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Tender

## **North East Quadrant (NEQ) Development - Design and Build Contractor**

UNIVERSITY OF SOUTHAMPTON

F02: Contract notice

Notice identifier: 2023/S 000-026715

Procurement identifier (OCID): ocds-h6vhtk-03fb74

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

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

UNIVERSITY OF SOUTHAMPTON

UNIVERSITY ROAD

SOUTHAMPTON

SO17 1BJ

#### **Contact**

Procurement

#### **Email**

[procurement@soton.ac.uk](mailto:procurement@soton.ac.uk)

#### **Telephone**

+44 2380595000

#### **Country**

United Kingdom

**Region code**

UKJ32 - Southampton

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

10007158

**Internet address(es)**

Main address

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

Buyer's address

<https://in-tendhost.co.uk/universityofsouthampton.aspx/Home>

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

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

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/universityofsouthampton>

**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 East Quadrant (NEQ) Development - Design and Build Contractor

Reference number

2023UoS-1107

#### II.1.2) Main CPV code

- 45214400 - Construction work for university buildings

#### II.1.3) Type of contract

Works

#### II.1.4) Short description

The University is seeking a Design and Build Contractor for the development of the North East Quadrant ("NEQ") site located in Southampton, Hampshire.

The North-East Quadrant ("NEQ") site forms part of the Highfield Campus. The site area is approximately 12,290m<sup>2</sup>. Phase 1 consists of the construction of a 4-storey teaching facility (GIFA of c. 15,574m<sup>2</sup>), with 5 storeys, a basement, and ancillary facilities hub.

The building is split into three interconnected areas arranged around a central atrium. The west block consists of a concrete structure with the east / south proposed to be of a steel frame. The external wall solution will be evolved during stage 3. Sustainability and low energy solutions are key to the success of this building due to lack of local power. The works include amendments to external landscaping, and all associated works to meet all planning and building control requirements stipulated elsewhere within the Employer's Requirements. Any S278 works will be delivered as part of an agreement between the selected contractor and Southampton City Council.

The successful Contractor will be required to work alongside the Client design team via a PCSA agreement through Stage 3 and Stage 4, at which point a contract sum can be agreed. It is the intention that a separate "Enabling Works" contract will be completed during the Pre-Construction period.

The University proposes to enter into a Contract for the delivery of the NEQ Project by Q1 2027 with the successful contractor. The University will appoint the successful contractor

via a PCSA appointment in 2024 to deliver pre-construction services, but also a separate enabling works contract, which should de-risk the site prior to agreement of the contract sum for the main works.

### **II.1.5) Estimated total value**

Value excluding VAT: £150,000,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 45210000 - Building construction work

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

NUTS codes

- UKJ32 - Southampton

Main site or place of performance

Southampton, Hampshire, UK

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

This procurement process is being conducted as a Restricted procedure; consisting of both Selection and Invitation to Tender stages.

Stage 1 - Selection Stage: An overall pass mark of 50 % shall apply to this stage. The intention is to arrive at a shortlist of a maximum of five qualified potential suppliers for formal invitation to tender. The maximum number of qualified potential suppliers will be based on the top five scores achieved. Where more than the maximum number of potential suppliers have achieved a top five score (i.e. a tie), all of those potential suppliers will be invited to the Invitation to Tender stage.

Stage 2 - Invitation to Tender (ITT) stage - A maximum of 5 qualified tenderers will be invited to submit formal tenders at this stage.

The University proposes to enter into a Contract for 3 years and 5 months - this will be the maximum contract period, including any potential extensions, with the successful tenderer.

This will comprise of an initial contract period of 3 years and 5 months with an option to extend by a further 6 months subject to satisfactory performance and at the discretion of the University.

The estimated total contract value is between £125,000,000 up to a maximum of £150,000,000 (excluding VAT).

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

Quality criterion - Name: Compliance questions and mandatory requirements / Weighting: Pass/Fail

Quality criterion - Name: Question 1: Previous Information / Weighting: Not scored

Quality criterion - Name: Question 2: Approach to subcontracting / Weighting: 10%

Quality criterion - Name: Question 3: Acceptance of the Contract Documents / Weighting: Pass/Fail

Quality criterion - Name: Question 4: The Contractor's proposed team / Weighting: 20%

Quality criterion - Name: Question 5: The Contractor's programme / Weighting: 20%

Quality criterion - Name: Question 6: Approach to management of the design / Weighting: 10%

Quality criterion - Name: Question 7: Delivery of the Project / Weighting: 10%

Quality criterion - Name: Interview / Weighting: 5%

Price - Weighting: 25%

#### **II.2.6) Estimated value**

Value excluding VAT: £150,000,000

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

Start date

8 January 2024

End date

31 December 2027

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

An overall pass mark of 50% shall apply at Selection Stage evaluated against the requirements detailed within this Selection Stage document set. Potential Suppliers who do not achieve an overall score of 50% or higher will not be eligible for progression to formal Invitation to Tender (ITT) stage (Stage 2).

It is the University's intention to arrive at a short list of 5 Potential Suppliers for the ITT stage. The number of Potential Suppliers will be based on the top 5 percentage scores at or above the overall pass mark.

Where less than 5 Potential Suppliers meet or exceed the overall pass mark, only those Potential Suppliers who meet or exceed the overall pass mark will be invited to formal ITT stage.

#### Mandatory Requirements

- Grounds for Mandatory Exclusion (Pass / Fail)
- Grounds for Discretionary Exclusion (Discretionary Pass / Fail)
- Economic & Financial Standing (Discretionary Pass / Fail)
- Details of Wider Group (Pass / Fail)
- Health and safety policy (Pass / Fail)
- Modern Slavery Act (Pass / Fail)
- Insurance (Pass / Fail)

#### Weighted Requirements

- Supply Chains (10%)

- Relevant previous experience of two-stage design and build/develop and construct arrangements (40%)
- Previous relevant contracts and references (25%)
- Quality assurance, systems and performance (10%)
- Sustainability and waste management (15%)

For Information Only

- Potential Supplier Information
- Relevant Experience & Contract Examples
- Justification in Absence of Relevant Experience & Contracts
- Skills & Apprentices

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

Variants will be accepted: No

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

Options: No

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

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

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

List and brief description of selection criteria

The selection criteria is as stated in the Selection Stage document set.

To support the financial assessment, the University will obtain a Business Risk Report for all Potential Suppliers and every organisation that is being relied on to meet this procurement, using an independent company called Creditsafe.

The University reserves the right to exclude a Potential Supplier or request provision of further assurances such as parent company/bank guarantee or performance bonds where a Tenderer's Business Risk Score is: "Moderate Risk"; "High Risk"; "Very High Risk"; or "Not Rated", based on the rating provided by Creditsafe. Where a Business Risk Score from our external system is not available, then an alternative method of assessing financial standing will be used. This method is detailed within the Invitation to Tender document set.

Minimum level(s) of standards possibly required

For this procurement, the minimum financial threshold is £225,000,000.

The University has risk assessed the insurance requirements for this procurement and has deemed that the following minimum levels of insurance will be required.

-Public Liability - £10 million

-Product Liability - £10 million

-Employers' Liability - £10 million

-Professional Indemnity - £20 million

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

List and brief description of selection criteria

The selection criteria is as stated in the Selection Stage document set

However, potential suppliers' attention is drawn to the MANDATORY requirements of the selection criteria:

- Grounds for Mandatory Exclusion
- Grounds for Discretionary Exclusion
- Economic & Financial Standing
- Details of Wider Group
- Health and safety policy
- Modern Slavery Act
- Insurance

### **III.2) Conditions related to the contract**

#### **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

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## **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: No

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

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

9 October 2023

Local time

12:00pm

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

24 October 2023

#### **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: 4 (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 payment will be used

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

E-Tendering Portal: The University is utilising an electronic tendering tool, In-Tend (<https://intendhost.co.uk/> universityofsouthampton) to manage this procurement and to communicate with potential suppliers and/or tenderers (as appropriate).

All documentation in relation to this tender can be downloaded from In-Tend.

Potential suppliers/tenderers are advised that there will be no hard copy documents issued and all communications with the University, including the submission of Selection Stage and/or Invitation to Tender responses will be conducted via In-Tend.

Regular monitoring of the portal is the responsibility of the potential supplier/tenderer.

If you are not already registered as a supplier with the University of Southampton, you will need to register in In-Tend in order to access the procurement documentation.

Once you have logged in as a supplier: click on 'Tenders'; locate the relevant project; and click 'View Details'. Once you are in the project screen, you will be able to register your organisation against the project and access all documentation by clicking 'Express Interest'.

Potential suppliers/tenderers are advised that formal expressions of interest in the project must be by way of completion and return of the relevant documents via In-Tend.

Further instructions for the submission of responses are below:

To submit your return:

1. Log in
2. Click 'Tenders'
3. Locate the relevant project
4. View details
5. Click on the tab relating to the relevant project stage (e.g. 'Invitation to Tender')

6. Click on the 'Attach Documents' button and upload your return.
7. Check ALL your response documents are uploaded and displayed in the 'My Tender Return' panel. The system will only permit your organisation to make one return.
8. Click the red 'Submit Return' button.

Please note, to preserve the integrity of the procurement, all communications with the University must be made via the correspondence function within In-Tend.

Publication of Award Details: In accordance with Regulation 50, paragraph (2) of the Public Contracts Regulations 2015 and subject to Article 5 and Annex 5, Part D (13) of Directive 2014/24/EU of the European Parliament and of the Council (if applicable), the University intends to publish the value of any resulting contract at the award stage, and reserves the right to do so. By submitting a response, potential suppliers/tenderers are consenting to publication of this information unless otherwise agreed in advance with the University.

Costs and Expenses: Potential suppliers/tenderers are solely responsible for their costs and expenses incurred in connection with the preparation and submission of responses and participation in this and all future stages of this procurement. Under no circumstances will the University be liable

for any costs or expenses borne by potential suppliers/tenderers or any of their supply chain, partners or advisers in this procurement process.

The University is not liable for any costs in the event of the cancellation of this procurement process.

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

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

University of Southampton

Southampton

Country

United Kingdom