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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

#### 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**

Country

**United Kingdom** 

## 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