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Contract

## **SOL - Mell Square - Town Centre Redevelopment and Repurposing**

Solihull Metropolitan Borough Council

F03: Contract award notice

Notice identifier: 2023/S 000-035587

Procurement identifier (OCID): ocds-h6vhtk-030f4a

Published 3 December 2023, 10:38pm

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

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

Solihull Metropolitan Borough Council

Council House, Manor Square

Solihull

B91 3QB

#### **Contact**

Corporate Procurement Service

#### **Email**

[procteam@solihull.gov.uk](mailto:procteam@solihull.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKG32 - Solihull

**Internet address(es)**

Main address

<https://www.solihull.gov.uk/>

Buyer's address

[www.csw-jets.co.uk](http://www.csw-jets.co.uk)

**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**

SOL - Mell Square - Town Centre Redevelopment and Repurposing

Reference number

SOL - 13071

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

- 45000000 - Construction work

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

Works

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

The Council was seeking a development / investment partner with the relevant experience, capability and resources to instigate transformational change at the Site through retail and residential reconfiguration and redevelopment to deliver a balance of uses to attract people into the town centre to live, work and visit, to create a new town centre destination with a strong sense of place. It was proposed that the Council and the successful bidder would enter into a partnering structure that would align the parties' goals and provide a mechanism for the development to be delivered. The Council envisaged this would be through a contractual joint venture approach.

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

This contract is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £300,000,000

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

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

- 45000000 - Construction work

- 70000000 - Real estate services

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

NUTS codes

- UKG32 - Solihull

Main site or place of performance

Solihull

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

The Council is seeking a development / investment partner with the relevant experience, capability and resources to instigate transformational change at the Site through retail and residential reconfiguration and redevelopment to deliver a balance of uses to attract people into the town centre to live, work and visit, to create a new town centre destination with a strong sense of place. It is proposed that the Council and the successful bidder will enter into a partnering structure that will align the parties' goals and provide a mechanism for the development to be delivered. The Council currently envisages this will be through a contractual joint venture approach. The partnering structure will also provide for a joint working governance structure whereby decisions are taken through a project board comprised of both parties. The arrangement is likely to be conditional on agreeing an overall business plan for the development opportunity supported by a detailed masterplan, setting out how the vision for the Site will be realised.

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

Quality criterion - Name: Technical Quality and Social Value / Weighting: 80.00%

Cost criterion - Name: Commercial / Weighting: 20.00%

### **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

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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.2.1) Previous publication concerning this procedure**

Notice number: [2022/S 000-002225](#)

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## **Section V. Award of contract**

### **Contract No**

1

### **Title**

SOL - Mell Square - Town Centre Redevelopment and Repurposing

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

30 November 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 2

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 2

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: No

**V.2.3) Name and address of the contractor**

Muse Places Limited

London

W1W 8AJ

Email

[info@museplaces.com](mailto:info@museplaces.com)

Country

United Kingdom

NUTS code

- UKI32 - Westminster

Internet address

<https://museplaces.com/>

The contractor is an SME

No

**V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £300,000,000

Total value of the contract/lot: £265,000,000

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## **Section VI. Complementary information**

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

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

Royal Courts of Justice

London

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

Solihull Metropolitan Borough Council

Solihull

Country

United Kingdom

#### **VI.4.4) Service from which information about the review procedure may be obtained**

Solihull Metropolitan Borough Council

Solihull

Country

United Kingdom