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Contract

Estates: Main Contractor for Student Accommodation at Gap Site 3 North Haugh

University of St Andrews

F03: Contract award notice

Notice identifier: 2023/S 000-009831

Procurement identifier (OCID): ocids-h6vhtk-03999d

Published 4 April 2023, 3:32pm

Section I: Contracting authority

I.1) Name and addresses

University of St Andrews

Walter Bower House, Eden Campus

Guardbridge

KY16 0US

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.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00111

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 Student Accommodation at Gap Site 3 North Haugh

Reference number

EST/230123/RF/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 Student Accommodation at Gap Site 3, North Haugh, University of St Andrews.

II.1.6) Information about lots

This contract is divided into lots: No

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 Student Accommodation at Gap Site 3 North Haugh

The University of St Andrews has committed to increase their residential capacity and improve the quality and range of accommodation available for students. This plan will fulfil a commitment to the town that wherever possible, the University will provide modern, university-managed accommodation for students to reduce the pressure on the private housing market within St Andrews.

Gap Site 3 is a single new-build project within a development programme, which will create 155 No. additional bedrooms at the North Haugh, St Andrews. Gap Site 3 has been designed to build upon the success of the recently developed residences, Powell Hall and Whitehorn Hall. Gap Site 3 will utilise an established high-quality bedroom design and incorporate successful communal and social design elements, to ensure a strong sense of community within the new building. Securing BREEAM “Excellent” and an EPC Rating “A” are key components of the Brief.

The site is vacant and located between Agnes Blackadder Hall and Andrew Melville Hall. Planning Consent was granted by Fife Council during February 2022.

The primary structure is proposed to be a concrete frame and the building will primarily take heat from the existing district heating network with an electric back-up system.

The building is to be delivered using a single-stage design and build method and practical completion of the Works is targeted during May 2025. This approach will facilitate the University's bedding-in period during Summer 2025, prior to student occupation during September 2025. Careful consideration of the construction methodology will be key as the Works will be undertaken within a live campus environment.

The estimated cost of construction is 18M GBP.

The development and funding strategy is currently being considered by the University. The University of St Andrews may therefore not be the contracting entity.

II.2.5) Award criteria

Quality criterion - Name: as per procurement docs / Weighting: 100

Price - Weighting: 0

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 eTendering System (InTend). To Express an Interest please go to our tender website at <https://intendhost.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: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-001963](#)

Section V. Award of contract

Contract No

EST/230123/RF/SL

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

Section VI. Complementary information

VI.3) Additional information

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(SC Ref:728296)

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

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.

The anticipated review body in such cases would be:

Dundee Sheriff Court

6 West Bell Street

Dundee

DD1 9AD

Telephone: +44 1382 229 961

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.