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Contract

## **Design and Construction of the TIC East and West Buildings**

University of Strathclyde

F03: Contract award notice

Notice identifier: 2023/S 000-006701

Procurement identifier (OCID): ocids-h6vhtk-030c49

Published 8 March 2023, 10:42am

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

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

University of Strathclyde

40 George Street, Procurement Department

Glasgow

G1 1QE

#### **Contact**

Lauren Leitch

#### **Email**

[lauren.leitch@strath.ac.uk](mailto:lauren.leitch@strath.ac.uk)

#### **Telephone**

+44 1415484310

#### **Country**

United Kingdom

**NUTS code**

UKM82 - Glasgow City

**Internet address(es)**

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00113](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00113)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

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

Body governed by public law

**I.5) Main activity**

Education

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## **Section II: Object**

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

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

Design and Construction of the TIC East and West Buildings

Reference number

UOS-22075-2021

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

- 45210000 - Building construction work

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

Works

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

The TIC Zone Development project occupies a key role in cultivating and nurturing Scotland's innovation community, helping bring together researchers, academic administrators, entrepreneurs, public and private investors, and many other key stakeholders.

Central to Strathclyde University's Innovation Strategy is the goal to escalate the impact and reach of the innovation eco-system by creating new centres of expertise. The objectives of this particular project revolve around the further development of this eco-system based on "open innovation" by delivering facilities that will catalyse an Innovation District in the centre of Glasgow anchored by the University.

This will accelerate the impact of creativity and new ideas by crystallising an exciting, co-located community of industry, investors, and academics that will support the growth of six new clusters – Quantum, Space, 5G, Health Technology, Industrial Informatics and FinTech, as well as the three existing cluster groups – Energy, Pharmaceutical Manufacturing, and Enabling Technologies.

It is anticipated that the TIC Zone Development may comprise of two new stand-alone buildings either side of the existing TIC Building (TIC Central) that will accommodate a range of collaborative research facilities at the heart of Scotland's first Innovation District. At 20,000 sqm gross internal area, TIC East is located on High Street, College Street and Shuttle Street. At 10,000 sqm gross internal area, TIC West is located on Ingram Street and Albion Street, south of the Inovo building.

The University is currently exploring the option of accommodating TIC West within the existing estate by means of refurbishment of an existing building.

To ensure that this option is captured in this procurement process the University have set the following Lot structure.

Lot 1- Design and Construction of a new build TIC East and TIC West

Lot 2- Design and Construction of a new build TIC East

Lot 3- Design and Refurbishment of TIC West

The University reserves the right at any time during the Procurement, to

- (i) Change the basis of or the procedures for the Procurement;
- (ii) Amend, clarify, add to, or withdraw, all, or any part of the Procurement;
- (iii) Vary any timetable or deadline set-out in the Procurement documents; or
- (iv) Cancel all or part of the Procurement;
- (v) Award one or more Lots, or no Lots

The University reserves the right to award a contract on the basis of initial tenders without negotiation.

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

This contract is divided into lots: Yes

### **II.2) Description**

#### **II.2.1) Title**

Design and Refurbishment of TIC West

Lot No

3

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

- 45210000 - Building construction work

- 45211350 - Multi-functional buildings construction work
- 45213100 - Construction work for commercial buildings
- 45214400 - Construction work for university buildings
- 45214610 - Laboratory building construction work
- 45214600 - Construction work for research buildings

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

NUTS codes

- UKM82 - Glasgow City

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

The University is currently exploring the option of accommodating TIC West within the existing estate by means of refurbishment of an existing building. Therefore lot comprises of the design and refurbishment of an existing building on campus.

Glasgow City Innovation District (GCID) by definition, seeks to provide innovative solutions to the climate emergency. The University has already set out a plan to engage with this challenge and to create a Climate Neutral Innovation District working and collaborating with 15 other local and national stakeholders to create a 100% renewable energy, transport, adaptation, and wellbeing district. The university considers Passivhaus buildings to be one element of this plan, and this project will deliver a building, designed, constructed, and certified to Passivhaus standard that will provide high levels of occupant comfort while using very little energy for heating and cooling.

Glasgow City Innovation District is a hub for entrepreneurship, innovation, and collaboration, and is transforming the way academia, business, industry, and the city collaborate to bring competitive advantage to Scotland. The model – which is recognised for improving productivity, creating jobs, and attracting inward investment in several cities around the globe – brings together researchers and high-growth firms with technology and creative start-ups, to work side-by-side in vibrant, walkable innovation communities.

The design of this building shall be informed by Stakeholder Consultation and brief development in order to understand the particular requirements of the many users involved with the facility. In essence, this facility is about creating an open and collaborative environment where knowledge and creativity can be shared. The building should encourage the merging of physical, networking, and economic assets – all working together to create an innovation ecosystem that facilitates idea generation and accelerates commercialisation.

It is the University's intention to utilise the NEC4 ECC Option A- Priced Contract with activity schedule as supplemented and amended by the University's Z Clauses- Additional conditions of contract. The Z Clauses will be made available at Stage 2. This contract will be a design and build contract.

The contract will be a two stage Design and Build with Stage 1 including a pre-construction services agreement whereby the contractor shall provide the services in respect of design, construction methodology and determining the tendering for works packages. Stage 2 of the Design and Build process will comprise of a building contract.

Please refer to the procurement documents contained within PCS-T for additional details of the requirement, these should be referred to when answering the SPD, particularly in relation to technical and professional ability.

### **II.2.5) Award criteria**

Quality criterion - Name: Technical / Weighting: 40

Price - Weighting: 60

### **II.2.11) Information about options**

Options: Yes

Description of options

In line with 72 - Modification of Contracts During their Term, of the Public Contracts (Scotland) Regulations 2015, this Contract may be modified without a new procurement procedure in accordance with this Part in some cases.

### **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) Description**

### **II.2.1) Title**

Design & Construction of a new build TIC East and TIC West

Lot No

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

- 45210000 - Building construction work
- 45211350 - Multi-functional buildings construction work
- 45213100 - Construction work for commercial buildings
- 45214400 - Construction work for university buildings
- 45214610 - Laboratory building construction work
- 45214600 - Construction work for research buildings

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

NUTS codes

- UKM82 - Glasgow City

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

It is anticipated that the TIC Zone Development may comprise of two new stand-alone buildings either side of the existing TIC Building (TIC Central) that will accommodate a range of collaborative research facilities at the heart of Scotland's first Innovation District. At 20,000 sqm gross internal area, TIC East is located on High Street, College Street and Shuttle Street. At 10,000 sqm gross internal area, TIC West is located on Ingram Street and Albion Street, south of the Inovo building.

Glasgow City Innovation District (GCID) by definition, seeks to provide innovative solutions to the climate emergency. The University has already set out a plan to engage with this challenge and to create a Climate Neutral Innovation District working and collaborating with 15 other local and national stakeholders to create a 100% renewable energy, transport, adaptation, and wellbeing district. The university considers Passivhaus buildings to be one element of this plan, and this project will deliver two buildings, designed, constructed, and certified to Passivhaus standard that will provide high levels of occupant comfort while using very little energy for heating and cooling.

Glasgow City Innovation District is a hub for entrepreneurship, innovation, and collaboration, and is transforming the way academia, business, industry, and the city collaborate to bring competitive advantage to Scotland. The model – which is recognised for improving productivity, creating jobs, and attracting inward investment in several cities around the globe – brings together researchers and high-growth firms with technology and creative start-ups, to work side-by-side in vibrant, walkable innovation communities.

This design to date has been informed by Stakeholder Consultation and brief development in order to understand the particular requirements of the many users

involved with the facility. In essence, this facility is about creating an open and collaborative environment where knowledge and creativity can be shared. The buildings should encourage the merging of physical, networking, and economic assets – all working together to create an innovation ecosystem that facilitates idea generation and accelerates commercialisation.

It is the University's intention to utilise the NEC4 ECC Option A- Priced Contract with activity schedule as supplemented and amended by the University's Z Clauses- Additional conditions of contract. The Z Clauses will be made available at Stage 2. This contract will be a design and build contract.

The contract will be a two stage Design and Build with Stage 1 including a pre-construction services agreement whereby the contractor shall provide the services in respect of design, construction methodology and determining the tendering for works packages. Stage 2 of the Design and Build process will comprise of a building contract.

It is anticipated that TIC East will be delivered first with TIC West following.

Please refer to the procurement documents contained within PCS-T for additional details of the requirement, these should be referred to when answering the SPD, particularly in relation to technical and professional ability.

#### **II.2.5) Award criteria**

Quality criterion - Name: Technical / Weighting: 40

Price - Weighting: 60

#### **II.2.11) Information about options**

Options: Yes

Description of options

In line with 72 - Modification of Contracts During their Term, of the Public Contracts (Scotland) Regulations 2015, this Contract may be modified without a new procurement procedure in accordance with this Part in some cases.

#### **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**



The stages of this CPN are a Call for Competition- Invitation to Participate (Stage 1); Invitation to Tender (Initial Stage 2); Negotiation - if deemed necessary, the University reserve the right to negotiate on the based on Tender Submission for Initial Stage 2 ( Negotiation Stage 3); Invitation to Tender (Final Stage 4).

## **II.2) Description**

### **II.2.1) Title**

Deisgn and Construction of a new build TIC East

Lot No

2

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

- 45210000 - Building construction work
- 45211350 - Multi-functional buildings construction work
- 45213100 - Construction work for commercial buildings
- 45214400 - Construction work for university buildings
- 45214610 - Laboratory building construction work
- 45214600 - Construction work for research buildings

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

NUTS codes

- UKM82 - Glasgow City

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

It is anticipated that the TIC Zone Development may comprise of a new stand-alone building next to the existing TIC Building (TIC Central) that will accommodate a range of collaborative research facilities at the heart of Scotland's first Innovation District. At 20,000 sqm gross internal area, TIC East is located on High Street, College Street and Shuttle Street.

Glasgow City Innovation District (GCID) by definition, seeks to provide innovative solutions to the climate emergency. The University has already set out a plan to engage with this challenge and to create a Climate Neutral Innovation District working and collaborating with 15 other local and national stakeholders to create a 100% renewable

energy, transport, adaptation, and wellbeing district. The university considers Passivhaus buildings to be one element of this plan, and this project will deliver a building, designed, constructed, and certified to Passivhaus standard that will provide high levels of occupant comfort while using very little energy for heating and cooling.

Glasgow City Innovation District is a hub for entrepreneurship, innovation, and collaboration, and is transforming the way academia, business, industry, and the city collaborate to bring competitive advantage to Scotland. The model – which is recognised for improving productivity, creating jobs, and attracting inward investment in several cities around the globe – brings together researchers and high-growth firms with technology and creative start-ups, to work side-by-side in vibrant, walkable innovation communities.

This design to date has been informed by Stakeholder Consultation and brief development in order to understand the particular requirements of the many users involved with the facility. In essence, this facility is about creating an open and collaborative environment where knowledge and creativity can be shared. The building should encourage the merging of physical, networking, and economic assets – all working together to create an innovation ecosystem that facilitates idea generation and accelerates commercialisation.

It is the University's intention to utilise the NEC4 ECC Option A- Priced Contract with activity schedule as supplemented and amended by the University's Z Clauses- Additional conditions of contract. The Z Clauses will be made available at Stage 2. This contract will be a design and build contract.

The contract will be a two stage Design and Build with Stage 1 including a pre-construction services agreement whereby the contractor shall provide the services in respect of design, construction methodology and determining the tendering for works packages. Stage 2 of the Design and Build process will comprise of a building contract.

Please refer to the procurement documents contained within PCS-T for additional details of the requirement, these should be referred to when answering the SPD, particularly in relation to technical and professional ability.

#### **II.2.5) Award criteria**

Quality criterion - Name: Technical / Weighting: 40

Price - Weighting: 60

#### **II.2.11) Information about options**

Options: Yes

## Description of options

In line with 72 - Modification of Contracts During their Term, of the Public Contracts (Scotland) Regulations 2015, this Contract may be modified without a new procurement procedure in accordance with this Part in some cases.

### **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**

The stages of this CPN are a Call for Competition- Invitation to Participate (Stage 1); Invitation to Tender (Initial Stage 2); Negotiation - if deemed necessary, the University reserve the right to negotiate on the based on Tender Submission for Initial Stage 2 ( Negotiation Stage 3); Invitation to Tender (Final Stage 4).

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## **Section IV. Procedure**

### **IV.1) Description**

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

Competitive procedure with negotiation

#### **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: [2022/S 000-001456](#)

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## **Section V. Award of contract**

### **Lot No**

1

### **Title**

Design & Construction of a new build TIC East and TIC West

A contract/lot is awarded: No

### **V.1) Information on non-award**

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

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## **Section V. Award of contract**

### **Lot No**

2

### **Title**

Deisgn and Construction of a new build TIC East

A contract/lot is awarded: No

### **V.1) Information on non-award**

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

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## **Section V. Award of contract**

### **Lot No**

3

### **Title**

Design and Refurbishment of TIC West

A contract/lot is awarded: No

### **V.1) Information on non-award**

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

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## **Section VI. Complementary information**

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

Exclusion Grounds:

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

Project Bank Account:

The University intends to implement a Project Bank Account (PBA) on this project.

Please refer to the Scottish Government guidance in relation to PBA's by following the link noted below.

<https://www.gov.scot/publications/construction-projects-implementing-project-bank-accounts/>

(SC Ref:725051)

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

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

Glasgow Sheriff Court and Justice of the Peace Court

1 Carlton Place

Glasgow

G5 9DA

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

An economic operator that suffers, or risks suffering, loss or damage attributable to a breach of duty under the Public Contract (Scotland) Regulations 2015 (SSI2015/446) as amended) may bring proceedings to the Sheriff Court or the Court of Session.