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Tender

Staffordshire University Student Village DBFO Project

Staffordshire University

F02: Contract notice

Notice identifier: 2022/S 000-026481

Procurement identifier (OCID): ocids-h6vhtk-036a57

Published 22 September 2022, 10:31am

Section I: Contracting authority

I.1) Name and addresses

Staffordshire University

College Road

Stoke-on-Trent

ST4 2DE

Contact

Mr Nigel Peake

Email

nigel.peake@staffs.ac.uk

Telephone

+44 1785353316

Country

United Kingdom

Region code

UKG23 - Stoke-on-Trent

Internet address(es)

Main address

<http://www.staffs.ac.uk>

Buyer's address

<http://www.staffs.ac.uk>

I.3) Communication

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

<https://procontract.due-north.com/register>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/register>

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

Staffordshire University Student Village DBFO Project

Reference number

DN631371

II.1.2) Main CPV code

- 79993000 - Building and facilities management services

II.1.3) Type of contract

Services

II.1.4) Short description

Staffordshire University (University) would like to procure a private sector partner to deliver its new student village at its campus in Stoke via design, build, finance and operate (DBFO) arrangement (Project). The Project comprises the new build of approximately 700 (and refurbishment of 297) student beds, the construction of a shared hub facility and the subsequent provision of hard facilities management services for an operational period of up to 50 years.

The University wants to replace the majority of its residential estate with sector leading, highly sustainable accommodation to create a residential offer with a village feel, in a beautiful green environment. The Project is a vital step in providing the facilities to enhance the attractiveness and reputation of the University, and complement the investment which is transforming its non-residential estate.

Further information on the University and the scope of the Project are set out in Section II.2.4 below and the memorandum of information (MOI) forming part of the procurement documents available from the address in Section I.3 above.

II.1.5) Estimated total value

Value excluding VAT: £134,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45214400 - Construction work for university buildings
- 45214700 - Construction work for halls of residence
- 50700000 - Repair and maintenance services of building installations
- 70111000 - Development of residential real estate
- 71220000 - Architectural design services
- 71242000 - Project and design preparation, estimation of costs
- 98341000 - Accommodation services

II.2.3) Place of performance

NUTS codes

- UKG23 - Stoke-on-Trent

II.2.4) Description of the procurement

Enter a description of the object

The University is using the competitive dialogue procedure for the Project. It will dialogue with the shortlisted bidders identified following the selection phase based on their relevant experience, expertise and financial standing.

The University requires the private sector partner to structure and deliver an off-balance sheet transaction (or one that has minimal impact on the University's balance sheet). The University expects the operational term of the Project to be approximately 50 years, during which the partner will be entitled to earn rental income from the accommodation. The University does not expect a capital receipt to be generated from the Project, but does require any contribution it may need to make to the Project to be kept to a minimum. The University's preference is for the first phase of the new facilities to have been completed ahead of the start of the 2025/26 academic year (subject to any agreed phased delivery of the various individual elements of the Project).

In addition, the University will want bidders to develop solutions which address its key objectives for the Project including:

1. Student experience and welfare - The Project will support this through providing new and refurbished housing and associated social and communal space, thus enabling a high-quality, affordable living experience for its students that meets their needs and expectations, now and in the future.
2. Sustainability - The University anticipates that the new and refurbished buildings will be highly sustainable and aspires to target Net Zero Carbon for the new build elements.
3. Design quality - The University is keen to ensure that the quality of the design is a major area of focus throughout the Project. It expects the proposals to contribute towards the quality and setting of the whole of the campus, in order to maintain it as an attractive part of the University's estate and the neighbourhood.
4. Project affordability - The University is seeking for the Project to be self-financing at relatively affordable student rents. Also see comments above on the provision of a capital receipt.
5. Minimal disruption to students during construction and refurbishment - The programme should minimise disruption to students and the community. The University's strong preference is for Clarice Cliff Court to remain operational and available until the equivalent number of new beds are opened, whereupon its refurbishment can begin.
6. Balance sheet treatment – As above, the Project should have minimal impact on the University's balance sheet and not impede the use of its existing and future borrowing facilities.
7. Long-term partnership - The University is seeking a partner whose values and aspirations are aligned to its own in terms of continually striving to improve the student experience.

Further information on the University, the scope and key requirements of the Project are set out in the memorandum of information (MOI) forming part of the procurement documents available from the address in Section I.3 above.

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II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

600

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Maximum number: 3

Objective criteria for choosing the limited number of candidates:

The shortlist of bidders chosen to progress to the dialogue stage will be based on an assessment of information provided in response to the Selection Questionnaire, the evaluation methodology set out in that document in accordance with the relevant provisions of the Public Contracts Regulations 2015.

II.2.10) Information about variants

Variants will be accepted: Yes

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section III. Legal, economic, financial and technical information

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

The University may require specific contract performance conditions relating to certain issues which align with its overall objectives for the Project (including environmental performance and sustainability). Details any such conditions will be set out in the procurement documents.

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

24 October 2022

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

The estimated value of the contract set out in Section II.1.5 is based on the estimated total development costs for the Project plus the estimated net present value of hard FM service costs (excluding lifecycle). In addition, there are other operating costs which have also been estimated at a net present value of approximately £30m relating to the provision of soft FM services, IT, insurance and utilities. These values are the best estimate of the maximum value of the contract calculated by the University as at the date of this notice based on its own modelling and a set of baseline assumptions based on the scope of the Project.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

7 Rolls Building , Fetter lane

London

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

In accordance with the requirements of the Public Contracts Regulations 2015 (PCR 2015), the University will operate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers to provide time for unsuccessful tenderers to challenge the award decision before the contract is entered into. Any communication and/or claims must be made by a tenderer in accordance with the process and timescales set out in the PCR 2015