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Not applicable

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

Wrexham University

F14: Notice for changes or additional information

Notice identifier: 2024/S 000-035295

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

Published 31 October 2024, 11:19am

Section I: Contracting authority/entity

I.1) Name and addresses

Wrexham University

Plas Coch, Mold Road

Wrexham

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Email

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Telephone

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+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

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.

Section VI. Complementary information

VI.6) Original notice reference

Notice number: [2024/S 000-027149](#)

Section VII. Changes

VII.1) Information to be changed or added

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

Section number

IV.2.2

Place of text to be modified

Time limit

Instead of

Date

8 November 2024

Local time

12:00pm

Read

Date

15 November 2024

Local time

12:00pm

Section number

IV.2.7

Place of text to be modified

Conditions for opening of tenders

Instead of

Date

8 November 2024

Local time

1:00pm

Read

Date

15 November 2024

Local time

1:00pm

VII.2) Other additional information

In order to allow sufficient time for Bidders to engage with their supply chain partners, a 1 week tender response deadline extension has been agreed. The new tender response deadline is now 15th November 2024 at 12.00pm Noon. The Clarification Question deadline will also now be changed to the 8th November 2024 at 5.00pm.