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Contract

New Anatomy Suite, Edith Cavell Building

UNIVERSITY OF EAST ANGLIA

F20: Modification notice

Notice identifier: 2024/S 000-024864

Procurement identifier (OCID): ocds-h6vhtk-0438c9

Published 7 August 2024, 1:33pm

Section I: Contracting authority/entity

I.1) Name and addresses

UNIVERSITY OF EAST ANGLIA

Norwich Research Park,Earlham Road

NORWICH

NR47TJ

Contact

Claire Woodcroft

Email

c.woodcroft@uea.ac.uk

Telephone

+44 1603592728

Country

United Kingdom

Region code

UKH15 - Norwich and East Norfolk

Companies House

RC000651

Internet address(es)

Main address

<https://www.uea.ac.uk>

Section II: Object**II.1) Scope of the procurement****II.1.1) Title**

New Anatomy Suite, Edith Cavell Building

Reference number

PURCON2002

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.2) Description**II.2.3) Place of performance**

NUTS codes

- UKH15 - Norwich and East Norfolk

Main site or place of performance

Edith Cavell Building, University of East Anglia, Norwich Research Park, Colney Lane, Colney, Norwich. NR4 7UU

II.2.4) Description of the procurement at the time of conclusion of the contract:

The University of East Anglia's Anatomy suite has been in operation for circa 20 years. It is HTA registered and during this period it has undergone 3 upgrades to ensure it was fit for

purpose and compliant, the last works being undertaken in 2013. It is currently sited within the Queens buildings and totals 335 m². To allow for a proposed expansion in Courses delivered and to meet new standards of "Chemical working exposure levels" set by both the EU and WHO, the existing suite requires redevelopment to meet its proposed needs.

- Increased numbers for Teaching,
- Additional courses provided
- Changes in technological teaching methods
- Changes to reflect Health and Safety legislation
- Changes in Embalming methods to reduce WEL levels for both staff and students.

The University has completed a feasibility study to determine the best solution / location for this expansion. The study identified that the preferred option is The Edith Cavell Building on West Campus.

This contract award is for the Main Contractor to build the anatomy suite.

II.2.7) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in days

504

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2024/S 000-021076](#)

Section V. Award of contract/concession

Contract No

1

Title

New Anatomy Suite, Edith Cavell Building

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

8 July 2024

V.2.2) Information about tenders

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

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

R G Carter Ltd

9 - 11 Drayton High Road, Drayton

Norwich

NR8 6AH

Country

United Kingdom

NUTS code

- UKH15 - Norwich and East Norfolk

Companies House

00270273

The contractor/concessionaire is an SME

No

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £4,040,467.37

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

University of East Anglia

Norwich Research Park

Norwich

NR4 7TJ

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45000000 - Construction work

VII.1.3) Place of performance

NUTS code

- UKH15 - Norwich and East Norfolk

Main site or place of performance

Edith Cavell Building, University of East Anglia, Norwich Research Park, Colney Lane, Colney, Norwich NR4 7UU

VII.1.4) Description of the procurement:

The University of East Anglia's Anatomy suite has been in operation for circa 20 years. It is HTA registered and during this period it has undergone 3 upgrades to ensure it was fit for

purpose and compliant, the last works being undertaken in 2013. It is currently sited within the Queens buildings and totals 335 m². To allow for a proposed expansion in Courses delivered and to meet new standards of "Chemical working exposure levels" set by both the EU and WHO, the existing suite requires redevelopment to meet its proposed needs.

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The University has completed a feasibility study to determine the best solution / location for this expansion. The study identified that the preferred option is The Edith Cavell Building on

West Campus.

This contract award is for the Main Contractor to build the anatomy suite.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in days

504

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£4,040,467.37

VII.1.7) Name and address of the contractor/concessionaire

R G Carter Ltd

9 - 11 Drayton High Road, Drayton

Norwich

NR8 6AH

Country

United Kingdom

NUTS code

- UKH15 - Norwich and East Norfolk

Companies House

00270273

The contractor/concessionaire is an SME

No

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

Approval has been given to add the first floor shell, the value of the addition is £643,793.90.

The modification was allowed for in the initial procurement documents. During the later stages of design development, the possibility for the need to further extend the building was explored and alternative designs were tabled. Following approval, the further Phases, which at the time did not have funding approval from UEA, were added to both the Planning Drawings which were subsequently approved, and to the tender documents for the initial phase of works. It was declared during the tender that there was a possibility that if funding became available either before start on site or during the works, the successful Contractor may be asked to negotiate a variation to include for the additional phase of works within the main Contract.

The modification does not alter the overall nature of the contract and is not deemed to be a substantial modification within the meaning of paragraph 72(8) of the Public Contracts Regulations 2015.

To retender this additional element of the work would not be proportionate and would cause substantial duplication of costs (b ii).

VII.2.2) Reasons for modification

Need for additional works, services or supplies by the original contractor/concessionaire.

Description of the economic or technical reasons and the inconvenience or duplication of cost preventing a change of contractor:

The economic and technical reasons that prevent a change of contractor are as follows. The tight and constrained nature of the site making it impractical to have two contractors safely working in very close proximity.

Continuity of design and warranty responsibilities as well as stakeholder engagement, is critical.

The safe management of a site immediately next to the blue light emergency route for the Norfolk and Norwich University Hospital, would be compromised by a duplication of traffic to the site.

There are potential programme gains if the extension is incorporated into the main works project which prevents both abortive works and significant abortive costs.

Taking into account the reasons set out above, it is considered that from an economic, technical and programming perspective, the negotiation of the extra phase of works would be the most beneficial solution.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £643,793.90

Total contract value after the modifications

Value excluding VAT: £4,684,261.27