

United Kingdom-London: Repair and maintenance services of building installations
OJ S 33/2019 15/02/2019
Contract award notice
Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Middlesex University Higher Education Corporation

Postal address: The Burroughs, Hendon

Town: London

NUTS code: UKI71 Barnet

Postal code: NW4 4BT

Country: United Kingdom

Contact person: Samuel Jackson

E-mail: upohelp@mdx.ac.uk

Internet address(es):

Main address: www.mdx.ac.uk

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

Platt and Writtle House Re-development

Reference number: 2018/S 246-563187

II.1.2. Main CPV code

50700000 Repair and maintenance services of building installations

II.1.3. Type of contract

Works

II.1.4. Short description

Re-development and maintenance of student accommodation.

II.1.6. Information about lots

This contract is divided into lots: no

II.1.7. Total value of the procurement

Value excluding VAT: 125 000 000,00 GBP

II.2. Description

II.2.2. Additional CPV code(s)

45000000 Construction work

II.2.3. Place of performance

NUTS code: UKI71 Barnet

Main site or place of performance: Platt Hall and Writtle House, Chancellor Place, London NW9 5LJ. UNITED KINGDOM

II.2.4. Description of the procurement

Works to re-develop student accommodation and maintenance of site for a period of at least 20 years.

II.2.5. Award criteria

Price

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

II.2.14. Additional information**Section IV: Procedure**

IV.1. Description**IV.1.1. Type of procedure**

Award of a contract without prior publication of a call for competition in the Official Journal of the European Union in the cases listed below

- The procurement falls outside the scope of application of the directive

Explanation:

Platt and Writtle Halls of Residences occupy a site in north London, NW9 on land owned by Middlesex University. These Halls are provided, maintained and operated as part of a larger contract created by a long term funding agreement with a social housing provider that has another 22 years remaining. The site that Platt and Writtle occupy is close to other sites which have undergone recent transformations to high rise dwellings and the University, in need of more locally based student housing have determined that this site could also be increased in density.

These 4 Hall blocks provide approximately 540 bed spaces and the current Platt buildings are over 20 years old are of poor quality and do not meet the expectations of current standards and Writtle House is not fit for purpose and further complicated as it is a conversion of a listed building from around 1910. It is thought that permission from planning authorities could allow as many as 1 500 bed spaces but this has not been fully tested to date.

Due to the uncertainty in the higher education sector the first hall would be completed and operated for a period of time and this would give time for the University and it's provider to take stock of the student marketplace and to assess the needs for more student housing. To ensure that risk to the University is minimised all costs and risks associated with the demolition and rebuild of any new hall would be borne by the housing provider as would all ongoing

management costs to maintain and operate the new halls. It is envisaged that redevelopment would be in stages to match the number of halls and each demolition carries with it the need to find alternative accommodation for students during this time period.

Any stage of redevelopment would have to be via discussions with the current provider and the current contract and all costs in breaking that contract and in several stages would have to be negotiated and compensation paid to that provider as part of the redevelopment costs. This was a thirty 5 year contract where a substantial premium was paid to the University and which was invested in academic provision.

The current contract initially for thirty 5 years would need to be broken and compensation for the remaining premium paid for each stage and therefore extensive discussions and negotiations will have to take place with that provider that would enable changes to be made to the existing contract. It is expected that any new provider would fund the new build, maintain and operate the new halls as they are developed in phases alongside the existing operator until such time as the redevelopment is completed.

IV.1.3. Information about a framework agreement or a dynamic purchasing system

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 in the OJ S: [2018/S 246-563187](#)

IV.2.8. Information about termination of dynamic purchasing system

IV.2.9. Information about termination of call for competition in the form of a prior information notice

Section V: Award of contract

A contract/lot is awarded: yes

V.2. Award of contract

V.2.1. Date of conclusion of the contract

01/02/2019

V.2.2. Information about tenders

Number of tenders received: 1

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

V.2.3. Name and address of the contractor

Official name: Middlesex First Ltd

Town: London

NUTS code: UKI71 Barnet

Country: United Kingdom

The contractor is an SME: yes

V.2.4. Information on value of the contract/lot

Total value of the contract/lot: 125 000 000,00 GBP

V.2.5.

Information about subcontracting

The contract is likely to be subcontracted Value or proportion likely to be subcontracted to third parties Value excluding VAT: 60 000 000,00 GBPProportion: 48 %Short description of the part of the contract to be subcontracted:
Construction works of the re-development

Section VI: Complementary information

VI.3. Additional information

VI.4. Procedures for review

VI.4.1. Review body

Official name: Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.5. Date of dispatch of this notice

12/02/2019