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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**

[j.glackin@qub.ac.uk](mailto:j.glackin@qub.ac.uk)

#### **Telephone**

+44 2890973026

#### **Fax**

+44 2890973026

**Country**

United Kingdom

**NUTS code**

UKN06 - Belfast

**Internet address(es)**

Main address

[www.qub.ac.uk](http://www.qub.ac.uk)

Buyer's address

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

**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**

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

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## **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](#)

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## **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](mailto: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

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## **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