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Tender

Centre for Digital Healthcare Technology Main Build

Ulster University

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-004556

Procurement identifier (OCID): ocds-h6vhtk-05d5ba ([view related notices](#))

Published 19 January 2026, 6:51pm

Scope

Reference

CfT_6269486

Description

The Contract is for the provision of the Centre for Digital Healthcare Technology (CDHT) Works to Ulster University.

The project will involve the construction of a new six storey building titled "Centre for Digital Health Technology" (CDHT) which is a research and development facility (Use Class B1), comprising of laboratories, office spaces, communal meeting areas, and public realm improvements to Frederick Street.

The proposed site is located on footprint of the current Northland House building, adjacent to the existing Belfast City Centre Ulster University Campus (Block BC). The current Northland House building is located at 2-5a Fredrick Street Belfast, BT1 2NH and will be demolished prior to this appointment being made.

The proposed development maintains its strong physical and visual connection to the

wider Ulster University campus, reinforcing established pedestrian routes and arrival spaces. The building's scale and stepped massing respond sensitively to the surrounding urban context, aligning with neighbouring structures along York Street & Fredrick Street. A refined landscape strategy has been developed to integrate the building seamlessly with its setting, including the removal of the existing boundary wall and the extension of landscaped areas into the adjacent client owned car park to create a more open, cohesive public realm.

Architecturally, the design mirrors the design language of the wider Belfast Campus following a robust brick base and a refined upper façade, featuring high-quality curtain walling, natural stone panels, and glass reinforced concrete fins to enhance depth and street presence. The six-storey front block and two-storey rear podium provide a total GIA of approximately 3,980 m². The building will be constructed primarily in reinforced concrete flat slabs on rotary bored piles socketed into rock, with localised steel framing for roof plant areas. The substructure comprises grouped piles tied with deep pilecaps and perimeter ground beams that provide stability and support for the façade, while internal beams have been rationalised to reduce complexity and improve service coordination.

CDHT is required to achieve a BREEAM 'Excellent' rating low-energy systems and climate-resilient materials are proposed throughout, to achieve a low carbon building. PV panels are installed on the roof, and a green roof is proposed for the two-storey terrace.

Further details about the CDHT construction and design can be found in the supporting documents supplied with this PQQ. As of the time of writing, Q4 2025, the project is expecting a planning decision imminently. Planning was submitted in March 2025 and to date has received no objection from the consultee panel. Further details of the planning application can be found here: Northern Ireland Public Register. The planning application reference is LA04/2025/0477/F).

The University is using Develop and Construct as the project delivery methodology under the Contract.

This tender notice is for the award of a public contract through a competitive flexible procedure in accordance with section 20(1) and (2)(b) of the Procurement Act 2023.

Total value (estimated)

- £19,200,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 3 August 2026 to 31 May 2029
- 2 years, 9 months, 29 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 45200000 - Works for complete or part construction and civil engineering work
- 45210000 - Building construction work

Contract locations

- UKN - Northern Ireland

Participation

Legal and financial capacity conditions of participation

As per Tender documentation.

Technical ability conditions of participation

As per Tender documentation.

Submission

Enquiry deadline

19 February 2026, 3:00pm

Submission type

Requests to participate

Deadline for requests to participate

5 March 2026, 3:00pm

Submission address and any special instructions

Tenders must be submitted electronically via the relevant Call for Tender (CfT) opportunity on eTendersNI, website details immediately below.

Paper submissions will not be accepted or considered and will be rejected by Ulster University.

The tender documents are available with unrestricted and full direct access, free of charge, at: URL <https://etendersni.gov.uk/epps>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Maximum 6 suppliers

Selection criteria:

It is anticipated that, subject to a sufficient number of compliant PQQ Responses being received, a maximum of six (6) Suppliers plus ties (if applicable and as detailed further below) who:

- (1) meet the requirements set out in Sections 5.1 - 5.5 of the Memorandum of Information; and
- (2) achieve the six highest total overall weighted scores for their responses to the technical ability questions of the PQQ Response,

will be invited to submit tenders.

Where there is a tie for a shortlisted place, then all tied Suppliers in that tied position will be invited to tender. A tie is deemed to occur where two or more Suppliers have identical scores or a score within 1 mark (out of a score of 100). For example, if two Suppliers are tied in fifth place, both Suppliers would be shortlisted, and the sixth placed Supplier would not be shortlisted.

Notwithstanding that the University anticipates selecting a maximum of six Suppliers to progress to the tendering stage, it reserves the right to accept fewer than six or, subject to the rules on dealing with Suppliers tied in sixth place, the University reserves the right to select more than six.

Award decision date (estimated)

6 July 2026

Award criteria

Name	Type	Weighting
Commercial Submission	Cost	65%
Social Value	Quality	10.15%
Project Delivery	Quality	8.75%
Programme	Quality	7.00%
Resources, Roles & Responsibilities	Quality	4.55%
Contract & Cost Management	Quality	4.55%

Other information

Description of risks to contract performance

Ulster University reserves the right to hold additional rounds of negotiation / dialogue with tenderers; to require the submission of any further or additional information or tender submissions; to award the Contract following the submission of initial tenders and/or to down-select tenderers at specified points in the process. For the avoidance of doubt, final tenders will not be subject to any negotiation with the University (however, they may be subject to clarification, if required, at Ulster University's absolute discretion). The University reserves the right: to reject any or all PQQ or tender responses and to cancel or withdraw the procurement process at any stage; to award a contract without prior notice; to change the basis of, the procedure and the timescales set out or referred to in the procurement documents; to require a tenderer to clarify its PQQ or tender response in writing and/or provide additional information; to terminate the procurement process; and/or to amend the terms and conditions of the PQQ or tender evaluation process or negotiation process in line with section 31 of the Procurement Act 2023.

Suppliers should note that all dates, time periods and figures in relation to values and volumes specified in this notice and the procurement documents are approximate only and the University reserves the right to change any or all of them.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This Competition is being conducted using the competitive flexible procedure in accordance with the Act. This procedure involves a two-stage tendering process with an initial PQQ stage (which involves application of the Conditions of Participation to shortlist eligible Suppliers) and an award stage (which involves application of the Award Criteria to tender responses submitted by shortlisted eligible Suppliers to determine the most advantageous tender). This MoI is being issued to those Suppliers who have expressed an interest in tendering for the Contract.

In accordance with Section 24 of the Procurement Act 2023, the University may refine award criteria during this Competitive Flexible Procedure. Any refinements will be limited to the criteria already set out in this notice and associated procurement documents, will not alter the overall subject matter or relative weightings, and will be communicated to all suppliers prior to the invitation to submit final tenders. Where a refinement is applied, the University will modify and republish, or provide again, this notice and any associated documents affected.

The University also reserves the right to amend the indicative stages of the Competitive

Flexible Procedure. The process described in this notice is provisional and will be finalised in the tender documentation issued to participating suppliers.

Contracting authority

Ulster University

- Companies House: RC000726
- Public Procurement Organisation Number: PDLT-6268-MWZV

Finance Office

Coleraine

BT52 1SA

United Kingdom

Email: procurement_enquiries@ulster.ac.uk

Website: <http://www.ulster.ac.uk>

Region: UKN0C - Causeway Coast and Glens

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland