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Award

New Building for Northern Regional College — Coleraine Campus

Northern Regional College

F15: Voluntary ex ante transparency notice

Notice identifier: 2024/S 000-017228

Procurement identifier (OCID): ocids-h6vhtk-046d2b

Published 4 June 2024, 9:50am

Section I: Contracting authority/entity

I.1) Name and addresses

Northern Regional College

Coleraine Campus Union Street

Coleraine

BT52 1HJ

Contact

Department of Finance

Email

construc.info@Finance-ni.gov.uk

Telephone

+44 2890816555

Country

United Kingdom

Region code

UKN - Northern Ireland

Internet address(es)

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

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

New Building for Northern Regional College — Coleraine Campus

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The project is for the development and construction of a new campus for Northern Regional College constructed on the existing Coleraine Site at Union Street, Coleraine.

The project will include the following works:

- site clearance including removal of existing college buildings and associated service and drainage;
- existing drainage and services diversions;
- earthworks including cut/fill and removal of surplus excavated/unsuitable material; — construction of new fully serviced campus building;
- site works and associated landscaping.

The form of contract for pre-construction will be NEC4 Option A and for construction will be NEC4 Option C. Please refer to the procurement documents for further information. The contract will be awarded to the economic operator which has submitted the most economically advantageous tender (MEAT). Refer to PQQ package for a complete description of this procurement.

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: £23,839,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

Main site or place of performance

Coleraine Site at Union Street, Coleraine

II.2.4) Description of the procurement

(nature and quantity of works, supplies or services or indication of needs and requirements)

The project is for the development and construction of a new campus for Northern Regional College constructed on the existing Coleraine Site at Union Street, Coleraine. The project will include the following works:

- site clearance including removal of existing college buildings and associated service and drainage;
- existing drainage and services diversions;
- earthworks including cut/fill and removal of surplus excavated/unsuitable material; — construction of new fully serviced campus building;
- site works and associated landscaping.

The form of contract for pre-construction will be NEC4 Option A and for construction will be NEC4 Option C. Please refer to the procurement documents for further information. The contract will be awarded to the economic operator which has submitted the most economically advantageous tender (MEAT). Refer to PQQ package for a complete description of this procurement.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 35

Cost criterion - Name: Price / Weighting: 65

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

An extension to the value of the contract which does not exceed 50 % of the original contract value. This publication is to increase the value of the contract.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

Due to circumstances which could not have been foreseen at the time of publication of the Contract Award Notice, Northern Regional College are now required to further increase the value of this contract. This is required as additional expenditure has been incurred due to the continued effect of the COVID-19 pandemic and ongoing inflationary pressures which were not anticipated at the time of the original Contract Award Notice. These factors have precipitated a more rapid consumption of the value of the contract and reflect the application of the Procurement Guidance Notes PGN 01/20, PGN 02/20 and the Procurement Advisory Note (PAN 01/21). The uplift to the contract value also being sought as a precautionary measure to ensure the completion of the new campus at Coleraine by the specified completion date.

Regulation 72(1)(c) permits this extension due to unforeseen circumstances which a diligent contracting authority could not have foreseen, the overall nature of the contract is not altered and Modification value is an additional circa 31% and a reduction through value engineering of circa 1.5% neither of which in combination exceed 50 % of the original contract value.

Regulation 72(1) (b) further permits this extension as a change of provider:

(i) cannot be made for economic and technical reasons as requirements of interchangeability or interoperability of services procured under the original procurement; and

(ii) will cause significant inconvenience and duplication of costs.

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.2.1) Previous publication concerning this procedure

Notice number: [2021/S 015-035049](#)

Section V. Award of contract/concession

Title

New Building for Northern Regional College — Coleraine Campus

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

16 November 2020

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

Heron Bros Limited

2 St. Patricks Street

Magherafelt

BT45 7AL

Email

noel.mullan@heronbros.com

Telephone

+44 2879628505

Fax

+44 2879627028

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

National registration number

NI016051

Internet address

<https://etendersni.gov.uk/epps>

The contractor/concessionaire is an SME

No

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

Initial estimated total value of the contract/lot/concession: £22,000,000

Total value of the contract/lot/concession: £23,839,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Department of Finance, Central Procurement Directorate Procurement Operations Branch

Department of Finance, Central Procurement Directorate Procurement Operations Branch
Clare House, 303 Airport Road West

Belfast

BT1 3BG

Email

construc.info@Finance-ni.gov.uk

Telephone

+44 2890816555

Country

United Kingdom

Internet address

<https://www.finance-ni.gov.uk/contact>

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

This procurement is governed by the Public Contracts Regulations 2015 and provides for economic operators who have suffered, or who risk suffering, loss, or damage, as a consequence of an alleged breach of the duty owed in accordance with Regulation 91 to start proceedings in the High Court.. A standstill period will commence at the point information on the award of the contract is communicated to tenderers. That notification will provide information on the award decision. The standstill period, which will be for a minimum of 10 calendar days, provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into.. Any proceedings relating to any perceived non-compliance with the relevant law must be started within 30 days, beginning with the date when the economic operator first knew, or ought to have known that grounds for starting the proceedings had arisen. (A court may extend the time limit to 3 months, where the court considers that there is a good reason for doing so)..