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Tender

## **Estates: Cost Manager for the New North Haugh Building at the University of St Andrews**

University of St Andrews

F02: Contract notice

Notice identifier: 2022/S 000-020751

Procurement identifier (OCID): ocds-h6vhtk-035747

Published 29 July 2022, 10:21am

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

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

University of St Andrews

Walter Bower House, Eden Campus

Guardbridge

KY16 0US

#### **Contact**

Adrian Wood

#### **Email**

[procurement@st-andrews.ac.uk](mailto:procurement@st-andrews.ac.uk)

#### **Telephone**

+44 1334462523

#### **Country**

United Kingdom

**NUTS code**

UKM72 - Clackmannanshire and Fife

**Internet address(es)**

Main address

<http://www.st-andrews.ac.uk/procurement/>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00111](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00111)

**I.3) Communication**

Access to the procurement documents is restricted. Further information can be obtained at

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

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/universityofstandrews>

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

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

**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**

Estates: Cost Manager for the New North Haugh Building at the University of St Andrews

Reference number

EST/290722/AW/SL

#### **II.1.2) Main CPV code**

- 71324000 - Quantity surveying services

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

Services

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

Cost manager for the New North Haugh Building at the University of St Andrews.

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

This contract is divided into lots: No

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

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

NUTS codes

- UKM72 - Clackmannanshire and Fife

Main site or place of performance

UK-St Andrews

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

Cost Manager for the New North Haugh Building at the University of St Andrews.

To facilitate the development of the New North Haugh Building the University of St

Andrews require to engage a Professional Team incorporating the Design Team, which will be led by the Architect and Lead Designer.

The Cost Manager will ultimately be responsible for the scrutiny, management, coordination and reporting of all project cost information. Along with traditional Quantity Surveying services the Cost Manager will; develop cost plans at each RIBA stage, review the design development throughout and identify value management opportunities, report monthly on all cost matters, be integral to the procurement strategy and change management process, prepare regular whole life cost analysis, provide guidance to all project team members, review market conditions and identify trends, supply chain difficulties and mitigation options, procure and manage enabling packages, procure and review tender submissions, value and certify onsite works and negotiate the final account. All activities should be fully aligned with the design brief, fully coordinated with the wider design team and working in tandem with the University's strategic drivers. Real value analysis is required to balance the capital cost, operational cost, lifecycle cost and the carbon impact of the design at each stage, allowing for the influence and design development of the building form and M&E Strategy, at all design stages. All while assessing the parameters of Quality, Risk, Time and Cost and the requirements of CDM. The output will culminate with a complete suite of Contract Documents, for the purpose of procuring and proactively managing a Building Contract with a Principal Contractor.

The University has a number of developments planned to expand the built estate across its Town Centre, Eden and North Haugh campuses. On the North Haugh, a new building of 6,150m<sup>2</sup> is required to collocate the School of Mathematics and Statistics to a single site by academic year 2026/7. The construction budget is set at 25m GBP.

Please see SPD for full details.

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **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**

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

All as detailed in SPD Documents.

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

Variants will be accepted: No

#### **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**

All tenders for the University of St Andrews are administered through our eTendering System (InTend). To Express an Interest please go to our tender website at <https://intendhost.co.uk/universityofstandrews>

Please note that 'Notes of Interest' placed via PCS (Public Contracts Scotland) are not automatically accepted

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

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

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Please see SPD.

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

Selection criteria as stated in the procurement documents

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

Selection criteria as stated in the procurement documents

### **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

## **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

31 August 2022

Local time

12:00pm

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

1 November 2022

#### **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: 3 (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.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

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

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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=701555](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=701555).

Community benefits are included in this requirement. For more information see: <https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:

#### **Sustainable Procurement Duty**

The University of St Andrews is committed to consider the Sustainable Procurement Duty as outlined in the Procurement Reform (Scotland) Act 2014, the duty aims to increase sustainable economic growth through contracts awarded by public bodies.

The sustainable procurement duty requires that, where appropriate and proportionate to do so, the University considers:

-how it can improve the social, environmental and economic wellbeing of the area in

which it operates, with a particular focus on reducing inequality

-how its procurement processes can facilitate the involvement of SMEs, third sector bodies and supported businesses

-how public procurement can be used to promote innovation

(SC Ref:701555)

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

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

Dundee Sheriff Court

6 West Bell Street

Dundee

DD1 9AD

Telephone

+44 1382229961

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

The University of St Andrews will incorporate a minimum of 10 calendar day standstill period at the point of information on the award of the contract being communicated to tenderers. This period allows unsuccessful tenderers to seek further debriefing from the contracting authority before the contract is entered into. Applicants have 2 working days from the notification of the award decision to request additional debriefing and that information has to be provided a minimum of 3 working days before the expiry of the standstill period. Such additional information should be requested from The University of St Andrews.

If an appeal regarding the award of contract has not been successfully resolved The Public Contracts (Scotland) Regulations 2012 provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rule to take action in the Sheriff

Court or Court of Session.

The anticipated review body in such cases would be:

Dundee Sheriff Court

6 West Bell Street

Dundee

DD1 9AD

Telephone: +44 1382 229 961

Anyone bringing court proceedings against the University of St Andrews must inform the University of St Andrews in advance of the alleged breach and its intention to bring proceedings. Any such action must be brought within 15 days of the date on which a decision is sent to them or published to challenge that decision.

Proceedings seeking an ineffectiveness order must be brought within 30 days of the publication of the contract award notice in the OJEU, or 30 days from the date of a decision letter to all tenderers concerned, and any candidates concerned, containing a summary of the reason for the recipient being unsuccessful, otherwise 6 months from the date of entering into the contract or concluding the framework agreement.

Where a contract has not been entered into the Court may, by interim order, suspend the procurement procedure. The court may also set aside a decision or actions taken by the University or order it to amend and document; and/or award damages. However, by express requirement the court may decide not to grant an interim order when the negative consequences of such an order are likely to outweigh the benefits, having regard to a number of considerations.

If the contract has been entered into the Court may, depending on the nature of the breach: make an ineffectiveness order; impose a financial penalty; shorten the duration of the contract; make any other order considered appropriate to address the consequences of ineffectiveness or shortening the duration of the contract; award damages.