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Contract

Lisanelly Shared Educational Campus Phase 2 (Strule) — Services Contract for an Integrated Consultant Team

Department of Education NI

F20: Modification notice

Notice identifier: 2024/S 000-031154

Procurement identifier (OCID): ocids-h6vhtk-04a416

Published 30 September 2024, 11:46am

Section I: Contracting authority/entity

I.1) Name and addresses

Department of Education NI

Strule Programme Management Rathgale House Ballo Road

Bangor

BT19 7PR

Email

construct.info@finance-ni.gov.uk

Telephone

+44 2890816555

Country

United Kingdom

Region code

UKN - Northern Ireland

Internet address(es)

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Lisanelly Shared Educational Campus Phase 2 (Strule) — Services Contract for an Integrated Consultant Team

II.1.2) Main CPV code

- 71540000 - Construction management services

II.1.3) Type of contract

Services

II.2) Description

II.2.2) Additional CPV code(s)

- 71220000 - Architectural design services
- 71240000 - Architectural, engineering and planning services
- 71324000 - Quantity surveying services
- 71541000 - Construction project management services
- 71311000 - Civil engineering consultancy services
- 71000000 - Architectural, construction, engineering and inspection services
- 71312000 - Structural engineering consultancy services
- 71520000 - Construction supervision services
- 71330000 - Miscellaneous engineering services
- 71530000 - Construction consultancy services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

Omagh, Northern Ireland.

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

Department of Education (DE), the Contracting Authority is delivering what was known as the Lisanelly (and now known as the Strule) Shared Education Campus. This is a landmark project providing a bespoke state of the art facility to deliver post primary school education in Omagh. The Strule Programme involves the relocation of 5 post primary schools and 1 special school in Omagh onto one purpose built campus site with shared facilities incorporating sports, the arts, media, home economics, design and technology. . The programme has a complex stakeholder matrix which requires a comprehensive stakeholder management plan. Phase 1 of Strule entailed the delivery of the Arvalee Special School. Phase 2 will encompass the relocation of the 5 post primary schools onto the campus, the provision of sports/leisure facilities, the provision of a shared educational centre and other associated facilities and site development works over c.140 acres. The estimated construction works value at the outset was in the order of GBP 150 000 000. . DE sought to appoint (and did appoint) an Economic Operator to provide the services of a Project Management led Integrated Consultancy Team (ICT) for Phase 2 of Strule to include, architecture, cost management, engineering and other associated construction professionals in related disciplines. The ICT was required to develop the existing exemplar design for the campus to RIBA plan of work 2013 Stage 3, to undertake associated studies and surveys and to acquire necessary planning permissions. The ICT was to provide a Technical Advisory role for the development of the Employer's Requirements, procurement and contract management of an Integrated Supply Team (IST) for number of separate construction packages..

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

Duration in months

101

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2016/S 006-007182](#)

Section V. Award of contract/concession

Contract No

7182-2016

Title

Lisanelly Shared Educational Campus (Strule) Phase 2 — Services Contract for an Integrated Consultant Team

V.2) Award of contract/concession

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

20 November 2015

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: Yes

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

WYG

1 Locksley Business Park, Montgomery Road

Belfast

BT6 9UP

Email

ireland@tetrattech.com

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

<https://www.wyg.com/>

The contractor/concessionaire is an SME

No

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

WYG

Belfast

BT69UP

Email

ireland@tetrattech.com

Telephone

+44 2890706000

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

<https://www.wyg.com/>

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: £5,223,600

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

CPD Procurement Operations

303 Airport Road

Belfast

BT422DT

Email

Construct.info@finance-ni.gov.uk

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

RICS Dispute Resolution Service

12 Great George Street,

London

SW1P 3AD

Email

contactrics@rics.org

Country

United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

CPD Procurement Operations

303 Airport Road

Belfast

BT422DT

Email

Construct.info@finance-ni.gov.uk

Country

United Kingdom

Internet address

<https://www.finance-ni.gov.uk/topics/procurement>

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 71540000 - Construction management services

VII.1.2) Additional CPV code(s)

- 71220000 - Architectural design services
- 71240000 - Architectural, engineering and planning services
- 71324000 - Quantity surveying services
- 71541000 - Construction project management services
- 71313000 - Environmental engineering consultancy services
- 71000000 - Architectural, construction, engineering and inspection services
- 71312000 - Structural engineering consultancy services
- 71520000 - Construction supervision services
- 71530000 - Construction consultancy services

VII.1.3) Place of performance

NUTS code

- UK - United Kingdom

Main site or place of performance

Omagh, Northern Ireland

VII.1.4) Description of the procurement:

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

(nature and quantity of works, supplies or services)

Department of Education (DE), the Contracting Authority is delivering what was known as the Lisanelly (and now known as the Strule) Shared Education Campus. This is a landmark project providing a bespoke state of the art facility to deliver post primary school education in Omagh. The Strule Programme involves the relocation of 5 post primary

schools and 1 special school in Omagh onto one purpose built campus site with shared facilities incorporating sports, the arts, media, home economics, design and technology.

The programme has a complex stakeholder matrix which requires a comprehensive stakeholder management plan. Phase 1 of Strule entailed the delivery of the Arvalee Special School. Phase 2 will encompass the relocation of the 5 post primary schools onto the campus, the provision of sports/leisure facilities, the provision of a shared educational centre and other associated facilities and site development works over c.140 acres. The estimated construction works value at the outset was in the order of GBP 150 000 000.

DE sought to appoint (and did appoint) an Economic Operator to provide the services of a Project Management led Integrated Consultancy Team (ICT) for Phase 2 of Strule to include, architecture, cost management, engineering and other associated construction professionals in related disciplines. The ICT was required to develop the existing exemplar design for the campus to RIBA plan of work 2013 Stage 3, to undertake associated studies and surveys and to acquire necessary planning permissions. The ICT was to provide a Technical Advisory role for the development of the Employer's Requirements, procurement and contract management of an Integrated Supply Team (IST) for number of separate construction packages.

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

Duration in months

120

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

Total value of the contract/lot/concession:

£9,285,835

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

WYG

1 Locksley Business Park, Montgomery Road

Belfast

BT69UP

Email

ireland@tetrattech.com

Telephone

+44 2890706000

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

<https://www.wyg.com/>

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):

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

During the management of this contact it has been necessary to administer a number of variations associated with design, planning, contamination and ordnance management. Given the complex stakeholder arrangements, the programme for the agreement and approvals of the developed design was prolonged. Significant statutory consultation was also required in completing the reserved matters planning application. Areas of unforeseen contamination on the site had to be addressed in a controlled manner to render the site fit for use which included the management of a significant amount of concealed ordnance. These matters required the ICT to carry out additional investigations and supervision of all the necessary works and over a longer period than originally anticipated.

Variations to the contact have also been necessary for extended supervision of the enabling works contract which experienced significant delay due to unforeseen ground

conditions. The ICT's supervision role has been modified to encompass the extended duration of these works.

The procurement exercise for the Main Works Contract has also experienced unprecedented issues. These resulted in the Contracting Authority suspending the Main Works Contract procurement in February 2018. It then undertook a reappraisal of the business case and procurement strategy, which required Executive and Ministerial consideration prior to implementation. This process was prolonged due to the collapse of the Stormont Executive, and later the impact of Covid-19.

The Contracting Authority commenced a new competition in December 2021, to identify a suitable contractor to carry out the construction works. Although assisting the Contracting Authority to procure an IST was part of the ICT's original contract, the need to commence a second fresh IST procurement resulted in the ICT having to provide additional services. The Main Works Contract has now been entered into and the ICT will be required to manage and supervise the works to completion. The scope of ICT services for management of the Main Works Contract is largely as per the ICT's original contract, although some adjustment will be necessary to accommodate the time shift from the initial programme for delivery of the project.

All modifications to date are considered to be permitted by reg.72 PCR.

All modifications are considered to be permitted by reg.72 PCR and the below modifications are considered to be permitted by reg.72(1)(b):

Inflation adjustment to completion £1,170,840.28

Contingency £415,000.

This notice is therefore also notice of these two modifications as per reg.72(3)

None of the modifications to the contract exceeds 50% of the value of the original contract.

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:

As set out above, additional work was required to complete various elements of the contract.

As a result a modification to the contract is required to allow for the completion of the contract in line with the original Scope of Service for the procurement.

A change of ICT at this crucial stage of project delivery would cause;

- significant inconvenience;
- substantial duplication of costs;
- a difficult, costly and time-consuming process for another economic operator to take on the design work;
- loss of project knowledge;
- delays for a new ICT to get familiar with the project;
- delays to the Main Works Contract;
- increased costs of delivery;
- impact on political and stakeholder confidence and agreements.
- requirement to reappraise financial and budget approvals that have been granted by the Executive.

Additional delays are contrary to the public interest. The regeneration of the subject schools has widespread cross-community support.

Please refer to VEAT Notice Annex D Part 3.

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: £7,699,994.97

Total contract value after the modifications

Value excluding VAT: £9,285,835.25