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Planning

Project for Overcladding Works at the John Anderson Building (2024-25)

University of Strathclyde

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-014557

Procurement identifier (OCID): ocds-h6vhtk-0457af

Published 7 May 2024, 4:15pm

Section I: Contracting authority

I.1) Name and addresses

University of Strathclyde

McCance Building, 16 Richmond Street

Glasgow

G1 1XQ

Contact

Kenneth Carlin, Category Manager

Email

kenneth.carlin@strath.ac.uk

Country

United Kingdom

NUTS code

UKM82 - Glasgow City

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00113

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

Project for Overcladding Works at the John Anderson Building (2024-25)

Reference number

UOS-32499-2024

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

This Prior Information Notice (PIN) relates to the appointment of a works / construction contractor for the Project for Overcladding Works at the John Anderson Building (2024-25) (UOS-32499-2024) at the University of Strathclyde.

II.1.5) Estimated total value

Value excluding VAT: £5,680,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45262650 - Cladding works
- 44212381 - Cladding
- 45214400 - Construction work for university buildings

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

University of Strathclyde.

II.2.4) Description of the procurement

This project has been funded through the Scottish Funding Council's (SFC) University Financial Transactions Programme (UFTP). The project is part of the University's net zero pathway programme in alignment with our Strategic Plan (Strathclyde 2030) to reduce carbon emissions as part of our Key Performance Indicator (KPI) 16 that sets bold targets of 80% carbon reduction by 2030, and to be net zero by 2040. Building fabric and services improvements have been identified as high priority projects that are key to the successful delivery of our net zero pathway to achieving these challenging but mandated targets. This project provides the opportunity to significantly improve the energy performance of John Anderson Building by reducing its current heat loss from 589.0kW to 323.8kW. This equates to a 54.97% reduction due to improvements in the building fabric and air permeability.

This project involves the design, manufacture, supply and installation of overcladding of the John Anderson Building, located off Rottenrow East in the city centre of Glasgow. Built in 1971, the John Anderson Building has had ongoing problems with water ingress over a number of years due to the failing façade. The decision has been made to resolve the current issues by overcladding the reinforced concrete framed building using fully demountable 'cassette' type aluminium rainscreen cladding system, incorporating insulation, fixed back to the main structure and holding the current panels in place including anchors, brackets rails, trimmers, insulation, firebreaks, panels and flashings. The system will be designed to ensure that it meets all current building regulations. The cladding will have a life expectancy of 60 years plus and be fully recyclable at the end of its useful life. As part of the works, the existing windows will be replaced by installing high performance windows to all facades of the building. The specification will meet current regulations for thermal and sound control, increase natural daylight and reduce the heat loss of the building.

The University is seeking to find, by competitive tender, a specialist overcladding contractor to undertake the above works on a design & build basis, providing a single point of responsibility from detailed design through to delivery of a completed total envelope solution. Initial works will include the survey, testing and analysis of the existing structure and panels, and stabilisation and remediation of the existing panels to ensure their future security. A full structural and architectural design will be required for both this

and the cladding solution. Throughout the project, structural reports and detailed design information will be supplied to the Employer's Agent for confirmation of conformance to the design intent, and such information must be provided promptly to allow time for review. A 25 year insurance backed warranty of the completed works is a requirement. An on-site programme of c. 38 weeks is anticipated, this is inclusive of 4 weeks lead in time for bespoke materials and completion of a survey and structural design calculations, subject to the successful contractor's confirmation. Logistics of delivering materials, access to local depots and material contingency plans will be pertinent to the successful delivery of these works.

Planning and building standards approval were previously obtained for the required design. The responsibility for complying with the terms and conditions of the planning approval, and building standards, together with all other public approvals would rest with the Contractor and will be incorporated within the detailed Employer's Requirements. A Certificate of Proposed Lawful Use was issued by Glasgow City Council on 2nd June 2023, confirming that no planning approval is required for the façade works. The previously approved building warrant application has been extended until 13th March 2025.

II.2.14) Additional information

Please note, the information contained within this Prior Information Notice (PIN) is subject to change.

II.3) Estimated date of publication of contract notice

4 June 2024

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

The University of Strathclyde may conduct further market engagement with interested parties as per Regulation 41 - Preliminary Market Consultation, of The Public Contracts (Scotland) Regulations 2015. As such, all interested parties must register their interest no later than 12 noon on the 21 May 2024.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=765796.

(SC Ref:765796)