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Tender

## **Services Concession Contract for Port Operation Services at the Port of Ramsgate**

Thanet District Council

F24: Concession notice

Notice identifier: 2024/S 000-026229

Procurement identifier (OCID): ocds-h6vhtk-048bd7

Published 16 August 2024, 6:54pm

### **Section I: Contracting authority/entity**

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

Thanet District Council

PO Box 9

Margate

CT91XZ

#### **Contact**

Gemma Paul

#### **Email**

[gemma.paul@thanet.gov.uk](mailto:gemma.paul@thanet.gov.uk)

#### **Telephone**

+44 1843577294

#### **Country**

United Kingdom

**Region code**

UKJ44 - East Kent

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<http://www.thanet.gov.uk>

Buyer's address

<http://www.thanet.gov.uk/>

**I.3) Communication**

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

<https://procontract.due-north.com/Advert/Index?advertId=99171601-ae0e-ee11-8123-005056b64545>

Additional information can be obtained from the above-mentioned address

Applications or, where applicable, tenders must be submitted electronically via

[www.kentbusinessportal.org.uk](http://www.kentbusinessportal.org.uk)

Applications or, where applicable, tenders must be submitted to the above-mentioned address

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Services Concession Contract for Port Operation Services at the Port of Ramsgate

Reference number

DN675347

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

- 63721200 - Port operation services

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

Services

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

Thanet District Council as Statutory Harbour Authority is seeking to award a Services Concession Contract for the operation, equipping, enhancement, promotion, management and maintenance of a 17.8 acre site and two roll on/roll off berths (the "Berths") (which are approximately 2.42 acres) and surrounding portside land at the Port of Ramsgate (the "Site").

The contract will be for an initial period of twenty (20) years, with the option to extend for a further period of five (5) years.

Thanet District Council is conducting the procurement in accordance with the requirements of the Concession Contracts Regulations 2016 (as amended) ("CCR 2016"). Please refer to the procurement documents for further details.

Bidders should note that they will be required to enter into a Non-Disclosure Agreement (NDA) to access certain information which is designated as confidential and/or commercially sensitive. Please refer to the procurement documents for further information.

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

Value excluding VAT: £325,000,000

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

This concession is divided into lots: No

## **II.2) Description**

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

- 45241000 - Harbour construction works
- 63100000 - Cargo handling and storage services
- 63721000 - Port and waterway operation services and associated services
- 63723000 - Berthing services
- 71220000 - Architectural design services
- 98362000 - Port management services

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

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Port of Ramsgate, 21 Military Road, Ramsgate, Kent CT11 9FT

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

Thanet District Council as Statutory Harbour Authority is seeking to award a Services Concession Contract for the operation, equipping, enhancement, promotion, management and maintenance of a 17.8 acre site and two roll on/roll off berths (the "Berths") (which are approximately 2.42 acres) and surrounding portside land at the Port of Ramsgate (the "Site").

The contract will be for an initial period of twenty (20) years, with the option to extend for a further period of five (5) years. Thanet District Council is conducting the procurement in accordance with the requirements of the Concession Contracts Regulations 2016 (as amended) ("CCR 2016").

The Council received a grant from the Levelling Up Fund ("LUF") in 2021, and has committed to allocating part of the LUF funding towards investment in infrastructure at the Site. The Council intends to make £4.5 million LUF funding available to the Concessionaire by way of a grant agreement for the purposes of delivering capital works

at the Site. Bidders will be required, in addition to their proposals for the delivery of the Services, to set out their proposals for delivering any capital works in their tenders.

An overview of the intended procurement process (which includes the ability to have dialogue with shortlisted Bidders) is as follows:

Stage 1 - Combined Qualification and Invitation to Submit Initial Tenders Stage (ISIT Stage)

Stage 2 - Dialogue

Stage 3 - Invitation to Submit Final Tenders

Stage 4 - Preferred Bidder Stage

Stage 5 - Contract Award

Thanet District Council intends to invite a maximum of three (3) Bidders to participate in Dialogue following the ISIT Stage.

Bidders should note that they will be required to enter into a Non-Disclosure Agreement (NDA) to access certain information which is designated as confidential and/or commercially sensitive. Please refer to the procurement documents for further information.

Please see the procurement documents for further details available from the Kent Business Portal contract opportunity page ([www.kentbusinessportal.org.uk](http://www.kentbusinessportal.org.uk)).

#### **II.2.5) Award criteria**

Concession is awarded on the basis of the criteria stated in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £325,000,000

#### **II.2.7) Duration of the concession**

Duration in months

300

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

The contracts entered into as a result of this concession notice shall be subject to English law and the exclusive jurisdiction of the English Courts.

Thanet District Council reserves the right not to enter into any contract or award any contract as a result of this concession notice and to vary or change or not to proceed with this competition at any stage of the procurement process.

Thanet District Council shall not be responsible for any costs incurred by any potential bidder responding to this concession notice.

Please refer to the procurement documentation for important notices in respect of commercially sensitive information and the application of the Freedom of Information Act 2000.

Thanet District Council reserves the right to require potential bidders to enter into a parent company guarantee and/or performance bond.

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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, indication of information and documentation required

Please see the procurement documents for further details - available from the Kent Business Portal contract opportunity page ([www.kentbusinessportal.org.uk](http://www.kentbusinessportal.org.uk)).

Bidders should note that they will be required to enter into a Non-Disclosure Agreement (NDA) to access certain information which is designated as confidential and/or commercially sensitive. Please refer to the procurement documents for further information.

#### **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 concession**

#### **III.2.2) Concession performance conditions**

Not provided

#### **III.2.3) Information about staff responsible for the performance of the concession**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the concession

## **Section IV. Procedure**

### **IV.2) Administrative information**

#### **IV.2.2) Time limit for submission of applications or receipt of tenders**

Date

28 October 2024

Local time

12:00pm

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

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

Bidders are invited to attend a site visit on either the 28 August 2024 or 6 September 2024. Bidders must register their attendance through the Portal at their earliest convenience. The contract value stated in this notice is an estimate only. It is the estimated gross turnover (exclusive of VAT) that a Concessionaire may be able to generate from the provision of the services at the Port of Ramsgate.

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Royal Courts of Justice

London

Country

United Kingdom

#### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

In accordance with Regulations 47 (Notices of decisions to award a concession), Regulation 48 (standstill period) and Regulation 52 (Enforcement of duties through the court) of the Concession Contracts Regulations 2016.