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Tender

Framework Agreement for Loughry Campus Redevelopment Project

DAERA

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-054315

Procurement identifier (OCID): ocds-h6vhtk-059506

Published 5 September 2025, 2:15pm

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Scope

Description

This procurement seeks to appoint suppliers to a framework for the phased redevelopment of the College of Agriculture, Food and Rural Enterprise (CAFRE) Loughry Campus, with the Contracting Authority being the Department of Agriculture, Environment and Rural Affairs (DAERA).

Planning permission approval for the project was granted by Mid Ulster District Council in September 2024 (LA09/2024/0386/F).

The Preliminary Market Engagement (PME) requirements of the Procurement Act 2023 was not deemed necessary, given this redevelopment project is considered to be routine construction, with a large supply base capable of delivering each of the anticipated construction contracts.

Each contract awarded from the framework will include: design development, demolition, construction and maintenance.

Due to the nature of the client's business i.e. an educational campus which must remain operational throughout the duration of the redevelopment, it is anticipated that some contracts may be awarded after 4 years following the award of the framework. It is anticipated that the duration of the framework will be for a period of up to 6 years, in line with Regulation 47(2) of the Procurement Act 2023. The framework will provide the delivery of the Scope outlined within the tender documentation.

It is anticipated that the successful supplier of the first contract (Phase 1) will be retained for subsequent contracts (Phase 2 and Phase 3), subject to satisfactory performance of each preceding phase and agreement of costs for each subsequent phase with the Contracting Authority. Up to 5 reserve suppliers will also be awarded to the framework.

The Contracting Authority reserves the right to tender each phase between the framework suppliers and reserves the right to tender each phase of a supplier's design between the framework suppliers, or on the open market. The Contracting Authority also reserve the right to eliminate poor performing suppliers from tendering for future phases.

This framework is not a guarantee of any workload and may be terminated at any time as may be deemed necessary by the Contracting Authority. This framework includes the right for the Contracting Authority to suspend and/or terminate a supplier's participation in the framework.

The anticipated works under this framework will consist of: demolition of existing Packaging, Administration, Science and Food Education buildings and the erection of new hub and conference facilities, new teaching and laboratory spaces, new administrative and staff accommodation, new student residential accommodation, as well as improvements to the campus parking, sitewide services infrastructure, associated site works and an extensive period of planned and reactive maintenance (Government Soft Landings (GSL)) following construction completion of each phase. The successful supplier for each phase will be responsible for the completion of the design and construction of all of the works and management of facilities in accordance with GSL requirements.

The contracts awarded under this framework require the successful supplier to maintain continuity of existing campus functions, ensuring that the design respects the character and configuration of the overall Loughry campus and ensuring that the construction is delivered with minimal disruption to campus activities.

Contract Performance Conditions

Supplier's performance on this framework will be regularly monitored, with the requirement of reporting against Key Performance Indicators (KPIs).

As part of its contract management procedures, the Contracting Authority will use the Protocol for Managing Poor Supplier. Performance contained in Annex K of the

Construction Procurement Toolkit.

Construction Toolkit 30-04-24

If a supplier has received more than one current Notice of Written Warning or a Notice of Unsatisfactory Performance, the Contracting Authority, at its discretion, can consider a supplier's exclusion from future procurements, being undertaken on behalf of bodies covered by the Northern Ireland Public Procurement Policy Statement, for a minimum period of 12 months or 3 years respectively.

Complementary Information

The Contracting Authority expressly reserves the right;

- a) not to award any Contract as a result of the procurement process commenced by publication of this notice;
- b) To make whatever changes it may see fit to the content and structure of the tendering competition;

In no circumstances will the Authority be liable for any costs incurred by candidates participating in this competition.

Contracts awarded as a result of this procurement process shall be considered as contracts made in Northern Ireland and subject to the exclusive jurisdiction of the Northern Ireland Courts. The Contracting Authority reserves the right not to award any contracts as a result of this competition.

The process may be terminated or suspended at any time without cost or liability to the Contracting Authority. While it intends to do so, the Contracting Authority does not bind itself or others to enter into any contract arising out of the procedures envisaged by this notice. No contractual rights expressed or implied arise out of the notice or procedures envisaged by it. The Contracting Authority reserves the right to vary its requirements and the procedures relating to the conduct of the award process. The Contracting Authority shall disqualify any Supplier which is ineligible under Regulation 57 of the Procurement Act 2023 (subject to any overriding public interest requirement) and reserves the right to disqualify any organisation which:

- a) Provides information or confirmations which later prove to be untrue or incorrect;
- b) Does not supply the information within the timescale required by this notice or by the Tender Stage Documentation or as otherwise required during the process. Instructions on how to submit a tender;

- Suppliers must be registered on the Contracting Authorities eprocurement portal, eTendersNI available on the following link: <https://etendersni.gov.uk/epps/home.do>
- All Suppliers should follow the instructions on how to submit a tender within the Invitation to Participate (ItP) documents held within the documents area for this procurement on the eTendersNI portal.

Review – Procedure

This procurement is governed by the Procurement Act 2023 and provides for suppliers who have suffered, or who risk suffering, loss, or damage, as a consequence of an alleged breach of the duty owed in accordance with the Act to start proceedings in the High Court. The standstill period, which will be for a minimum of 8 working days, provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into.

Full details of this procurement are set out within the tender documents.

Commercial tool

Establishes a framework

Total value (estimated)

- £74,000,000 excluding VAT
- £88,800,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 26 March 2026 to 9 August 2032
- Possible extension to 9 September 2038
- 12 years, 5 months, 15 days

Description of possible extension:

Due to the nature of the client's business i.e. an educational campus which must remain operational throughout the duration of the redevelopment, it is anticipated that some contracts may be awarded after 4 years following the award of the framework. It is anticipated that the duration of the framework will be for a period of up to 6 years, in line with Regulation 47(2) of the Procurement Act 2023.

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work
- 45214000 - Construction work for buildings relating to education and research
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45213100 - Construction work for commercial buildings

Contract locations

- UKN0 - Northern Ireland

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

As per framework agreement

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Submission**Enquiry deadline**

7 October 2025, 11:59pm

Submission type

Requests to participate

Deadline for requests to participate

7 October 2025, 11:59pm

Submission address and any special instructions

eTendersNI is the Authority's electronic tendering portal. Should you have any queries or difficulties in relation to use of the portal, please contact eTendersNI's dedicated supplier helpdesk by calling 0800 240 4545 or emailing:

ni-eproc-helpdesk@eurodyn.com

The PSP must be completed in accordance with the requirements of the Participation Stage Documentation and returned via the eTendersNI system. Emailed PSP submissions will not be accepted.

The PSP can be uploaded at any time before the PSP Receipt Deadline. Submissions can be retrieved and re-submitted any time before the PSP Receipt Deadline.

When submitting your response, please be aware of the speed of your internet connection, your system configuration and general web traffic that may impact on the time required to complete the transaction.

The Authority nor the CoPE can accept any responsibility for transmission delays. It is the responsibility of the Supplier to ensure that its PSP submission response has been received in the prescribed manner and in accordance with the PSP Receipt Deadline.

In order to be considered for evaluation, the PSP must be received on the eTendersNI system no later than the PSP Receipt Deadline specified in ItP-Part B, section 7.10. The option to submit the PSP submission will be removed on the system at the moment the PSP Receipt Deadline is passed. If the PSP Receipt Deadline passes while the PSP submission is in transit, the PSP submission will be rejected by the system.

Instructions for submitting responses can be found in the "Help" area on the eTendersNI homepage. Short video walkthroughs of preparing and submitting your response are also available under "Information" via the "supplier walkthrough help guides" link on the eTendersNI homepage.

Please note that in order to submit your response you will need the following software:

- Use one of the following web browsers: Microsoft Edge (latest version), Mozilla Firefox (latest version), Google Chrome (latest version), Safari (latest version).
- Have a valid e-mail address
- Javascript must be enabled in your browser.

- Click on the following link to check whether Javascript is enabled:
<http://enable-javascript.com/>

In order to submit your response via eTendersNI you are required to answer the eTendersNI online CfT questionnaire within the portal and upload attachments where required.

When submitting your PSP submission please ensure that:

1. The CDP contains complete, accurate and up-to-date information in relation to you as Supplier and where applicable Associated Suppliers.
2. Any single file attachment you are uploading is not larger than 50MB;
3. The complete PSP submission with attachments does not exceed 100MB;
4. You have checked that your whole PSP submission has been submitted correctly, including attachments; and
5. Once uploaded and saved, you complete a final check of the PSP submission to ensure the documents uploaded contain ALL the answers and any appendices specifically requested. You are advised to save your PSP submission at regular intervals and verify that you have the correct version of JAVA installed.

Responses may be submitted at any time before the PSP Receipt Deadline. If you experience difficulties with the system, please contact the eTendersNI Helpdesk.

Please do NOT wait until near the PSP Receipt Deadline to submit your PSP submission.

Please be advised that INCOMPLETE PSP SUBMISSIONS MAY BE EXCLUDED.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

26 March 2026

Award criteria

Name	Description	Type	Weighting
QUALITY	Quality percentage weighting 45 % (SV 10% = 55% overall) SV percentage – 10%	Quality	55%
PRICE		Price	45%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

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Full details of this procurement are set out within the tender documents.

Contracting authority

DAERA

- Public Procurement Organisation Number: PLDR-5748-GBBJ

303 AIRPORT ROAD WEST

BELFAST

BT3 9ED

United Kingdom

Email: Construct.Info@finance-ni.gov.uk

Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

CONSTRUCTION AND PROCUREMENT DELIVERY (CPD)

Summary of their role in this procurement: The Authority has appointed Construction and Procurement Delivery (CPD) as the CoPE to provide procurement advice and to administer this procurement competition on its behalf as a buyer.

- Public Procurement Organisation Number: PBPX-2845-LQQH

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Contact organisation

Contact [CONSTRUCTION AND PROCUREMENT DELEIVERY \(CPD\)](#) for any enquiries.