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Contract

QUB/2536/24 - Momentum One Zero (M1.0) Building Contractor

Queen's University Belfast

F03: Contract award notice

Notice identifier: 2025/S 000-067635

Procurement identifier (OCID): ocds-h6vhtk-046c82

Published 22 October 2025, 5:41pm

Section I: Contracting authority

I.1) Name and addresses

Queen's University Belfast

Procurement Office, University Road

Belfast

BT7 1NN

Contact

Jackie Glackin

Email

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Telephone

+44 2890973026

Fax

+44 2890973026

Country

United Kingdom

NUTS code

UKN06 - Belfast

Internet address(es)

Main address

www.qub.ac.uk

Buyer's address

<https://www.qub.ac.uk/directories/FinanceDirectorate/visitors/procurement/>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Education

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

QUB/2536/24 - Momentum One Zero (M1.0) Building Contractor

Reference number

QUB/2536/24

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The project is for the provision of the works required to deliver the Momentum One Zero Project. Momentum One Zero (M1.0) is one of three, Belfast City Region Deal Projects which is being delivered by Queen's University Belfast. The works will significantly expand the existing ECIT (Electronics, Communications and Information Technology) Building on Queens Road, Queen's Island, Belfast and will create an anchor building in Belfast's innovation district. This tender exercise followed the 2-stage restricted procedure. Economic Operators shortlisted at Stage 1: PQQ were then invited to tender for Stage 2: ITT.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £36,552,895.98

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 71334000 - Mechanical and electrical engineering services
- 45214000 - Construction work for buildings relating to education and research

II.2.3) Place of performance

NUTS codes

- UKN06 - Belfast

Main site or place of performance

Belfast, Northern Ireland

II.2.4) Description of the procurement

The project is for the provision of the works required to deliver the Momentum One Zero

Project. Momentum One Zero (M1.0) is one of three, Belfast City Region Deal Projects which is being delivered by Queen's University Belfast. The works will significantly expand the existing ECIT (Electronics, Communications and Information Technology) Building on Queen's Road, Queen's Island, Belfast and will create an anchor building in Belfast's innovation district. This tender exercise followed the 2-stage restricted procedure. Economic Operators shortlisted at Stage 1: PQQ were then invited to tender for Stage 2: ITT. The scope of the project will include:- c.6500 sqm extension, delivered over a 3 and 5-storey extension to accommodate over 450 additional building users- c.400 sqm server room - Laboratory / Maker spaces - Clean rooms- Specialists workshops- Seminar spaces - Large atrium / circulation spaces- Tea points, kitchen and catering space- Collaboration spaces including kitchen facilities - Offices - Storage - Ancillary accommodation associated with office spaces - Reception area- Significant mechanical and electrical installations (c.40% of estimated construction cost)- Specific Client requirements associated with IT and AV coordination, installation and commissioning - Specific Client requirements associated with the procurement, coordination and installation of FF&E- Complex façade system- Installation of PV panels- Piling- Demolition works- Temporary works- Refurbishment of selected elements of the existing ECIT building- External landscaping to include car parking, planting, bin storage, bike shelters and EV charging The complexities of the project include:- Working on a live, operational site - Working alongside multiple stakeholders including but not limited to businesses, statutory authorities, and end-users- Working adjacent to a road which services commercial premises and along where the Glider bus operates- Working adjacent to a Scheduled Monument - Temporary works to facilitate and maintain access to the existing ECIT building for the duration of the works- Temporary works access - Connecting into an operational building - Working on a brown field, inner city site- Working in proximity to George Best, Belfast City Airport- Sectional completion - Adhering to and discharging planning conditions- NIE additional network capacity available February 2027The project is utilising the 'Traditional' procurement methodology. The estimated construction duration is 27 months.

II.2.5) Award criteria

Quality criterion - Name: Quality and Social Value / Weighting: 50

Price - Weighting: 50

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

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: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-016938](#)

Section V. Award of contract

Contract No

QUB/2536/24

Title

Momentum One Zero (M1.0) Building Contractor

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 September 2025

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Henry Brothers Ltd

108-114 Moneymore Road

Magherafelt

BT45 6HJ

Email

rodney.hassan@henrybrothers.co.uk

Telephone

+44 2879631631

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

National registration number

NI629986

Internet address

<https://henrybrothers.co.uk/>

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £34,000,000

Total value of the contract/lot: £36,552,895.98

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Value excluding VAT: £25,230,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Queen's University Belfast

University Road

Belfast

BT7 1NN

Country

United Kingdom