additional information can be obtained from the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://e-sourcingni.bravosolution.co.uk/web/login.shtml>

**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**

Student Accommodation Development Derry~Londonderry

Reference number

project\_27496

#### **II.1.2) Main CPV code**

- 79993000 - Building and facilities management services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

Student Accommodation Development Derry~Londonderry

#### **II.1.5) Estimated total value**

Value excluding VAT: £150,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 45100000 - Site preparation work
- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work
- 50700000 - Repair and maintenance services of building installations
- 70111000 - Development of residential real estate
- 70210000 - Residential property renting or leasing services

- 70330000 - Property management services of real estate on a fee or contract basis
- 70331000 - Residential property services
- 71200000 - Architectural and related services
- 79710000 - Security services
- 79993000 - Building and facilities management services
- 79993100 - Facilities management services
- 90910000 - Cleaning services

### **II.2.3) Place of performance**

NUTS codes

- UKN0 - Northern Ireland
- UKN0A - Derry City and Strabane

Main site or place of performance

Ulster University's Derry~Londonderry campus.

### **II.2.4) Description of the procurement**

Ulster University is seeking expressions of interest from organisations with an interest in working with us to develop additional student accommodation at our Derry~Londonderry campus. We are seeking innovative ideas or models for a partnership to support the design, build, finance and potential operation of student accommodation.

The University is looking for a partner to bring forward residential-led development through a co-ordinated and phased approach, ensuring alignment with Derry City & Strabane District Council and local community plans. The proposed development will be an important part of the University's ongoing commitment to enhance the student experience and will address the pressing need for additional student accommodation in the city.

The University also believes there is opportunity for private development of accommodation that supports students that are travelling with partners or families with a preference to stay within walking distance to campus, but not within a student village. Developers may wish to inform the University of plans for off-campus student accommodation developments in Derry-Londonderry city.

This Request for Information (RFI) is specifically seeking proposals for the development of

between 400-500 student beds on the University-owned former Foyle College site adjacent to the existing Duncreggan Student Village. It is the University's intention to prioritise investment in accommodation on this site to meet our current growth plans for 2028.

The purpose of this Prior Information Notice (PIN) and Request for Information (RFI) is to invite potential partners to express an interest and provide information to assist with this procurement. The procurement route, duration and type of contract(s) will be determined following this preliminary market consultation and engagement with market participants which will inform the University in its development of options available. It is important to note that this PIN/RFI is not a call for competition, a pre-qualification questionnaire, part of any pre-qualification/selection process or a current tender opportunity. Potential partners will need to express an interest in any future tender opportunity once a Contract Notice is published.

#### **II.2.14) Additional information**

The estimated total value stated above in Section II.1.5 is indicative only; and includes the initial construction costs and rental income.

#### **II.3) Estimated date of publication of contract notice**

31 January 2024

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### **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

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## **Section VI. Complementary information**

### **VI.3) Additional information**

Please note that the Request for Information (RFI) questionnaire for this opportunity will be accessible on the eSourcing NI platform. This RFI questionnaire also contains further information on the opportunity which can be accessed on the following portal website: <https://e-sourcingni.bravosolution.co.uk/web/login.shtml>.

This RFI questionnaire should be completed by interested providers and submitted via eSourcing NI as directed no later than 15 September 2023.

The information contained within this notice may be subject to change within the final Contract Notice published in relation to this opportunity.

The University will, once the Contract Notice and procurement documents have been published, welcome interest from all capable potential providers. However, interested parties are advised that they must ultimately satisfy the minimum requirements of the initial Pre-qualification Questionnaire (PQQ) selection criteria that will be set out in the procurement documents, in order to be considered for shortlisting to proceed to the next stage, award criteria of the procurement process.