

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/055961-2025>

Tender

Derry~Londonderry Teaching and Student Centre Works

THE UNIVERSITY OF ULSTER

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

Notice identifier: 2025/S 000-055961

Procurement identifier (OCID): ocds-h6vhtk-055b7c ([view related notices](#))

Published 11 September 2025, 4:44pm

Scope

Reference

6132284

Description

The Contract is for the provision of DLD Teaching and Student Centre Works to Ulster University.

The project will involve the construction of a new Teaching and Student Centre (TSC) block at Ulster University's campus in Derry-Londonderry (DLD) adjacent to the Library at Northland Road BT48 7JL.

The new TSC building is to provide additional Lecture and Seminar spaces, Computer Labs and on campus Student Services and will also free up space in other buildings on campus for teaching and research activities.

The proposed site is located on Northland Road, adjacent to the existing Library (Block MM) and Teaching Block (Block MU).

The building form is predominantly three interconnected blocks, arranged around existing trees and connected via a central circulatory spine. The form of the building is sensitive to the history and setting of the site, and the arrangement of internal spaces focuses on pedestrian connectivity with connection to the existing Library blocks through a high-level link into a repurposed space and visual low-level connection to the existing Teaching block. Required modifications and refurbishment within the existing block(s) to accommodate the connection and associated access to the new building are included within the scope of the TSC project.

The building includes a lower ground floor, ground floor, plus 3-storeys at the highest point, all classified under use class F1 (learning and non-residential institutions). The building's GIA is anticipated to be circa 5200m² and the TSC is intended to create a three-dimensional landscape, with green spaces, terraces and courtyards integrated into the site.

The TSC is due to achieve a BREEAM 'Excellent' rating low-energy systems and climate-resilient materials are proposed throughout, to achieve a low carbon building. PV panels are included on the roofs of the interconnected blocks and green roofs are proposed on terraces.

Further details are provided in the planning drawings and supporting documents for the Project, including the Design Access Statements (DAS) can be found here: Northern Ireland Public Register.

The planning application reference is PP-14106027.

The University is using Design and Construct as the project delivery methodology under the Contract.

Document 3 - Scope will be provided with the ITT Documentation on eTenders NI at Stage 2 of the Competition.

Anticipated Project Timescales

Date Contract award June 2026

Works commence onsite July 2026

Works finished June 2028

Defects and initial aftercare period June 2029

Extended aftercare period June 2031

This tender notice is for the award of a public contract through a competitive flexible procedure in accordance with section 20(1) and (2)(b) of the Procurement Act 2023.

Total value (estimated)

- £34,800,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 July 2026 to 30 June 2028
- Possible extension to 30 June 2031
- 5 years

Description of possible extension:

The contract includes 24 months design and construction, 12 months defects and initial aftercare with additional extended aftercare of 24 months.

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKN - Northern Ireland

Participation

Legal and financial capacity conditions of participation

As per Tender Documentation

Technical ability conditions of participation

As per Tender Documentation

Submission

Enquiry deadline

9 October 2025, 3:00pm

Submission type

Requests to participate

Deadline for requests to participate

15 October 2025, 3:00pm

Submission address and any special instructions

Tenders must be submitted electronically via the relevant Call for Tender (CfT) opportunity on eTendersNI, website details immediately below.

Paper submissions will not be accepted or considered and will be rejected by Ulster University.

The tender documents are available with unrestricted and full direct access, free of charge, at: URL <https://etendersni.gov.uk/epps>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Maximum 5 suppliers

Selection criteria:

Stage 1 is the pre qualification questions stage of this competitive flexible process.

Award decision date (estimated)

9 December 2025

Award criteria

Name	Description	Type	Weighting
Stage 2 - Award Criteria Quality	As per Tender documentation. The University may, during the process refine an award criterion in line with section 24 of the PA 2023. Where this is the case revised tender documentation will be provided to all suppliers clearly indicating any refinements made.	Quality	50%
Stage 2 - Award Criteria - Commercial	As per Tender Documentation. The University may, during the process refine an award criterion in line with section 24 of the PA 2023. Where this is the case revised tender documentation will be provided to all suppliers clearly indicating any refinements made.	Cost	50%

Other information

Payment terms

Contract Value

The estimated value figure indicated in the Scope Section represents an overall estimated contract value. This value reflects the potential scale of the contract and takes into account potential optional extension periods and the uptake of potential optional services

as detailed in the tender documents. This figure does not however take into account the application of indexation or increases to charges due to increases in the Real Living Wage. Ulster University can provide any guarantee as to the level of business under this contract. Ulster University does not bind itself to accept the lowest or any tender. Suppliers remain responsible for all costs and expenses incurred by them or by any third party acting under instructions from the Supplier in connection with taking part in this procurement process regardless of whether such costs arise as a consequence, directly or indirectly of any amendments made to the procurement documents by Ulster University at any time. No legally binding contract shall arise (and a Supplier shall have no legitimate expectation that a contract will be entered into) until such time as entry into the Contract has been confirmed by Ulster University.

Description of risks to contract performance

The University has identified the following risks as risks that satisfy the criteria of Schedule 8 sub-paragraph (6)(a) of the Procurement Act 2023 i.e. that the risk/s could jeopardise the satisfactory performance of the contract but, because of its/their nature, cannot be addressed in the contract as awarded:

1. Construction is on a live campus.
2. Has concluded that there is a possibility that the contract may have to be modified as a result of a materialisation of the known risk/s at a later date in accordance with Schedule 8 paragraph 5 of the Procurement Act 2023.

Exclusions

If at any time during the procurement, or post award, it comes to the attention of the University, by whatever means, that a Supplier has become 'excluded' or 'excludable' as per Sec 57 of the PA 2023, the CA, after compliance with its obligations under the PA 23, reserves the right to exclude said Supplier from the procurement procedure or terminate any contract they have been awarded.

The University expressly reserves the rights:

- (I). not to award any contract as a result of the procurement process commenced by publication of this notice;
- (II). to make whatever changes it may see fit to the content and structure of the tendering Competition;

(III). to award (a) contract(s) in respect of any part(s) of the [services] covered by this notice; and

(IV). to award contract(s) in stages.

and in no circumstances will the University be liable for any costs incurred by candidates.

Ulster University reserves the right to hold additional rounds of negotiation / dialogue with tenderers; to require the submission of any further or additional information or tender submissions; to award the Contract following the submission of initial tenders and/or to down-select tenderers at specified points in the process. For the avoidance of doubt, final tenders will not be subject to any negotiation with the University (however, they may be subject to clarification, if required, at Ulster University's absolute discretion). The University reserves the right: to reject any or all PQQ or tender responses and to cancel or withdraw the procurement process at any stage; to award a contract without prior notice; to change the basis of, the procedure and the timescales set out or referred to in the procurement documents; to require a tenderer to clarify its PQQ or tender response in writing and/or provide additional information; to terminate the procurement process; and/or to amend the terms and conditions of the PQQ or tender evaluation process or negotiation process in line with section 31 of the Procurement Act 2023.

Suppliers should note that all dates, time periods and figures in relation to values and volumes specified in this notice and the procurement documents are approximate only and the University reserves the right to change any or all of them.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This is a two stage competition.

Stage 1 is open to all Suppliers. Responses will be evaluated according to the received responses to the Conditions of Participation.

It is intended to shortlist a total of 5 suppliers to invite to Stage 2.

Stage 2 - Invitation to Tender Stage

The shortlisted suppliers will be invited to submit a bid in response to the invitation to tender documents.

This stage consists of evaluating quality and commercial submissions received from the shortlisted suppliers.

Upon evaluation of initial bid, the University may opt to engage in a negotiation with all 5 shortlisted suppliers. Details of the negotiation stage can be found in the Tender Pack. The University reserve the right to award the contract following evaluation of the initial Tender bids.

Following any potential negotiation stage, the Suppliers will be invited to submit a final offer and at this point the University intend to award the contract to the Most Advantageous Tender.

In accordance with Section 24 of the Procurement Act 2023, the University may refine award criteria during this Competitive Flexible Procedure. Any refinements will be limited to the criteria already set out in this notice and associated procurement documents, will not alter the overall subject matter or relative weightings, and will be communicated to all suppliers prior to the invitation to submit final tenders. Where a refinement is applied, the University will modify and republish, or provide again, this notice and any associated documents affected.

The University also reserves the right to amend the indicative stages of the Competitive Flexible Procedure. The process described in this notice is provisional and will be finalised in the tender documentation issued to participating suppliers.

Contracting authority

THE UNIVERSITY OF ULSTER

- Companies House: RC000726
- Public Procurement Organisation Number: PDLT-6268-MWZV

Finance Office

Coleraine

BT52 1SA

United Kingdom

Email: procurement_enquiries@ulster.ac.uk

Website: <http://www.ulster.ac.uk>

Region: UKN0C - Causeway Coast and Glens

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland