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Contract

QUB/2377/23 - iREACH (Institute of Research Excellence for Advanced Clinical Healthcare) Building Contractor

Queen's University Belfast

F03: Contract award notice

Notice identifier: 2024/S 000-010055

Procurement identifier (OCID): ocds-h6vhtk-03bd5b

Published 27 March 2024, 1:33pm

Section I: Contracting authority

I.1) Name and addresses

Queen's University Belfast

Purchasing Office, University Road

Belfast

BT7 1NN

Contact

Jackie Glackin

Email

j.glackin@qub.ac.uk

Telephone

+44 2890973026

Country

United Kingdom

NUTS code

UKN06 - Belfast

Internet address(es)

Main address

<https://www.qub.ac.uk/>

Buyer's address

<https://www.qub.ac.uk/directorates/FinanceDirectorate/visitors/procurement/>

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

QUB/2377/23 - iREACH (Institute of Research Excellence for Advanced Clinical Healthcare)
Building Contractor

Reference number

QUB/2377/23

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Part of the Belfast Region City Deal (BRCD) programme, this project is for the Construction of iREACH (Institute of Research Excellence for Advanced Clinical Healthcare), with the aim of extending capacity for clinical trials and have a wide-reaching public benefit. The iREACH project will include the construction of two new buildings split across two sites on the Lisburn Road in Belfast, close to the Queen's campus and with part of the development being within the bounds of the Belfast City Hospital site. The project will also include demolition. This tender exercise will follow the 2-stage restricted procedure. Economic Operators shortlisted at Stage 1: PQQ will then be invited to tender for Stage 2: ITT. The project is utilising the 'Traditional Two Stage' procurement methodology. Stage 1: Pre-Construction Period. Stage 2: Construction Period.

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: £34,600,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 71334000 - Mechanical and electrical engineering services
- 45214000 - Construction work for buildings relating to education and research

II.2.3) Place of performance

NUTS codes

- UKN06 - Belfast

Main site or place of performance

Lisburn Road, Belfast, Northern Ireland

II.2.4) Description of the procurement

Part of the Belfast Region City Deal (BRCD) programme, this project is for the Construction of iREACH (Institute of Research Excellence for Advanced Clinical Healthcare), with the aim of extending capacity for clinical trials and have a wide-reaching public benefit. This tender exercise will follow the 2-stage restricted procedure. Economic Operators shortlisted at Stage 1: PQQ will then be invited to tender for Stage 2: ITT. The Site The iREACH project will include the construction of two new buildings split across two sites on the Lisburn Road in Belfast, close to the Queen's campus and with part of the development being within the bounds of the Belfast City Hospital site. Site A: City Hospital Car Park • (Clinical Research Innovation Centre): will accommodate industry tenants, clinical trial setup infrastructure to undertake patient studies and the Health Innovation Hub. • This site is currently in the final stages of acquisition for development by Queen's. • The site is currently a surface carpark with barrier access however a recent project by the Belfast Trust has resulted in installation of a significant water storage tank and associated infrastructure. Site B: Radius Housing Site • Site B (Translational Clinical Research Facility): will accommodate mainly office provision and Laboratory provision. • This site is currently in the final stages of acquisition for development by Queen's. The expected scope of work for the Project includes, but is not limited to: • Medical Wards and associated support spaces • Laboratory spaces, clean rooms, specialist workshops and support spaces. • Provision of a Link Bridge between the Site A Building and Belfast City Hospital. • Staff office and support spaces. • Collaborative engagement & exhibition areas. • Services, delivery and loading/off-loading areas. • Car Parking & external landscaping. • Asbestos removal & Demolition. • For works, please refer to Project Brief (QUB iREACH Health – Project Brief) During the ECI stage the contractor may

be instructed to undertake some early works which may include, but is not limited to:

- Services Diversions
- Soft Strip of existing building

The project is utilising the 'Traditional Two Stage' procurement methodology. The design has been developed by the Client. It will be the Economic Operator's responsibility to finalise the detailed design for any Contractor Design Packages and construct the works. This will be undertaken in the following two stages following a competition:

Stage 1: Pre-Construction Period The Contractor will be appointed to engage with the Client's design team to provide Early Contractor Involvement (ECI) to help with the finalisation of the detailed design and to review the Contractor Design Packages. The scope of services for this period are as outlined in Contract Data Part 1 (Z27) issued as part of this tender pack.

Stage 2: Construction Period Following conclusion of all Stage 1 deliverables, the Contractor may be appointed to undertake the construction of the works.

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60

Price - 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

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 000-010183](#)

Section V. Award of contract

Contract No

QUB/2377/23

Title

iREACH (Institute of Research Excellence for Advanced Clinical Healthcare) Building Contractor

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

7 March 2024

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: 0

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

John GRAHAM Construction Ltd

Hillsborough

Email

info@graham.co.uk

Telephone

+44 2892689500

Country

United Kingdom

NUTS code

- UKN08 - Newry, Mourne and Down

Internet address

<https://www.graham.co.uk/>

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £34,600,000

Total value of the contract/lot: £36,852,835.63

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Queen's University Belfast

University Road

Belfast

BT7 1NN

Country

United Kingdom