

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/026785-2023>

Not applicable

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

UNIVERSITY OF SOUTHAMPTON

F14: Notice for changes or additional information

Notice identifier: 2023/S 000-026785

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

Published 11 September 2023, 11:26am

### **Section I: Contracting authority/entity**

#### **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>

---

## **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.

---

## **Section VI. Complementary information**

### **VI.6) Original notice reference**

Notice number: [2023/S 000-026715](#)

---

## Section VII. Changes

### VII.1.2) Text to be corrected in the original notice

Section number

II.2.4

Place of text to be modified

Description of the Procurement

Instead of

Text

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).

Read

Text

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