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Tender

## **Project & Cost Management Construction Consultancy Services for the University of Southampton North East Quadrant Redevelopment**

UNIVERSITY OF SOUTHAMPTON

F02: Contract notice

Notice identifier: 2021/S 000-012793

Procurement identifier (OCID): ocds-h6vhtk-02b96a

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### **Section I: Contracting authority**

#### **I.1) Name and addresses**

UNIVERSITY OF SOUTHAMPTON

University Road

SOUTHAMPTON

SO17 1BJ

#### **Contact**

Mary Shelley Kowoh Tisanjoh

#### **Email**

[procurement@soton.ac.uk](mailto:procurement@soton.ac.uk)

#### **Telephone**

+44 2380595000

**Country**

United Kingdom

**NUTS code**

UKJ32 - Southampton

**Internet address(es)**

Main address

<http://www.southampton.ac.uk>

Buyer's address

<https://in-tendhost.co.uk/universityofsouthampton>

**I.3) Communication**

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

<https://in-tendhost.co.uk/universityofsouthampton.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/universityofsouthampton.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

Project & Cost Management Construction Consultancy Services for the University of Southampton North East Quadrant Redevelopment

Reference number

2021UoS-0249

#### II.1.2) Main CPV code

- 71000000 - Architectural, construction, engineering and inspection services

#### II.1.3) Type of contract

Services

#### II.1.4) Short description

The University of Southampton is seeking suitably qualified construction project and cost management consultancy services to support the redevelopment of the North East Quadrant (NEQ) of the University's Highfield Campus. The redevelopment project is being considered to provide a new visual gateway and functional focus to the University, to refocus a space currently used predominantly for car parking into productive academic use and to help as an attractor to students and staff from both the UK and internationally.

The requirement for project and cost management construction consultancy services will include, but not be limited to, the following:

Project Management Consultancy Services

The coordination and management of the project and programming and agreeing timescales and activities of the Project Team;

Act as coordinating Lead Consultant and Contract Administrator under the building contract;

Establish and manage systems and procedures to meet all project objectives;

Manage key project processes;

At each work stage take the lead responsibility for project programming, construction and logistics planning as necessary

Provide resources such as building surveyor, clerk of works and approved inspector services as necessary

#### Cost Management Consultancy Services

The provision of cost management services;

Cost planning (including building engineering services and mechanical handling and process equipment);

Whole life cost and cost in use analysis.

#### **II.1.5) Estimated total value**

Value excluding VAT: £2,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 1

### **II.2) Description**

#### **II.2.1) Title**

Project Management Construction Consultancy Services for the North East Quadrant Redevelopment

Lot No

1

#### **II.2.2) Additional CPV code(s)**

- 71241000 - Feasibility study, advisory service, analysis

- 71248000 - Supervision of project and documentation
- 71311300 - Infrastructure works consultancy services
- 71315200 - Building consultancy services
- 71530000 - Construction consultancy services
- 71541000 - Construction project management services

### **II.2.3) Place of performance**

NUTS codes

- UKJ32 - Southampton

Main site or place of performance

The University Estate or other as determined by the University.

### **II.2.4) Description of the procurement**

The University of Southampton is seeking suitably qualified project management construction consultancy services to support the redevelopment of the North East Quadrant (NEQ) of the University's Highfield Campus.

Much of the main Highfield Campus was built in the 1960s during the post-war expansion of higher education and was appropriately scaled for 3,000 students. Student numbers today exceed 23,000 which puts considerable pressure on aging facilities some of which are inadequate, inflexible and inefficient by today's standards, as well as expensive to run.

A project on the North East Quadrant of the Highfield Campus is therefore being considered as a development to provide a new visual gateway and functional focus to the University, to refocus a space used predominantly for car parking into productive academic use and help act as an attractor to students and staff from both the UK and internationally.

The project has considerable potential to enhance the student, staff and visitor experience and will encompass rethinking of the North East part of campus pedestrian and vehicular routes and flows, servicing strategies, enhancement of the public realm, and add functions commensurate with the expectations of a leading Russell Group university.

The full Project Management scope of services are detailed in File 4 but will include, but is not limited to, the following:

- The coordination and management of the project and programming and agreeing timescales and activities of the Project Team;
- Act as coordinating Lead Consultant and contract administrator under the building contract;
- Establish and manage systems and procedures to meet all project objectives;
- Manage key project processes;

At each work stage take the lead responsibility for project programming, construction and logistics planning as necessary

- Provide resources such as building surveyor, clerk of works and Approved Inspector services as necessary

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

Quality criterion - Name: Resource / Weighting: 20%

Quality criterion - Name: Method statement/proposal / Weighting: 20%

Quality criterion - Name: Programme / Weighting: 10%

Quality criterion - Name: Logistics and Management of Disruption / Weighting: 15%

Quality criterion - Name: Risk Analysis and Management / Weighting: 15%

Cost criterion - Name: Price / Weighting: 20%

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

Value excluding VAT: £1,000,000

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

Duration in months

60

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: 5

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

Variants will be accepted: No

## **II.2.11) Information about options**

Options: No

## **II.2) Description**

### **II.2.1) Title**

Cost Management Construction Consultancy Services for the North East Quadrant Redevelopment

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 71241000 - Feasibility study, advisory service, analysis
- 71242000 - Project and design preparation, estimation of costs
- 71244000 - Calculation of costs, monitoring of costs
- 71246000 - Determining and listing of quantities in construction
- 71311300 - Infrastructure works consultancy services
- 71313410 - Risk or hazard assessment for construction
- 71315200 - Building consultancy services
- 71324000 - Quantity surveying services
- 71530000 - Construction consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UKJ32 - Southampton

Main site or place of performance

The University Estate or other as determined by the University

### **II.2.4) Description of the procurement**

The University of Southampton is seeking suitably qualified cost management construction consultancy services to support the redevelopment of the North East Quadrant (NEQ) of the University's Highfield Campus.

Much of the main Highfield Campus was built in the 1960s during the post-war expansion of higher education and was appropriately scaled for 3,000 students. Student numbers today exceed 23,000 which puts considerable pressure on aging facilities some of which are inadequate, inflexible and inefficient by today's standards, as well as expensive to run.

A project on the North East Quadrant of the Highfield Campus is therefore being considered as a development to provide a new visual gateway and functional focus to the University, to refocus a space used predominantly for car parking into productive academic use and help act as an attractor to students and staff from both the UK and internationally.

The project has considerable potential to enhance the student, staff and visitor experience and will encompass rethinking of the North East part of campus pedestrian and vehicular routes and flows, servicing strategies, enhancement of the public realm, and add functions commensurate with the expectations of a leading Russell Group university.

The full Cost Management scope of services are detailed in File 4 but will include, but is not limited to, the following:

- The provision of cost management services;
- Cost planning (including building engineering services and mechanical handling and process equipment);
- Whole life cost and cost in use analysis.

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

Quality criterion - Name: Resource / Weighting: 20%

Quality criterion - Name: Method statement/proposal / Weighting: 20%

Quality criterion - Name: Programme / Weighting: 10%

Quality criterion - Name: Logistics and Management of Disruption / Weighting: 15%

Quality criterion - Name: Risk Analysis and Management / Weighting: 15%

Cost criterion - Name: Price / Weighting: 20%

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

Value excluding VAT: £1,000,000

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

Duration in months

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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: 5

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

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

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

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

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

List and brief description of selection criteria

The University will evaluate your economic and financial standing using the following objective criteria:

1. Using the information that is provided in a credit-safe rating report, financial information and minimum level of turnover (if applicable), the University will evaluate your economic and financial standing to determine whether your organisation and every organisation that is being relied on to meet this procurement, demonstrates a risk to the University and/or public money if they were to go out of business during the life of the contract, or have inadequate financial resources to perform the contract.
2. The University reserves the right to request provision of further assurances such as a parent company/bank guarantee or performance bonds where a Potential Supplier demonstrates a risk to the University and/or public money if they were to go out of business during the life of the contract, or have inadequate financial resources to perform the contract
3. When justified, the University reserves the right to exclude from a procurement, any Potential Supplier whose current financial capacity would pose an unacceptable risk to the University and/or public money. Insurance The stated levels of insurance are a mandatory requirement of this procurement and the University reserves the right to exclude a Potential Supplier who does not hold or is not willing to hold the minimum levels of insurance. If you already hold the required levels of insurance the University may require copies of the insurance documents as evidence of this, please ensure they are available if requested. Where you do not currently hold the required levels of insurance, it is important you check with your insurance company that your organisation and every organisation that is being relied on to meet this procurement, is able to obtain the levels of insurance required. Written evidence from your insurance company that it will provide insurance(s) to the required levels may be required upon request. Minimum level(s) of standards possibly required: The minimum level of Turnover for this project has been set at £2 million per annum for each lot. The University has risk assessed the insurance requirements for this procurement and has deemed that the following minimum levels of insurance will be required: - Public Liability - £10 million - Employers' (Compulsory) Liability - £10 million - Professional Indemnity - £10 million

Minimum level(s) of standards possibly required

Due to the ongoing effects of the COVID 19 pandemic, proof of turnover can be provided in the form of accounts ending financial year 2019/2020. This will enable the University of Southampton to get an accurate reflection of a standard business year for any bidding service providers.

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

List and brief description of selection criteria

The selection criteria is as stated in the Selection Stage document set. However, potential suppliers' attention is drawn to the mandatory requirements of the selection criteria detailed within File 2 (Selection Stage (SQ) Scope, Guidance and Instructions).

Each of the below requirements are captured within the File 3 - Selection Questionnaire:

Section 2 - Grounds for mandatory exclusion

Section 3 - Grounds for discretionary exclusion

Section 4 - Economic and Financial Standing - Minimum Level of Turnover

Section 7 - Modern Slavery Act 2015: Requirements under Modern Slavery Act 2015

Section 8.1 - Insurance

Additionally, potential suppliers attention is drawn to the mandatory requirements of the award criteria. Full information is provided in the draft Invitation to Tender document set, which is made available at the Selection Stage for information ONLY.

Minimum level(s) of standards possibly required

Section 2 - Grounds for Mandatory exclusion - Pass/Fail

Section 3 - Grounds for discretionary exclusion - Discretionary Pass/Fail

Section 4 - Economic and financial standing - Minimum Level of Turnover - Pass/Fail

Section 7 - Modern Slavery Act 2015: Requirements under the Modern Slavery Act 2015 - Pass/Fail

Section 8.1 - Insurance - Pass/Fail

### **III.2) Conditions related to the contract**

### **III.2.1) Information about a particular profession**

Execution of the service is reserved to a particular profession

### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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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

9 July 2021

Local time

12:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

18 August 2021

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

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 6 (from the date stated for receipt of tender)

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## **Section VI. Complementary information**

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

This is a recurrent procurement: No

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

E-Tendering Portal: The University is utilising an electronic tendering tool, In-Tend(<https://in-tendhost.co.uk/universityofsouthampton>) to manage this procurement and to communicate with potential suppliers and/or tenderers (as appropriate).

All documentation in relation to this tender can be downloaded from In-Tend.

Please note that each procurement has a separate reference relating to the individual lot, these are as follow;

NEQ Project Management - 2021UoS-0249

NEQ Cost Management - 2021UoS-0250

Potential suppliers/tenderers are advised that there will be no hard copy documents issued and all communications with the University, including the submission of Selection Stage and/or Invitation to Tender responses will be conducted via In-Tend.

Regular monitoring of the portal is the responsibility of the potential supplier/tenderer.

If you are not already registered as a supplier with the University of Southampton, you will need to register in In-Tend in order to access the procurement documentation.

Once you have logged in as a supplier: click on 'Tenders'; locate the relevant project; and click 'View Details'. Once you are in the project screen, you will be able to register your organisation against the project and access all documentation by clicking 'Express Interest'.

Potential suppliers/tenderers are advised that formal expressions of interest in the project must be by way of completion and return of the relevant documents via In-Tend. Further instructions for the submission of responses are below:

To submit your return:

1. Log in
2. Click 'Tenders'
3. Locate the relevant project
4. View details

5. Click on the tab relating to the relevant project stage (e.g. 'Invitation to Tender')
6. Click on the 'Attach Documents' button and upload your return.
7. Check ALL your response documents are uploaded and displayed in the 'My Tender Return' panel. The system will only permit your organisation to make one return.
8. Click the red 'Submit Return' button.

Please note, to preserve the integrity of the procurement, all communications with the University must be made via the correspondence function within In-Tend. Publication of Award Details: In accordance with Regulation 50, paragraph (2) of the Public Contracts Regulations 2015, the University intends to publish the value of any resulting contract at the award stage, and reserves the right to do so. By submitting a response, potential suppliers/tenderers are consenting to publication of this information unless otherwise agreed in advance with the University.

Costs and Expenses: Potential suppliers/tenderers are solely responsible for their costs and expenses incurred in connection with the preparation and submission of responses and participation in this and all future stages of this procurement.

Under no circumstances will the University be liable for any costs or expenses borne by potential suppliers/tenderers or any of their supply chain, partners or advisers in this procurement process.

The University is not liable for any costs in the event of the cancellation of this procurement process.

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

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

University of Southampton

Southampton

S017 1BJ

Country

United Kingdom