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Tender

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

Queen's University Belfast

F02: Contract notice

Notice identifier: 2023/S 000-010183

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

Published 6 April 2023, 2:19pm

### **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](mailto: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.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://in-tendhost.co.uk/queensuniversitybelfast.aspx/Home>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/queensuniversitybelfast.aspx/Home>

Tenders or requests to participate must be submitted to the above-mentioned address

**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**

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.1.5) Estimated total value**

Value excluding VAT: £34,600,000

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

This contract is divided into lots: No

### **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 will be appointed to undertake the construction of the works.

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £34,600,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

39

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

It is anticipated that the 6 Economic Operators that satisfy: the completeness and compliance checks; the criteria for the rejection of Economic Operators; the information as to economic and financial standing; and who achieve the highest scores in the technical or professional ability evaluation process will be short-listed and invited to submit tenders. Where there is a tie for 6th place, then all Economic Operators in 6th place will be shortlisted and invited to submit tenders. For the purposes of this exercise a tie for 6th place is deemed to occur where two or more Economic Operators have identical scores or

a score within 1 marks (out of a score of 100) of the 6th place score. In the event that any short-listed Economic Operator(s) withdraw(s) from the Procurement or subsequently become(s) ineligible to continue to participate in the Procurement at any stage following notification of short-listing and prior to issue of the Invitation to Tender, the University will remove the withdrawn/ineligible Economic Operator(s) from the short-list and will add to the short-list the next ranked eligible Economic Operator(s) (if any) to replace the Economic Operator(s) removed. The University will inform the relevant Economic Operator(s) accordingly. Where there is a tie in relation to the next ranked Economic Operator, (i.e. where two or more Economic Operators have identical scores or a score within 1 mark (out of a score of 100)), all Economic Operators with tied scores will be short-listed and invited to submit tenders. In the event that the Procurement is unavoidably delayed, but not cancelled, the PQQP Submission will be assessed at the time of receipt and the Economic Operators will be notified of the outcome. The short-list of Economic Operators for Invitation to Tender will typically remain valid for a period of up to 12 months from the PQQP Receipt Deadline. At the University's discretion the period of validity may be extended. When the Procurement is recommenced, the University may seek confirmation that the short-listed Economic Operators still meet the required minimum standards for the Procurement.

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Please refer to the tender pack

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

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## **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.2.2) Time limit for receipt of tenders or requests to participate**

Date

15 May 2023

Local time

4:00pm

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English



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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

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

Under this procurement the Supplier will be required to support the University's social value objectives. Accordingly, contract performance conditions and/or award criteria may relate, in particular, to social value. The evaluation of submissions (PQQPs or TPs) will be based solely on the criteria set out for the procurement and the contract will be awarded on the basis stated in II.2.5). All documents will only be available online through the In-Tend portal:1) If your company is not already registered on In-Tend you may do so through the InTend portal <https://in-tendhost.co.uk/queensuniversitybelfast> Select the 'Register ' link and follow the on screen instructions.2) Expression of interest and access to tender. The University is utilising an electronic tendering system to manage this procurement and to communicate with economic operators. Accordingly, it is intended that all communications with the University, including the submission of tender responses, will be conducted via InTend.

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

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

Queen's University Belfast

University Road

Belfast

BT7 1NN

Country

United Kingdom