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Contract

## **North Campus - Industry Hub**

BURNLEY COLLEGE

F03: Contract award notice

Notice identifier: 2023/S 000-016106

Procurement identifier (OCID): ocds-h6vhtk-0398ae

Published 7 June 2023, 11:23am

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

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

BURNLEY COLLEGE

Princess Way

BURNLEY

BB120AN

#### **Contact**

Stuart Arnfield

#### **Email**

[s.arnfield@burnley.ac.uk](mailto:s.arnfield@burnley.ac.uk)

#### **Telephone**

+44 1282733106

#### **Country**

United Kingdom

**Region code**

UKD46 - East Lancashire

**UK Register of Learning Providers (UKPRN number)**

10001000

**Internet address(es)**

Main address

[www.burnley.ac.uk](http://www.burnley.ac.uk)

Buyer's address

[www.burnley.ac.uk](http://www.burnley.ac.uk)

**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**

North Campus - Industry Hub

Reference number

FTS 001610-2023

**II.1.2) Main CPV code**

- 45000000 - Construction work

### **II.1.3) Type of contract**

Works

### **II.1.4) Short description**

This project comprises the development of the newly acquired North campus be developed to include: the construction of the new Industry Hub building; as well the construction of new infrastructure and landscaping elements.

The proposed works will be procured through a single stage Design & Build route, based on RIBA Stage 4 Design information.

The Works will be instructed in two phases:

- Phase 1 being the delivery of the infrastructure and landscaping package only; and
- Phase 2 being the delivery of the infrastructure and landscaping package, as well as the a new Industry Hub building.

The proposed works noted under Phase 2, notably the construction of the new Industry Hub building will be dependent upon a successful funding applications.

### **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: £10,795,600

## **II.2) Description**

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

NUTS codes

- UKD46 - East Lancashire

Main site or place of performance

North Campus of Burnley College, Princess Way, Burnley, BB12 0AN.

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

In late 2019, the College carried out a review of the campus and accommodation strategy, leading to a study for a strategic master plan in March 2020. The master plan identified a number of sites on the existing campus, including the teaching building and Sports building extension.

The land to the North of the existing site was identified as the ideal location for an extension to the campus and would provide the College with medium-long term development capacity, the "North Campus" as it has become known.

Instead of simply forming an extended version of the existing campus, the opportunity has been taken to re-think the character of a place for learning. Providing excellent teaching space is a pre-requisite, as is ensuring buildings have a low energy demand with low emissions leading towards net zero carbon is a key objective of the design. In complete contrast to the existing campus is the integration of green landscape space and buildings.

Although close to the town centre with its retail parks and car parks, the North campus is envisaged as a haven with buildings in soft landscape, where proximity to nature becomes part of the student experience at Burnley College.

At the heart of the North Campus is a green space, almost a park with buildings around the perimeter. The need to deal with water has been treated as a positive with storage capacity built into a central lake with swales. This will create a range of distinctive planting zones with various habitats. A linear pedestrian route that will link future buildings defines the eastern edge of the green space, it will also accommodate café and social learning zones that spill out from the ground floors of teaching buildings. From upper floors it is expected that the design of the proposed buildings can take advantage of views towards Pendle and South towards the viaduct.

The central area will include a small sports area to supplement the all-weather pitch on the main campus. This will be provided managed sports provision that will be available for community just as existing facilities are. At the South end of the site a combination of ramp and steps will deal with the change in level between the current and proposed campus.

There is also potential to incorporate a trim trail around the perimeter of the site and incorporate a performance space to the south of the industry hub with permanent seating as a landscape feature.

Between the linear route and the Calder is the future development zone for teaching buildings. This zone stays outside the 8m easement along the river required by the Environment Agency. Whilst there will be access along the river, it is seen as secondary with minimal footfall. It is intended to be a quiet space with limited lighting at night

At the North end of the site will be the Industry Hub. The building will terminate the view

and create something of a barrier to motorway noise, but as a two storey structure will not block the views of trees beyond. The ground floor social spaces are linked to a south facing external terrace that will have views of the viaduct and townscape beyond.

The scope of the procurement is to appoint a Principal Contractor for the delivery of the North Campus - Industry Hub project. The successful tenderer/contractor awarded such a contract must be fully available to mobilise in early April 2023.

The Contract terms and conditions will be JCT Design & Build Building Contract (2016), with Special Conditions, which are available as part of the ITT.

The College has procured Project Team and Design Services to complete up to RIBA Stage 4.

The following Design Disciplines are proposed to be novated to the Principal Contractor.

- Architect (lead Designer) - ABW Architects
- Landscape Designer - Milieu Landscape Design
- Civil & Structural Engineering Consultants - Waterman Group.

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

Quality criterion - Name: Resource Plan / Weighting: 10%

Quality criterion - Name: Programme / Weighting: 20%

Quality criterion - Name: Works Delivery Plan / Weighting: 10%

Quality criterion - Name: Health and Safety / Weighting: 10%

Quality criterion - Name: Environment / Weighting: 5%

Quality criterion - Name: Social Value / Weighting: 5%

Cost criterion - Name: Price / Weighting: 40%

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

Options: No

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open 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: [2023/S 000-001610](#)

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

A contract/lot is awarded: Yes

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

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

6 June 2023

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

Number of tenders received: 1

Number of tenders received by electronic means: 1

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

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

John Turner Construction Group

2 Preston Road, Grimsargh

Preston

PR2 5SD

Country

United Kingdom

NUTS code

- UKD46 - East Lancashire

Companies House

02343739

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: £10,000,000

Total value of the contract/lot: £10,795,600

#### **V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Value excluding VAT: £8,636,480

Proportion: 80 %

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## **Section VI. Complementary information**

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

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

Royal Courts of Justice

The Strand

London

WC2A2LL

Country

United Kingdom