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Contract

Estates: Main Contractor for Younger Hall Refurbishment

University of St Andrews

F03: Contract award notice

Notice identifier: 2021/S 000-008884

Procurement identifier (OCID): ocds-h6vhtk-02aa25

Published 26 April 2021, 12:54pm

Section I: Contracting authority

I.1) Name and addresses

University of St Andrews

The Old Burgh School, Abbey Walk

St Andrews

KY16 9LB

Contact

Adrian Wood

Email

procurement@st-andrews.ac.uk

Telephone

+44 1334462523

Country

United Kingdom

NUTS code

UKM72 - Clackmannanshire and Fife

Internet address(es)

Main address

<http://www.st-andrews.ac.uk/procurement/>

Buyer's address

<https://www.st-andrews.ac.uk/media/procurement/buyer-profile.pdf>

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

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Estates: Main Contractor for Younger Hall Refurbishment

Reference number

EST/030719/MO/SL

II.1.2) Main CPV code

- 45214400 - Construction work for university buildings

II.1.3) Type of contract

Works

II.1.4) Short description

Main Contractor for Younger Hall refurbishment at the University of St Andrews.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £5,899,189

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKM72 - Clackmannanshire and Fife

Main site or place of performance

UK-St Andrews

II.2.4) Description of the procurement

University of St Andrews – Estates: Main Contractor for Younger Hall Refurbishment

The Younger Hall is located on North Street in St Andrews. Constructed between 1923 and 1929, it is Category B Listed and is part of the St Andrews Conservation Area. The building is owned by the University of St Andrews and is used for graduations, teaching, exams, performances and concerts.

The existing building has a steel frame with concrete floor and roof slabs. External walls are polished and dressed ashlar, primarily Cullaloe sandstone with Portland stone to the south elevation columns and pediment. Roofs are a mixture of clay pan tile pitched roofs and lead flat roofs. Rainwater goods are cast iron, external railings and gates are wrought iron and windows are steel framed.

The purpose of the project is to improve flexibility, functionality, accessibility and toilet provision for the building. The building will continue to be used for graduations, exams, performances and concerts but the primary use will be for lectures and teaching.

To improve access to the building, new external landscaping will provide accessible entrances on 3 sides of the building. Within the building, new ramps and passenger lifts will provide access to areas previously only accessible by stair, new platform lifts will provide access to the stage and a new stage lift will allow movement of loose furniture and equipment from storage in the basement.

A new stage, removable rostra and seating will be provided in the Hall, the rostra and seating being stored in the basement using the new stage lift. Fixed seating will be provided to the lower gallery areas where the existing tiers will be adjusted to improve sight lines to the new stage.

All of the existing services will be removed, and the building will be provided with new services throughout. In conjunction with this, new audio-visual equipment will be installed to facilitate the various building uses. Services will be concealed with the main distribution running in existing and new risers and ducts and wiring in rooms being ragging into the existing walls and ceilings and re-plastered over. New decorative finishes, curtains and blinds will be provided throughout. New materials will be in keeping with the existing building and will include stone to the external landscaping and extension walls, glazed screens and doors to the extension and glazed doors in the existing foyer, hardwood wall panelling, flooring, doors and joinery work, new wall and floor tiling and reuse of existing salvaged wall tiling in some areas.

The existing retained building finishes will require to be carefully protected throughout the project, in particular the existing marble, terrazzo, tiling and sprung dance floor. The works generally, but in particular the services installation, will require detailed sequencing and co-ordination with the existing building fabric and the new extension to achieve the project aims.

An asbestos refurbishment survey has been completed and there will be an element of asbestos removal and fabric reinstatement in the project.

The Main Contractor will require to work collaboratively with the Design Team, the University estates department and other potential partner projects in and around the site and must be able to demonstrate a robust understanding and experience of working with historic listed buildings in a busy town centre on a noise sensitive site surrounded by occupied buildings.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Cost criterion - Name: Cost / Weighting: 40

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

All tenders for the University of St Andrews are administered through our e-Tending System (In-Tend). To Express an Interest please go to our tender web-site at <https://in-tendhost.co.uk/universityofstandrews>

Please note that '@notes of Interest' placed via PCS (Public Contracts Scotland) are not automatically accepted.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted 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.2.1) Previous publication concerning this procedure

Notice number: [2019/S 128-311822](#)

Section V. Award of contract

Contract No

EST/030719/MO/SL

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

20 April 2021

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 4

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Taylor and Fraser

117 Abercorn Street

Paisley

PA3 4DH

Telephone

+44 1418876151

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £5,899,189

Section VI. Complementary information

VI.3) Additional information

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(SC Ref:651996)

VI.4) Procedures for review

VI.4.1) Review body

Dundee Sheriff Court

6 West Bell Street

Dundee

DD1 9AD

Telephone

+44 1382229961

Country

United Kingdom

Internet address

<http://www.st-andrews.ac.uk/staff/money/procurement/>

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The University of St Andrews will incorporate a minimum of 10 calendar day standstill period at the point of information on the award of the contract being communicated to tenderers. This period allows unsuccessful tenderers to seek further debriefing from the contracting authority before the contract is entered into. Applicants have 2 working days

from the notification of the award decision to request additional debriefing and that information has to be provided a minimum of 3 working days before the expiry of the standstill period. Such additional information should be requested from The University of St Andrews.

If an appeal regarding the award of contract has not been successfully resolved The Public Contracts (Scotland) Regulations 2012 provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rule to take action in the Sheriff Court or Court of Session.

Anyone bringing court proceedings against the University of St Andrews must inform the University of St Andrews in advance of the alleged breach and its intention to bring proceedings. Any such action must be brought within 15 days of the date on which a decision is sent to them or published to challenge that decision.

Proceedings seeking an ineffectiveness order must be brought within 30 days of the publication of the contract award notice in the OJEU, or 30 days from the date of a decision letter to all tenderers concerned, and any candidates concerned, containing a summary of the reason for the recipient being unsuccessful, otherwise 6 months from the date of entering into the contract or concluding the framework agreement.

Where a contract has not been entered into the Court may, by interim order, suspend the procurement procedure. The court may also set aside a decision or actions taken by the University or order it to amend and document; and/or award damages. However, by express requirement the court may decide not to grant an interim order when the negative consequences of such an order are likely to outweigh the benefits, having regard to a number of considerations.

If the contract has been entered into the Court may, depending on the nature of the breach: make an ineffectiveness order; impose a financial penalty; shorten the duration of the contract; make any other order considered appropriate to address the consequences of ineffectiveness or shortening the duration of the contract; award damages.