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Contract

## **Design & Build of a New Enterprise Engineering and Optics Centre (EEOC), Plas Coch Campus, Wrexham**

Glyndwr University

F03: Contract award notice

Notice identifier: 2023/S 000-017840

Procurement identifier (OCID): ocds-h6vhtk-03ae76

Published 22 June 2023, 4:37pm

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

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

Glyndwr University

Plas Coch, Mold Road

Wrexham

LL11 2AW

#### **Email**

[a.staples@glyndwr.ac.uk](mailto:a.staples@glyndwr.ac.uk)

#### **Telephone**

+44 1978293188

#### **Fax**

+44 1978293188

#### **Country**

United Kingdom

**NUTS code**

UKL23 - Flintshire and Wrexham

**Internet address(es)**

Main address

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

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0288](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0288)

**I.4) Type of the contracting authority**

Other type

University

**I.5) Main activity**

Education

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## Section II: Object

### II.1) Scope of the procurement

#### II.1.1) Title

Design & Build of a New Enterprise Engineering and Optics Centre (EEOC), Plas Coch Campus, Wrexham

Reference number

AS/SD/10/02/2023

#### II.1.2) Main CPV code

- 45214400 - Construction work for university buildings

#### II.1.3) Type of contract

Works

#### II.1.4) Short description

This project, the Enterprise Engineering and Optics Centre (EEOC), is a key project to be delivered as part of the North Wales Growth Deal (now Ambition North Wales). The Growth Deal is a partnership between the public sector and the private sector, supported by funding from UK Government and Welsh Government.

The Growth Deal builds on the Growth Vision for North Wales, adopted in 2016: “a confident, cohesive region with sustainable economic growth, capitalising on the success of high value economic sectors and our connection to the economies of the Northern Powerhouse & Ireland.”

The budget for this Design & Build contract was 8.350m GBP(exclusive of VAT),10.02m GBP(including VAT). The estimated build cost was 7.5m GBP(excluding VAT),9.0m GBP(including VAT). The Actual PCSA stage cost is 235,799.50 GBP (excluding VAT), with the total cost for the Design & Build stages being 8,202,568 GBP (excluding VAT).

The main Works building project has been be procured using a two-stage Design and Build approach with a JCT Pre-Construction Services Agreement (PCSA) as well as a JCT D&B 2016 Full Form of contract.

The scope of the works include:

Carry out design process for a new 2,187m<sup>2</sup> building at Wrexham and produce costs and

all other necessary information to reach financial close

Demolish two small sections of the adjacent engineering building to facilitate the new build

Construct a new low carbon building with net zero operational carbon

Install incoming cables and other services and potentially install PV panels on buildings to meet the operational net zero targets

Move engineering equipment from adjacent buildings, and from St Asaph and Broughton sites, and commission to bring the building operational

The indicative targeted contract dates will commence from 6th June 2023 until 24th October 2023 for the Pre-Construction Services Agreement (PCSA) stage. The Design & Build contract is estimated to commence in November / December 2023 with construction build to start on site no later than 19th of February 2024.

#### **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: £8,202,568

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

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

- 45000000 - Construction work
- 45210000 - Building construction work
- 45212340 - Lecture hall construction work
- 45214300 - Construction work for college buildings
- 45214400 - Construction work for university buildings
- 45214600 - Construction work for research buildings
- 45214620 - Research and testing facilities construction work
- 71200000 - Architectural and related services
- 71220000 - Architectural design services

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

NUTS codes

- UKL23 - Flintshire and Wrexham

Main site or place of performance

Wrexham, LL11 2AW

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

The University has procured a contract for Design & Build of a New Enterprise Engineering and Optics Centre (EEOC).

The Contract Notice has been advertised on the Sell2Wales & Find a Tender Service (FTS) websites and the process has been conducted under the Open Procedure of the Public Contracts Regulations 2015 (PCR).

The main Works building project was procured using a two-stage Design and Build approach with a JCT Pre-Construction Services Agreement (PCSA) as well as a JCT D&B 2016 Full Form of contract.

The procurement process ended on 26th May 2023 with the award of the Pre Construction Services Agreement (PCSA).

Following the completion of the PCSA stage by no later than 24th October 2023, the EEOC project will proceed to Full Business Case (FBC) approval in November 2023. The project will quickly then progress to delivery stage, with the start on site scheduled for no later than 19th February 2024.

For the purpose of the procurement process, this will either result in the second stage as outlined above or a new standalone procurement process being conducted, since the University reserves the right not to proceed to sign a Build Contract with the awarded contractor appointed at the PCSA stage, and where this is the case a new tender exercise would need to be undertaken.

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

Quality criterion - Name: Project Delivery Team / Weighting: 15

Quality criterion - Name: Pre-Construction Services Agreement (PCSA stage) project management / Weighting: 30

Quality criterion - Name: Carbon Net Zero & Biodiversity / Weighting: 10

Quality criterion - Name: Construction Phase Project Management / Weighting: 30

Quality criterion - Name: Environmental & Sustainability Considerations / Weighting: 3

Quality criterion - Name: Risk Management / Weighting: 8

Quality criterion - Name: Fair Work Practices / Weighting: 2

Quality criterion - Name: Interview / Weighting: 2

Quality criterion - Name: Quality Overall / Weighting: 40

Quality criterion - Name: Social Value Overall / Weighting: 15

Price - Weighting: 45% Overall

#### **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

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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: Yes

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

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

Notice number: [2023/S 000-006481](#)

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

### **Contract No**

AS/SD/10/02/2023

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: 3

Number of tenders received from SMEs: 3

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

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 3

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

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

C.WYNNE & SONS LTD T/A WYNNE CONSTRUCTION

C.WYNNE & SONS LTD, Charles House ABERGELE ROAD

RHYL

LL185TY

Telephone

+44 1745586666

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)**

Initial estimated total value of the contract/lot: £8,350,000

Total value of the contract/lot: £8,202,568

**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: £6,460,000

Proportion: 80 %

Short description of the part of the contract to be subcontracted

Design disciplines, investigations and survey works

Groundworks, comprising substructure, drainage, external works

Structural Steelwork

Cladding

Curtain Walling, Windows & External Doors

Internal Walls, Partitions & Ceilings

Internal Doors

Floor Finishes

Painting & Decoration

Fittings, Furnishings and Equipment

Mechanical & Electrical Services

Paving & Surfacing

Fencing, Railings & Gates

Soft Landscaping & Planting

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## **Section VI. Complementary information**

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

The Overall Award Criteria for this procurement was based on 45% Price, 40% Quality and 15% Social Value.

The initial contract entered into is for a Pre-Construction Services Agreement (PCSA) and a Build contract will be entered into as a second stage contract subject to affordability.

(WA Ref:132523)

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

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

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom

