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Tender

## **Design & Build of a New Enterprise Engineering and Optics Centre (EEOC), Plas Coch Campus, Wrexham**

Glyndwr University

F02: Contract notice

Notice identifier: 2023/S 000-006481

Procurement identifier (OCID): ocids-h6vhtk-03ae76

Published 6 March 2023, 3:34pm

The closing date and time has been changed to:

**14 April 2023, 12:00pm**

See the [change notice](#).

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Glyndwr University

Plas Coch, Mold Road

Wrexham

LL11 2AW

#### **Email**

[a.staples@glyndwr.ac.uk](mailto:a.staples@glyndwr.ac.uk)

#### **Telephone**

+44 1978293188

**Fax**

+44 1978293188

**Country**

United Kingdom

**NUTS code**

UKL23 - Flintshire and Wrexham

**Internet address(es)**

Main address

<http://www.glyndwr.ac.uk>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0288](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0288)

**I.3) Communication**

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

<http://www.sell2wales.gov.wales>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<http://www.sell2wales.gov.wales>

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<http://www.sell2wales.gov.wales>

**I.4) Type of the contracting authority**

Other type

University

## **I.5) Main activity**

Education

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Design & Build of a New Enterprise Engineering and Optics Centre (EEOC), Plas Coch Campus, Wrexham

Reference number

AS/SD/10/02/2023

#### **II.1.2) Main CPV code**

- 45214400 - Construction work for university buildings

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

This project, the Enterprise Engineering and Optics Centre (EEOC), is a key project to be delivered as part of the North Wales Growth Deal (now Ambition North Wales). The Growth Deal is a partnership between the public sector and the private sector, supported by funding from UK Government and Welsh Government.

The Growth Deal builds on the Growth Vision for North Wales, adopted in 2016: “a confident, cohesive region with sustainable economic growth, capitalising on the success of high value economic sectors and our connection to the economies of the Northern Powerhouse & Ireland.”

The budget for this Design & Build contract is 8.350m GBP(exclusive of VAT),10.02m GBP(including VAT). The estimated build cost is 7.5m GBP(excluding VAT),9.0m GBP(including VAT).

The main Works building project will be procured using a two-stage Design and Build

approach with a JCT Pre-Construction Services Agreement (PCSA) as well as a JCT D&B 2016 Full Form of contract.

The scope of the works include:

Carry out design process for a new 2,187m<sup>2</sup> building at Wrexham and produce costs and all other necessary information to reach financial close

Demolish two small sections of the adjacent engineering building to facilitate the new build

Construct a new low carbon building with net zero operational carbon

Install incoming cables and other services and potentially install PV panels on buildings to meet the operational net zero targets

Move engineering equipment from adjacent buildings, and from St Asaph and Broughton sites, and commission to bring the building operational

NOTE: The building has planning permission, although a S73 application to reflect the designs included in this Invitation to Tender (ITT) pack has been submitted

NOTE: That submissions to discharge the pre-commencement conditions have been made. Note the contractor will take responsibility for all planning and building regulations approvals.

The indicative targeted contract dates will commence from 15th May 2023 until 24th October 2023 for the Pre-Construction Services Agreement (PCSA) stage. The Design & Build contract is estimated to commence in November / December 2023 with construction build to start on site no later than 19th of February 2024.

### **II.1.5) Estimated total value**

Value excluding VAT: £8,350,000

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 45000000 - Construction work
- 45210000 - Building construction work

- 45212340 - Lecture hall construction work
- 45214300 - Construction work for college buildings
- 45214400 - Construction work for university buildings
- 45214600 - Construction work for research buildings
- 45214620 - Research and testing facilities construction work

### **II.2.3) Place of performance**

NUTS codes

- UKL23 - Flintshire and Wrexham

Main site or place of performance

Wrexham, LL11 2AW

### **II.2.4) Description of the procurement**

The University is seeking to procure a contract for Design & Build of a New Enterprise Engineering and Optics Centre (EEOC).

The Contract Notice has been advertised on the Sell2Wales & Find a Tender Service (FTS) websites and the process is being conducted under the Open Procedure of the Public Contracts Regulations 2015 (PCR).

The main Works building project will be procured using a two-stage Design and Build approach with a JCT Pre-Construction Services Agreement (PCSA) as well as a JCT D&B 2016 Full Form of contract.

The procurement process will end in May 2023 with the award of the Pre Construction Services Agreement (PCSA).

Following the completion of the PCSA stage by no later than 24th October 2023, the EEOC project will proceed to Full Business Case (FBC) approval in November 2023. The project will quickly then progress to delivery stage, with the start on site scheduled for no later than 19th February 2024.

For the purpose of the procurement process, this will either result in the second stage as outlined above or a new standalone procurement process being conducted, since the University reserves the right not to proceed to sign a Build Contract with the awarded contractor appointed at the PCSA stage, and where this is the case a new tender exercise would need to be undertaken.

### **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: £8,350,000

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

Start date

15 May 2023

End date

30 June 2025

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

### **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**

Tenderers are welcome to undertake a site visit through appointment only by contacting Paul Moran (Capital Projects Manager). Please contact [p.moran@glyndwr.ac.uk](mailto:p.moran@glyndwr.ac.uk) to book an appointment.

Please note all site visits must be completed before 5.00pm on 29th March 2023 and is subject to the diary availability of the Capital Projects Manager.

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

### **III.1) Conditions for participation**

#### **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

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

The appointed Contractor will be required to contract under a JCT Pre-Construction Services Agreement (PCSA) 2016 as well as a JCT D&B 2016 Full Form of contract if the University decides to enter into a D&B Contract. Amendments to both contracts are set out in the tender documents, which all tenderers must accept.

#### **III.2.3) 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

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## **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: Yes

### **IV.2) Administrative information**

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

Originally published as:

Date

6 April 2023

Local time

12:00pm

Changed to:

Date

14 April 2023

Local time

12:00pm

See the [change notice](#).

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

English, Welsh

#### **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

6 April 2023

Local time

1:00pm

Place

Online through Sell2Wales portal.

Information about authorised persons and opening procedure

The Tenders will be opened 1 hour after the Tender Return Deadline of 12.00pm (noon) on 6th April 2023.

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## **Section VI. Complementary information**

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

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic invoicing will be accepted

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

The Overall Award Criteria for this procurement will be based on 45% Price, 40% Quality and 15% Social Value. Further details are set out in the ITT and Schedule 1 - Appendix 1a

Tender Validity needs to be for 90 days and any information including pricing required for the Design and Build will apply at the second stage and will be valid up to the date the University decides to enter into the D&B Contract (if it decides to proceed to that stage) as stated in the procurement documents.

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at

[https://www.sell2wales.gov.wales/Search/Search\\_Switch.aspx?ID=129627](https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=129627).

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at [https://www.sell2wales.gov.wales/sitehelp/help\\_guides.aspx](https://www.sell2wales.gov.wales/sitehelp/help_guides.aspx).

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

Please see Social Value contract clauses in the PCSA and D&B contracts

(WA Ref:129627)

The buyer considers that this contract is suitable for consortia.

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

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

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom