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Tender

## **Estates: Architect & Lead Designer for the Madras New College Building at the University of St Andrews**

University of St Andrews

F02: Contract notice

Notice identifier: 2021/S 000-032037

Procurement identifier (OCID): ocids-h6vhtk-03049c

Published 22 December 2021, 11:35am

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

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

University of St Andrews

Walter Bower House

Guardbridge

KY16 0US

#### **Contact**

Adrian Wood

#### **Email**

[procurement@st-andrews.ac.uk](mailto:procurement@st-andrews.ac.uk)

#### **Telephone**

+44 1334462523

#### **Country**

United Kingdom

**NUTS code**

UKM72 - Clackmannanshire and Fife

**Internet address(es)**

Main address

<http://www.st-andrews.ac.uk/procurement/>

Buyer's address

<https://www.st-andrews.ac.uk/media/procurement/buyer-profile.pdf>

**I.3) Communication**

Access to the procurement documents is restricted. Further information can be obtained at

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

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/universityofstandrews>

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

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

**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**

Estates: Architect & Lead Designer for the Madras New College Building at the University of St Andrews

Reference number

EST/221221/AW/SL

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

- 71220000 - Architectural design services

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

Services

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

Architect and Lead Designer for the Madras New College Building at the University of St Andrews.

To facilitate the development of the Madras / New College building the University of St Andrews require to engage a Professional Team incorporating the Design Team, which will be led by the Architect and Lead Designer.

The Architect and Lead Designer will ultimately be responsible for developing the Final Project Brief in conjunction with the University and subsequently developing/co-ordinating the design package, that addresses the University's requirements whilst recognising cost and time parameters. Stakeholder engagement, presentations to all levels of the University and guiding the fully coordinated design team through the RIBA stages are key to the success of this project.

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

This contract is divided into lots: No

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

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

NUTS codes

- UKM72 - Clackmannanshire and Fife

Main site or place of performance

UK - St Andrews

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

Architect and Lead Designer.

To facilitate the development of the Madras / New College building the University of St Andrews require to engage a Professional Team incorporating the Design Team, which will be led by the Architect and Lead Designer.

The Architect and Lead Designer will ultimately be responsible for developing the Final Project Brief in conjunction with the University and subsequently developing/co-ordinating the design package, that addresses the University's requirements whilst recognising cost and time parameters. Stakeholder engagement, presentations to all levels of the University and guiding the fully coordinated design team through the RIBA stages are key to the success of this project.

In the Town Centre, the redevelopment of the Madras site will realise a new build element at c8,000m<sup>2</sup> with c2,000m<sup>2</sup> of restored and refurbished historic buildings. This team will be required to work with key users, departments and the university community to progress a design that will capture both the university's current aspirations to create an inclusive and innovative environment, and some future requirements, all to realise the full potential of this key site.

The site comprises an early nineteenth-century building, with a neo-Jacobean frontage and a neo-medieval quadrangle behind it. It includes outbuildings of a similar date to the right of the main building on South Street. All these buildings will be retained and reconfigured. Behind them is a jumble of post-war building occupying the site back to the Lade Braes Walk. These buildings are to be demolished. The University took possession of the site from Fife Council in October 2021. A standalone project to secure, make safe and demolish relevant parts of the building is now underway.

The University is committed to retaining and restoring the listed 19th-century buildings and marrying them to a new building to be erected on the site behind it, replacing the old school buildings. It is our vision that – together with the older outbuildings – this development will deliver an outstanding result for the University and the town. Hosting three of our Academic Schools (Economics & Finance, International Relations, Management), the New College will be a centre of excellence for research and teaching in

the Social Sciences.

As the home to some 200 academic and support staff and more than 2,000 undergraduate and postgraduate students, the New College will be the largest single building complex in the Faculty of Arts in the University's estate. We expect it to deliver the very best conditions for teaching and research, for social interactions and public events. It must provide outstanding and future-proofed spaces for formal and informal teaching, for learning and studying both in groups and individually, for conviviality (café and meeting spaces) and conferences. The student experience is at the heart of our operation. We strive to provide a wide range of learning environments to suit different needs and preferences not just for students in the three Schools to be co-located at the New College site but from across the whole University. The suite of teaching spaces will include a raked, active lecture theatre alongside larger flat floored lecture/seminar spaces and a substantial number of 25-seater seminar rooms. Three specialised computer classrooms are also envisaged.

We expect a building of outstanding quality, that is aesthetically pleasing as well as highly functional, that fits sensitively into its historic setting and fully reflects the University's commitment to environmental sustainability and social responsibility. The development of the design brief, procurement, and construction strategy will strive to attain net-zero carbon, aligning to the University target of becoming a net-zero carbon organisation by 2035. The project must achieve a minimum of BREEAM Excellent, EPC A rating, and Carbon Neutral for operations.

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

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

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

Duration in months

24

This contract is subject to renewal

No

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

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

As detailed in the SPD Documentation and Guidance Notes.

**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**

All tenders for the University of St-Andrews are administered through our e-tendering system (In-Tend). To express an interest please go to our tender web-site at: <https://in-tendhost/university of st andrews>

Please note that 'Notes of Interest' placed via PCS (Public Contracts Scotland) are not automatically accepted.

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

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

#### **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

#### **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

3 February 2022

Local time

12:00pm

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

27 May 2022

#### **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: 3 (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 invoicing will be accepted

Electronic payment will be used

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

All tenders for the University of St Andrews are administered through our eTendering System (InTend). To Express an Interest please go to our tender website at <https://intendhost.co.uk/universityofstandrews>

Please note that 'Notes of Interest' placed via PCS (Public Contracts Scotland) are not automatically accepted

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at [https://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=584644](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=584644).

(SC Ref:584644)

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

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

Dundee Sheriff Court

6 West Bell Street

Dundee

DD1 9AD

Telephone

+44 1382229961

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

The University of St Andrews will incorporate a minimum of 10 calendar day standstill period at the point of information on the award of the contract being communicated to tenderers. This period allows unsuccessful tenderers to seek further debriefing from the contracting authority before the contract is entered into. Applicants have 2 working days from the notification of the award decision to request additional debriefing and that information has to be provided a minimum of 3 working days before the expiry of the standstill period. Such additional information should be requested from The University of St Andrews.

If an appeal regarding the award of contract has not been successfully resolved The Public Contracts (Scotland) Regulations 2012 provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rule to take action in the Sheriff Court or Court of Session.

The anticipated review body in such cases would be:

Dundee Sheriff Court

6 West Bell Street

Dundee

DD1 9AD

Telephone: +44 1382 229 961

Anyone bringing court proceedings against the University of St Andrews must inform the University of St Andrews in advance of the alleged breach and its intention to bring proceedings. Any such action must be brought within 15 days of the date on which a decision is sent to them or published to challenge that decision.

Proceedings seeking an ineffectiveness order must be brought within 30 days of the publication of the contract award notice in the OJEU, or 30 days from the date of a decision letter to all tenderers concerned, and any candidates concerned, containing a summary of the reason for the recipient being unsuccessful, otherwise 6 months from the date of entering into the contract or concluding the framework agreement.

Where a contract has not been entered into the Court may, by interim order, suspend the procurement procedure. The court may also set aside a decision or actions taken by the University or order it to amend and document; and/or award damages. However, by express requirement the court may decide not to grant an interim order when the negative consequences of such an order are likely to outweigh the benefits, having regard to a number of considerations.

If the contract has been entered into the Court may, depending on the nature of the breach: make an ineffectiveness order; impose a financial penalty; shorten the duration of the contract; make any other order considered appropriate to address the consequences of ineffectiveness or shortening the duration or the contract; award damages.