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Contract

## **Estates: Architect & Lead Designer for New North Haugh Building**

University of St Andrews

F03: Contract award notice

Notice identifier: 2023/S 000-012773

Procurement identifier (OCID): ocids-h6vhtk-02af03

Published 4 May 2023, 11:53am

### **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](mailto: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

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

Estates: Architect & Lead Designer for New North Haugh Building

Reference number

EST/100521/RF/SL

**II.1.2) Main CPV code**

- 71221000 - Architectural services for buildings

**II.1.3) Type of contract**

Services

**II.1.4) Short description**

To facilitate the development of the New North Haugh Building the University of St Andrews require to engage a Professional Team incorporating the Design Team, which will be led by the Architect and Lead Designer.

The Architect and Lead Designer will ultimately be responsible for developing the Final Project Brief in conjunction with the University and subsequently developing/co-ordinating the design package, that addresses the University's requirements whilst recognising cost and time parameters.

The University has a number of developments planned to expand the built estate across its Town Centre, Eden and North Haugh campuses. On the North Haugh, a new building of 6,150m<sup>2</sup> is required to collocate the School of Mathematics and Statistics to a single site by academic year 2025/6. The construction budget is set at GBP20m. This team will be required to work with key users, departments and the university community to progress a design that will capture both the university's current aspirations to create an inclusive and innovative environment, and some future requirements, all to realise the full potential of this key North Haugh site.

**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: £780,159.37

**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**

Architect and Lead Designer for the New North Haugh Building at the University of St Andrews.

To facilitate the development of the New North Haugh Building the University of St Andrews require to engage a Professional Team incorporating the Design Team, which will be led by the Architect and Lead Designer.

The Architect and Lead Designer will ultimately be responsible for developing the Final Project Brief in conjunction with the University and subsequently developing/co-ordinating the design package, that addresses the University's requirements whilst recognising cost and time parameters.

The University has a number of developments planned to expand the built estate across its Town Centre, Eden and North Haugh campuses. On the North Haugh, a new building of 6,150m<sup>2</sup> is required to collocate the School of Mathematics and Statistics to a single site by academic year 2025/6. The construction budget is set at GBP20m. This team will be required to work with key users, departments and the university community to progress a design that will capture both the university's current aspirations to create an inclusive and innovative environment, and some future requirements, all to realise the full potential of this key North Haugh site.

## Background

The new building will optimise a central location on the North Haugh on the site of the existing New Technology Centre. It will form a core facility in which all NH users may traverse, congregate, and collaborate. The addition of c6,150sqm of research, teaching and learning space will support the student growth already achieved whilst, by designing in flexibility and adaptability, we will strive to future proof the facility to account for further developments in pedagogy, research methods, technology and digital innovation.

The building will provide a new, single site and front door identity for the School of Mathematics and Statistics with collaboration spaces for the School of Computer Science. It will also provide new and innovative central teaching facilities, learning, study and social spaces with a café facility that will be available to the staff and student community.

The space brief will be prepared in consultation with the Schools and our Timetabling team to reflect the student growth achieved and to future proof teaching space demand that will arise during the phased refurbishment of North Haugh buildings such as Physics and Purdie. The space brief will reflect recent changes in working practises and pedagogy experienced as a consequence of covid related restrictions. A range of work settings will be explored to meet academic needs alongside an aspiration to encourage more flexibility and utilisation efficiencies. The student experience is at the heart of our operation where we strive to provide a wide range of learning environments to suit all, be that quiet, group

or interactive study space. The suite of teaching spaces will include a raked, active lecture theatre alongside a flat floored, flexible lecture space. Two 100 seat computer classrooms are envisaged plus a selection of tutorial and seminar rooms.

The development of the design brief, procurement, and construction strategy around the project will strive to attain net-zero carbon, aligning to the University target of becoming a net-zero carbon organisation by 2035. The project must achieve a minimum of BREEAM Excellent, EPC A rating, and Carbon Neutral for energy.

It is intended that Urban Realm improvements to the North Haugh should form a separate project following the early design stages of the new building, improving the environment for all users, tying together activities on the NH and demonstrating the integrated nature of the University's scientific endeavours.

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

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Cost / Weighting: 30

#### **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

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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: No

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2021/S 000-010130](#)

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## **Section V. Award of contract**

### **Contract No**

EST/100521/RF/SL

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

25 November 2022

#### **V.2.2) Information about tenders**

Number of tenders received: 6

Number of tenders received from SMEs: 6

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 6

Number of tenders received by electronic means: 6

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

**V.2.3) Name and address of the contractor**

HLM Architects

Ailsa Court, 121 West Regent Street

Glasgow

G2 2SD

Telephone

+44 01412268320

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

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

Total value of the contract/lot: £780,159.37

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## **Section VI. Complementary information**

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

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(SC Ref:731259)

### **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 or the contract; award damages.