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Tender

North Campus - Industry Hub

BURNLEY COLLEGE

F02: Contract notice

Notice identifier: 2023/S 000-001610

Procurement identifier (OCID): ocds-h6vhtk-0398ae

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Section I: Contracting authority

I.1) Name and addresses

BURNLEY COLLEGE

Princess Way

BURNLEY

BB120AN

Contact

Stuart Arnfield

Email

newbuildtender@burnley.ac.uk

Telephone

+44 1282733106

Country

United Kingdom

Region code

UKD46 - East Lancashire

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.burnley.ac.uk

Buyer's address

www.burnley.ac.uk

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

www.burnley.ac.uk/newbuildtender

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.burnley.ac.uk/newbuildtender

Tenders or requests to participate must be submitted to the above-mentioned address

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

North Campus - Industry Hub

Reference number

BC08

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

This project comprises the development of the newly acquired North campus be developed to include: the construction of the new Industry Hub building; as well the construction of new infrastructure and landscaping elements.

The proposed works will be procured through a single stage Design & Build route, based on RIBA Stage 4 Design information.

Tenderers are to submit a bid against two options:

- Option 1 being the delivery of the infrastructure and landscaping package only; and
- Option 2 being the delivery of the infrastructure and landscaping package, as well as the a new Industry Hub building.

The proposed works noted under Option 2, notably the construction of the new Industry Hub building will be dependent upon a successful outcome of the DfE funding bid, which is expected in Spring 2023.

The net construction cost is approximately £10 million.

Please note that achievement of a July 2024 completion date is a key requirement for the College to facilitate an opening in September 2024. However any improvement and programme benefit on this completion date will be sought.

II.1.5) Estimated total value

Value excluding VAT: £10,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator
- 71200000 - Architectural and related services
- 71300000 - Engineering services
- 71400000 - Urban planning and landscape architectural services
- 71500000 - Construction-related services
- 71600000 - Technical testing, analysis and consultancy services
- 71700000 - Monitoring and control services

II.2.3) Place of performance

NUTS codes

- UKD46 - East Lancashire

Main site or place of performance

North Campus of Burnley College, Princess Way, Burnley, BB12 0AN.

II.2.4) Description of the procurement

In late 2019, the College carried out a review of the campus and accommodation strategy, leading to a study for a strategic master plan in March 2020. The master plan identified a number of sites on the existing campus, including the teaching building and Sports building extension.

The land to the North of the existing site was identified as the ideal location for an extension to the campus and would provide the College with medium-long term development capacity, the "North Campus" as it has become known.

Instead of simply forming an extended version of the existing campus, the opportunity has been taken to re-think the character of a place for learning. Providing excellent teaching space is a pre-requisite, as is ensuring buildings have a low energy demand with low emissions leading towards net zero carbon is a key objective of the design. In complete contrast to the existing campus is the integration of green landscape space and buildings.

Although close to the town centre with its retail parks and car parks, the North campus is envisaged as a haven with buildings in soft landscape, where proximity to nature becomes part of the student experience at Burnley College.

At the heart of the North Campus is a green space, almost a park with buildings around the perimeter. The need to deal with water has been treated as a positive with storage capacity built into a central lake with swales. This will create a range of distinctive planting zones with various habitats. A linear pedestrian route that will link future buildings defines the eastern edge of the green space, it will also accommodate café and social learning zones that spill out from the ground floors of teaching buildings. From upper floors it is expected that the design of the proposed buildings can take advantage of views towards Pendle and South towards the viaduct.

The central area will include a small sports area to supplement the all-weather pitch on the main campus. This will be provided managed sports provision that will be available for community just as existing facilities are. At the South end of the site a combination of ramp and steps will deal with the change in level between the current and proposed campus.

There is also potential to incorporate a trim trail around the perimeter of the site and

incorporate a performance space to the south of the industry hub with permanent seating as a landscape feature.

Between the linear route and the Calder is the future development zone for teaching buildings. This zone stays outside the 8m easement along the river required by the Environment Agency. Whilst there will be access along the river, it is seen as secondary with minimal footfall. It is intended to be a quite space with limited lighting at night

At the North end of the site will be the Industry Hub. The building will terminate the view and create something of a barrier to motorway noise, but as a two storey structure will not block the views of trees beyond. The ground floor social spaces are linked to a south facing external terrace that will have views of the viaduct and townscape beyond.

The scope of the procurement is to appoint a Principal Contractor for the delivery of the North Campus - Industry Hub project. The successful tenderer/contractor awarded such a contract must be fully available to mobilise in early April 2023.

The Contract terms and conditions will be JCT Design & Build Building Contract (2016), with Special Conditions, which are available as part of the ITT.

The College has procured Project Team and Design Services to complete up to RIBA Stage 4.

The following Design Disciplines are proposed to be novated to the Principal Contractor.

- Architect (lead Designer) - ABW Architects
- Landscape Designer - Milieu Landscape Design
- Civil & Structural Engineering Consultants - Waterman Group.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £10,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

24

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

As outlined in the Invitation to Tender (ITT) documents, which are available at www.burnley.ac.uk/newbuildtender.

Potential tenderers should register their interest by emailing: newbuildtender@burnley.ac.uk

Tender clarifications should also be issued to newbuildtender@burnley.ac.uk

Tender submissions should be sent to newbuildtender@burnley.ac.uk

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

1 March 2023

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

1 March 2023

Local time

2:00pm

Place

Burnley College, Princess Way, Burnley, BB12 0AN.

Tender submissions should be sent via email to newbuildtender@burnley.ac.uk

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

The Strand

London

WC2A2LL

Country

United Kingdom