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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): ocids-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

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

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

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).

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.

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).

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

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.