

**UK-Ipswich: construction work for halls of residence**

OJ S 155/2012 14/08/2012

Contract notice

Services

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: University Campus Suffolk  
Postal address: Waterfront Building, Neptune Quay  
Town: Ipswich  
Postal code: IP4 1QJ  
Country: United Kingdom  
Contact person: Finance Department - Procurement  
For the attention of: Head of Procurement  
E-mail: [procurement@ucs.ac.uk](mailto:procurement@ucs.ac.uk)  
Telephone: +44 1473338350

**Internet address(es):**

General address of the contracting authority: <http://www.ucs.ac.uk>  
Address of the buyer profile: <http://www.ucs.ac.uk>  
Electronic access to information: <https://www.delta-esourcing.com/delta>  
Electronic submission of tenders and requests to participate: <https://www.delta-esourcing.com/delta>

**Additional information can be obtained from:**

the abovementioned address

**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:**

the abovementioned address

**Tenders or requests to participate must be submitted:** the abovementioned address

**I.2. Type of the contracting authority**

Body governed by public law

**I.3. Main activity**

Education

**I.4. Contract award on behalf of other contracting authorities**

The contracting authority is purchasing on behalf of other contracting authorities: no

**Section II: Object of the contract**

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**II.1. Description**

**II.1.1. Title attributed to the contract by the contracting authority**

UCS - Student Residences.

**II.1.2. Type of contract and place of performance or delivery**

Services

Service category No 14: Building-cleaning services and property management services

**II.1.3. Information about a framework agreement or a dynamic purchasing system**

The notice involves a public contract

**II.1.4. Information about framework agreement**

**II.1.5. Short description of the contract or purchase(s)**

Construction work for halls of residence. Construction work for multi-dwelling buildings and individual houses. Accommodation services. Accommodation management services. UCS is looking to the supply market for innovative and creative solutions to its requirement for between 400 and 600 student bed spaces. The successful bidder will design, build, finance and operate facilities management services for the new accommodation. UCS requires that any supplier must be able to deliver a minimum of 400 bed spaces. The student bed spaces are required by 1.9.2014. however UCS will consider proposals for providing the accommodation in two phases, provided that a minimum of 400 bed spaces is provided by 1.9.2014 and the balance of rooms are provided by 1.9.2015.

UCS has a parcel of land of approximately 0.9 hectares set aside for the project. Alternatively UCS may consider proposals for off-site developments within 1 mile of its Waterfront Building (IP4 1QJ). It is intended that the selected partner will obtain detailed planning consent for the residences, working together with UCS.

UCS's strategic objectives for the project include the ability of the residences partner to work with UCS to provide an innovative approach to the detailed design and delivery of the new residences. The successful provider will be required to construct suitable student accommodation to UCS determined specifications and such accommodation shall comply with the National Code of Standards for Larger Student Developments.

Following completion of the construction phase the provider shall provide facilities management to ensure the accommodation is a fully serviced facility. During the dialogue stage UCS will discuss with bidders the responsibility of the successful provider and of UCS for the provision of services at the new accommodation. The provider shall in association with UCS provide a long term development plan for the campus that will form a key part of the UCS strategic growth plan over the next 10 years and ensure the student accommodation constructed under this competitive dialogue supports this vision.

**II.1.6. CPV code(s)**

45214700 Construction work for halls of residence, 45211000 Construction work for multi-dwelling buildings and individual houses, 98341000 Accommodation services, 98341100 Accommodation management services

**II.1.7. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: no

**II.1.8. Lots**

This contract is divided into lots: no

**II.1.9. Information about variants**

Variants will be accepted: yes

**II.2. Scope of the procurement**

**II.2.1. Total quantity or scope**

See section II.1.5.

**II.2.2.**

### **Information about options**

Options: no

### **II.2.3. Information about renewals**

This contract is subject to renewal: no

### **II.3. Duration of the contract or time limit for completion**

Duration in months: 240 (from the award of the contract)

## **Section III: Legal, economic, financial and technical information**

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### **III.1. Conditions related to the contract**

#### **III.1.1. Deposits and guarantees required**

UCS reserves the right to require guarantees, deposits, bonds and/or other forms of security.

#### **III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them**

To be set out in the main tender documentation.

#### **III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded**

If the contract is awarded to a joint venture or consortium, UCS may require the joint venture or consortium to form a legal entity before entering into the contract or to sign undertakings that each member will be jointly and severally responsible for the due performance of the contract.

#### **III.1.4. Contract performance conditions**

The performance of the contract is subject to particular conditions: no

### **III.2. Conditions for participation**

#### **III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions: None.

#### **III.2.2. Economic and financial ability**

List and brief description of conditions: To be set in the PQQ.

#### **III.2.3. Technical and professional ability**

List and brief description of conditions:  
To be set in the PQQ.

#### **III.2.4. Information about reserved contracts**

### **III.3. Conditions specific to services contracts**

#### **III.3.1. Information about a particular profession**

Execution of the service is reserved to a particular profession: no

#### **III.3.2. Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract: no

## **Section IV: Procedure**

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#### **IV.1. Type of procedure**

##### **IV.1.1. Type of procedure**

competitive dialogue

##### **IV.1.2. Information about the limits on the number of candidates to be invited**

Envisaged minimum number 3: and Maximum number 5

##### **IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated yes

#### **IV.2. Award criteria**

##### **IV.2.1. Award criteria**

The most economically advantageous tender in terms of Price is not the only award criterion and all criteria are stated only in the procurement documents

##### **IV.2.2. Information about electronic auction**

An electronic auction will be used: no

#### **IV.3. Administrative information**

##### **IV.3.1. File reference number attributed by the contracting authority**

SR2014

##### **IV.3.2. Previous publication concerning this procedure**

no

##### **IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document**

Time limit for receipt of requests for documents or for accessing documents: 10.9.2012 - 12:00  
Payable documents: no

##### **IV.3.4. Time limit for receipt of tenders or requests to participate**

12.9.2012 - 12:00

##### **IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

##### **IV.3.6. Languages in which tenders or requests to participate may be submitted**

English.

##### **IV.3.7. Minimum time frame during which the tenderer must maintain the tender**

##### **IV.3.8. Conditions for opening of tenders**

#### **Section VI: Complementary information**

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##### **VI.1. Information about recurrence**

This is a recurrent procurement: no

##### **VI.2. Information about European Union funds**

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

### **VI.3. Additional information**

UCS reserves the right to cancel or amend the tendering process at any stage, not to award the contract in whole or in part, and does not bind itself to accept any tender. UCS shall not be liable in any circumstances for any costs or expenses incurred by any prospective service provider in responding to this notice or in tendering for the proposed contract.

Section II.3 refers to a contract duration of 20 years. This is the anticipated duration of the lease/contractual arrangements with the successful provider. However, UCS will consider alternative proposals from bidders regarding the lease/contract term.

Suppliers must read through this set of instructions and follow the process to respond to this opportunity. The information and/or documents for this opportunity are available on <https://www.delta-esourcing.com/delta>, you must register on this site to respond. If you are already registered you will not need to register again, simply use your existing username and password. Please note there is a password reminder link on the homepage.

Suppliers must log in, go to your Response Manager and add the following Access Code: 5669A49632. Please ensure you follow any instruction provided to you here.

The deadline for submitting your request to participate is 10.9.2012 12:00. Please ensure that you allow yourself plenty of time when responding to this invitation prior to the closing date and time, especially if you have been asked to upload documents.

If you experience any technical difficulties please contact the Delta eSourcing Helpdesk on call 0845 270 7050 or email [helpdesk@delta-esourcing.com](mailto:helpdesk@delta-esourcing.com). GO Reference: GO-2012810-PRO-4148433.

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

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

Official name: University Campus Suffolk  
Postal address: Waterfront Building, Neptune Quay  
Town: Ipswich  
Postal code: IP4 1QJ  
Country: United Kingdom  
E-mail: [procurement@ucs.ac.uk](mailto:procurement@ucs.ac.uk)  
Telephone: +44 1473338350  
Internet address: <http://www.ucs.ac.uk>

#### **VI.4.2. Review procedure**

#### **VI.4.3. Service from which information about the review procedure may be obtained**

#### **VI.5. Date of dispatch of this notice**

10.8.2012