Planning

Project for the Design & Construction of the Charles Huang Advanced Technology & Innovation Centre (CH-ATIC)

University of Strathclyde

F01: Prior information notice
Prior information only
Notice identifier: 2024/S 000-006720
Procurement identifier (OCID): ocds-h6vhtk-0444cf
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Section I: Contracting authority

I.1) Name and addresses

University of Strathclyde

McCance Building, 16 Richmond Street

Glasgow

G1 1XQ

Contact

Kenneth Carlin, Category Manager

Email

kenneth.carlin@strath.ac.uk

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

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Additional information can be obtained from 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

Project for the Design & Construction of the Charles Huang Advanced Technology & Innovation Centre (CH-ATIC)

Reference number

UOS-26288-2023

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

This Prior Information Notice (PIN) relates to the appointment of a works / construction contractor for the Project for the Design & Construction of the Charles Huang Advanced Technology & Innovation Centre (CH-ATIC) (UOS-26288-2023) at the University of Strathclyde.

II.1.5) Estimated total value

Value excluding VAT: £18,300,542

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
- 45211350 - Multi-functional buildings construction work

- 45211360 - Urban development construction work
- 45214000 - Construction work for buildings relating to education and research
- 45214400 - Construction work for university buildings

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

University of Strathclyde.

II.2.4) Description of the procurement

The building to be known as the Charles Huang Advanced Technology & Innovation Centre (CH-ATIC) is located on John Street, bounded by the Royal College Building to the south, the Thomas Graham Building on the north, and the James Weir Building behind, and was formerly used as the University of Strathclyde Students' Association (USSA) Building. Originally constructed with 8 levels plus a mezzanine at level 8, and a rooftop apartment in the late 1950s, the building was further extended to the side and rear in the 1970s. The existing GIFA is 5,535m2. Design is expected to commence around May 2024 to achieve a planning application in Autumn 2024, and a building warrant application around November/December 2024. RIBA Stage 5 is expected to run from Spring 2025 to Summer 2026.

CH-ATIC will deliver a state-of-the-art Innovation & Entrepreneurship Hub that enhances the University’s delivery of one of the UK’s most dynamic and successful ecosystems for the creation of high potential innovation driven enterprises. CH-ATIC will also connect to the wider innovation district to support start-ups and SMEs to ensure inclusive growth and broaden the reach of our industry-led clusters through our collaborative R&D programmes and engagement activities. Aligning with the UK and Scottish Governments’ commitment to net zero, CH-ATIC will aim to create an exemplar climate neutral building that responds to the climate emergency, and reflects innovative design and construction methods so that, as far as possible, the building is carbon neutral for energy and adapted to climate change. They will also escalate learning and deployment of innovative technologies, and construction solutions as we transition to net zero.

The project objectives, include, however, are not limited to:

- Working to a maximum construction contract value of c. GBP 18million, maximise the working space within the 8 floors, c. 60,000 square feet (5,535 sqm), and create a welcoming entrance to the building, with a new front façade and internal reception area:

- Refurbish the existing building to the design standard(s) / framework(s) specified by the University, it is envisaged that this will be as close to EnerPHit standard as possible, however, may include targets from other standards / frameworks (such as RIBA Sustainable Outcomes (2030) / Net Zero Public Sector Buildings Standard). This is in keeping with the University's KPI16 commitment to achieve net zero by 2040 by targeting a saving of around two thirds of embodied carbon as compared with a new building, whilst targeting net zero in operation; and

- Create open, inclusive working spaces for multiple groups notionally (and flexibly) split by cluster (5G, Industrial Informatics, Fintech, HealthTech and Space), and organisation (University and non-University / partner spaces), that respond to the need for collaborative, quiet, private and group working spaces, promote collaboration and chance-encounters and encourage people to come into, stay and interact within the building.

Please note, the anticipated construction strategy is to adopt a two-stage design & build, whereby the University is intending to tender / appoint a Contractor under a PCSA during RIBA Stage 3 – Developed Design. At the end of RIBA Stage 4 – Technical Design, the University will either enter a works / construction contract with the same Contractor appointed under a PCSA, and tender the work packages via that same Contractor, or will conduct a new tender exercise to appoint a Contractor.

Please note, the University intends to novate only the Architect, M&E Engineer, and Civil / Structural Engineer to the appointed Contractor for the works / construction, prior to commencement of RIBA Stage 5 – Construction. Subconsultants will also novate as required, with reports to be assigned accordingly.

II.2.14) Additional information

Please note, the information contained within this Prior Information Notice (PIN) is subject to change.

II.3) Estimated date of publication of contract notice

30 August 2024

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

The University of Strathclyde may conduct further market engagement with interested parties as per Regulation 41 - Preliminary Market Consultation, of The Public Contracts (Scotland) Regulations 2015. As such, all interested parties must register their interest no later than 12 noon on the 29 March 2024.

Please note, the route to market / tendering procedure for this opportunity has still to be determined.

Please note, it is envisaged that in addition to working with the design team through RIBA Stages 3 and 4 to help develop the most economic design to fit the budget, the PCSA contractor will also arrange / complete a range of enabling works in regards to non-structural downtakings and opening up of the structure, and assist in completing detailed surveys and reports to test and confirm the accuracy of the asbestos register, oversee asbestos removals (via the University's appointed specialist(s) / Contractor(s)), and establish plumbness and levels, in addition to any further testing/surveys that will help to de-risk the project and minimise late changes resulting from subsequent discovery of issued. The PCSA contractor will advise on the extent of downtakings which would be non-warrantable, and liaise with the local BCO to confirm compliance

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=759143.

(SC Ref:759143)