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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): ocids-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

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

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

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

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](#)

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

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

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