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Tender

## **Design & Obtain Planning for New Student Accommodation, Plas Coch Campus, Wrexham (Pre-Construction Services Agreement)**

Wrexham University

F02: Contract notice

Notice identifier: 2024/S 000-027149

Procurement identifier (OCID): ocds-h6vhtk-0493c8

Published 23 August 2024, 4:11pm

The closing date and time has been changed to:

**15 November 2024, 12:00pm**

See the [change notice](#).

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

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

Wrexham University

Plas Coch, Mold Road

Wrexham

LL11 2AW

#### **Email**

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

#### **Telephone**

+44 1978293188

**Fax**

+44 1978293188

**Country**

United Kingdom

**NUTS code**

UKL23 - Flintshire and Wrexham

**Internet address(es)**

Main address

<http://www.wrexham.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.3) Communication**

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

<http://www.sell2wales.gov.wales>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<http://www.sell2wales.gov.wales>

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

<http://www.sell2wales.gov.wales>

**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 & Obtain Planning for New Student Accommodation, Plas Coch Campus, Wrexham (Pre-Construction Services Agreement)

Reference number

AS/PM/WU/CP/37

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

- 71200000 - Architectural and related services

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

Services

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

The University is seeking to procure a contract for a Contractor/Developer-led Design & Obtain Planning for New Student Accommodation, Plas Coch Campus, Wrexham (Pre-Construction Services Agreement).

Wrexham University are seeking to engage with a contractor/development partner, who will design and secure planning approval for much needed new purpose-built student accommodation on a designated site on the Plas Coch campus. The expected quantum of development is in the region of 322 -beds and associated ancillary facilities, with the capability of being built in more than one phase of development, subject to occupation and demand.

NB:The University are NOT looking to award a contract directly with Architectural

Practices.

The scope of this procurement involves submitting planning application (in the name of Wrexham University) and obtaining Full Planning Approval for new-build student accommodation block at Wrexham University Plas Coch Campus.

The approved scheme must be

- (a) deliverable/implementable, i.e. not the subject of unacceptable planning conditions or financial contributions, e.g. limits on occupation, personal to the applicant, onerous time-completion.
- (b) satisfy the requirements of University Students, the Client, Institutional Funders and Accommodation Operators and
- (c) be capable of being built in more than one phase.

Following the completion of this procurement, and presuming the University awards a contract (1st Procurement), and once the initial Design and Planning permission has been obtained, there will be a separate future procurement undertaken (2nd Procurement), and a new contract notice published on the Sell2Wales portal for the appointment of a Developer/Contractor Partner to Further Design, Build & Finance the New Student Accommodation with potentially the option to operate the scheme.

As the 'initial design' and 'further design and delivery' procurements will be separate exercises, the successful bidder for the 1st Procurement will be eligible to participate in the 2nd Procurement but there is, of course, no guarantee that any Developer/Contractor appointed pursuant to this 1st Procurement will be successful in the 2nd Procurement. However, for the avoidance of doubt, the successful bidder in the 1st Procurement will not be excluded from submitting a response to the 2nd Procurement.

The University has not yet decided on a funding model for the 2nd Procurement and therefore by submitting a response to this 1st Procurement, bidders acknowledge they are being evaluated purely on the quality of their initial design and not in relation to delivery under the University's chosen funding model. The University will confirm the funding model as part of the 2nd Procurement and the design output from the 1st Procurement will be shared as part of the 2nd Procurement, and worked up as part of the further design and delivery under the 2nd procurement contract awarded.

The indicative estimated value for this PCSA stage including obtaining Planning Permission is 500,000 pounds sterling (inclusive of VAT). However, this is an estimated figure and may be lower or higher than the final contract value. Any budget provided as part of this procurement is intended to act as a guide only. The final budget will be allocated to this Contract as funded by the University and the Wrexham Gateway

respectively. The disclosure of any guide budget is to provide bidders with an indication of the budget available. However, the University expects any Tenders to demonstrate value for money and where possible reduce this figure. The scope of the procurement intends to cover the requirements set out in this notice and the accompanying procurement documents, so this figure should be viewed as a guide rather than the final value.

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

Value excluding VAT: £416,666

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

This contract is divided into lots: No

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

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

- 45000000 - Construction work
- 45210000 - Building construction work
- 45214400 - Construction work for university buildings
- 45214700 - Construction work for halls of residence
- 71240000 - Architectural, engineering and planning 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 is seeking to procure a contract for Contractor / Development Partner led Design & Obtain Planning for New Student Accommodation, Plas Coch Campus, Wrexham (Pre-Construction Services Agreement)

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

The project will be procured using the JCT Pre-Construction Services Agreement (PCSA) including a Schedule of Amendments.

The procurement process is expected to complete in November 2024 with the award of the PCSA.

While the estimated duration of the contract is one year, the procurement is intended to cover the period required to deliver the services set out in the procurement documents, so this may be longer than the estimated duration.

The detail of services and CPV codes are also indicative and contain the broad categorisation of services rather than exact particulars. Bidders should assume that the services actually required will also include extensions to related or ancillary services within each categorisation. The actual scope of services required may be narrower than that set out above.

To ensure sufficient interest in the contract is generated, the services are not being divided into lots.

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

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

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

Value excluding VAT: £416,666

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

Start date

29 November 2024

End date

28 November 2025

This contract is subject to renewal

No

#### **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**

Interested organisations are welcome to undertake a site visit through appointment only by contacting Paul Moran (Capital Projects Manager). Please contact [p.moran@wrexham.ac.uk](mailto:p.moran@wrexham.ac.uk) to book an appointment.

Please note all site visits must be completed before 5.00pm on 11th October 2024 and is subject to the diary availability of the Capital Projects Manager.

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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

The University is seeking tender bids from a Contractor / Development Partner led Multi Disciplinary Design Team, which can deliver the approved Design scheme and obtain planning consent that must satisfy the requirements of University Students, the Client, Institutional Funders and Accommodation Operators.

#### **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

Reference to the relevant law, regulation or administrative provision

Contractor / Development Partner led Multi Disciplinary Design Team.

#### **III.2.2) Contract performance conditions**

The appointed Contractor / Development Partner will be required to contract under a JCT Pre-Construction Services Agreement (PCSA) 2016. Amendments to the contract are set out in the tender documents, which all bidders must accept.

#### **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**

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

Originally published as:

Date

18 October 2024

Local time

12:00pm

Changed to:

Date

15 November 2024

Local time

12:00pm

See the [change notice](#).

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English, Welsh

#### **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)

#### **IV.2.7) Conditions for opening of tenders**

Date

18 October 2024

Local time

1:00pm

Place

Online through Sell2Wales portal.

Information about authorised persons and opening procedure

The Tenders will be opened 1 hour after the Tender Return Deadline of 12.00pm (noon) on 18th October 2024.

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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 invoicing will be accepted

Electronic payment will be used

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

The Overall Award Criteria for this procurement will be based on 30% Price and 70% Quality. Further details are set out in the ITT and Schedule 1 - Appendix 1a

Tender Validity needs to be for 90 days.

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at

[https://www.sell2wales.gov.wales/Search/Search\\_Switch.aspx?ID=144027](https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=144027).

The buyer has indicated that it will accept electronic responses to this notice via the

Postbox facility. A user guide is available at  
[https://www.sell2wales.gov.wales/sitehelp/help\\_guides.aspx](https://www.sell2wales.gov.wales/sitehelp/help_guides.aspx).

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

(WA Ref:144027)

The buyer considers that this contract is suitable for consortia.

## **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