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Tender

## **Campus Development Programme Phase 1**

UNIVERSITY OF EAST ANGLIA

F02: Contract notice

Notice identifier: 2023/S 000-032794

Procurement identifier (OCID): ocds-h6vhtk-04161e

Published 6 November 2023, 2:35pm

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

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

UNIVERSITY OF EAST ANGLIA

Norwich Research Park,Earlham Road

NORWICH

NR47TJ

#### **Contact**

Claire Woodcroft

#### **Email**

[c.woodcroft@uea.ac.uk](mailto:c.woodcroft@uea.ac.uk)

#### **Telephone**

+44 1603592728

#### **Country**

United Kingdom

**Region code**

UKH15 - Norwich and East Norfolk

**Companies House**

RC000651

**Internet address(es)**

Main address

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

**I.3) Communication**

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

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

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/universityofeastanglia.aspx/Home>

**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**

Campus Development Programme Phase 1

Reference number

PURCON2023

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

- 45000000 - Construction work

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

Works

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

The University of East Anglia was created during the 1960s. Its original campus buildings were designed by the acclaimed architect Sir Denys Lasdun and several of the original buildings are now Grade II Listed, including the original teaching and science building the 'Lasdun Wall'.

The Grade II listed Lasdun Wall is an iconic and important part of University of East Anglia's (UEA) history situated in the centre of the UEA's vibrant and busy 24/7 campus. However, the building needs repair and refurbishment to address condition issues and to deliver essential sustainability improvements to enable the University to meet their target to be a net zero campus by 2045.

The Lasdun Wall comprises four buildings constructed to appear as one (Building 3, Building 4, Building 5 and Building 6). The University plans to carry out a four-phase strip-back-to-frame refurbishment of the Lasdun Wall.

This project - Lasdun Wall Refurbishment Phase 1 - will deliver new modern science facilities and teaching space in an extended Building 3, whilst existing science research facilities continue to operate within Buildings 4, 5 and 6. The existing science facilities are currently at risk due to potential condition failures of the buildings, therefore the success of Phase 1 to 'de-risk' highly specialised facilities within the Lasdun wall, is of extreme importance to the University.

The University's "Phase 1" project consists of three elements:

- Preliminary enabling works (by others)
- The Main Works (the subject of this procurement)
- A package of interphase enabling works which will complete Phase 1 and prepare for the future decommissioning of Buildings

The appointed Main Contractor will be required to undertake the following:

Initial phase of strip out and asbestos removal will have been undertaken to provide an empty shell, however asbestos removal will be required by the main contractor as follows:

- Facades - Around existing windows which will be replaced, and concrete façade panels removed to accommodate the new extension.
- Existing floor screed abutting the perimeter which includes asbestos contamination around existing fixings to the retained listed concrete façade panels - fixings and all remaining screeds will need to be removed.
- Within the tender design information, we have included the Asbestos survey report to support with the remaining asbestos removal, sequencing and overall methodology. All Asbestos must be removed.

Extension - An extension of approx. 2,966m<sup>2</sup> is planned to one elevation.

Window Replacement and Façade Treatment - The building is listed and the facades are a sensitive architectural feature which will need to be carefully replaced with modern windows in similar style.

Fitting Out of existing building - The re-fit comprises circa 11,287m<sup>2</sup> of space split to include science research facilities and teaching and social learning space.

External Works as detailed in the ISIT design information.

The successful Bidder shall be responsible for validating any information provided including the Stage 4A design which the successful Bidder will be required to check, validate and verify during the PCSA stage in order to enable it to take full responsibility for the entire design and to progress the design to Stage 4B by the end of the PCSA stage. Existing design consultants may be novated to the successful Bidder if the successful Bidder so chooses but design risk shall be transferred to the successful Bidder regardless.

#### **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

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

NUTS codes

- UKH15 - Norwich and East Norfolk

Main site or place of performance

University of East Anglia campus, Norwich Research Park, Norwich, NR4 7TJ

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

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The Grade II listed Lasdun Wall is an iconic and important part of University of East Anglia's (UEA) history situated in the centre of the UEA's vibrant and busy 24/7 campus. However, the building needs repair and refurbishment to address condition issues and to deliver essential sustainability improvements to enable the University to meet their target to be a net zero campus by 2045.

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The University's "Phase 1" project consists of three elements:

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Fitting Out of existing building - The re-fit comprises circa 11,287m<sup>2</sup> of space split to include science research facilities and teaching and social learning space.

External Works as detailed in the ISIT design information.

The successful Bidder shall be responsible for validating any information provided including the Stage 4A design which the successful Bidder will be required to check, validate and verify during the PCSA stage in order to enable it to take full responsibility for the entire design and to progress the design to Stage 4B by the end of the PCSA stage. Existing design consultants may be novated to the successful Bidder if the successful Bidder so chooses but design risk shall be transferred to the successful Bidder regardless.

Tenders will be evaluated on their lump sum price / commercial submission and answers to the qualitative questions (document 1.11) included in the ISIT. Initial tenders will be evaluated against a lump sum for 60% of the works in value (pricing document 1.14). The winning contractor will be awarded the PCSA during which time the contractor will be

required to carry out the obligations and services set out therein (including stage 4b design, procurement of the final 40% of packages - see Schedule 2 of the PCSA document for the detailed services). Conditional upon compliance in full with the obligations upon it in the PCSA, the contractor will then proceed to construction stage (JCT DB with amendments).

#### **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**

Start date

22 July 2024

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: 3

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

Variants will be accepted: No

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

Options: No

#### **II.2.14) Additional information**

The University reserves the right to accept an initial tender (and not proceed to the further negotiation/final tenders stage) in the event that at least one initial tender:

o commits to accept the terms of the PCSA, the JCT DB and its schedule of amendments without change; and

o Programme Practical Completion by 31 July 2026; and

o fulfils the Minimum Requirements (below).

The "Minimum Requirements" for final tenders (cannot be negotiated and must be met):

- o No impact on planning consent.
- o Minimal impact on design integrity.
- o Continuing proof of cover of the insurance requirements in the SQ.
- o Offers sectional completion.
- o Takes full and complete responsibility for both (i) the discharge of planning conditions and (ii) the design of the Works (excluding concept design).

If your response is assessed as not meeting the 5 minimum requirements it will be rejected.

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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.2.3) 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

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive procedure with negotiation

#### **IV.1.5) Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

#### **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

6 December 2023

Local time

12:00pm

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

15 January 2024

#### **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 invoicing will be accepted

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

Information about negotiation: The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations if the grounds in section II.2.4 are met. Otherwise the contracting authority intends to negotiate with the three bidders on the terms of their initial tenders including any proposed value engineering and invite draft final tenders and then final tenders.

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

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

University of East Anglia

Norwich

NR4 7TJ

Country

United Kingdom