

# Edge Hill University

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**EDGE HILL UNIVERSITY**  
**EXPRESION OF INTEREST TO TENDER FOR**  
**PRINCIPAL CONTRACTOR SERVICES**  
**FOR**  
**THE LIFE SCIENCES BUILDING (Phase 1)**



**APRIL 2022**

## **Edge Hill University – Life Sciences Project – Principal Contractor – Expression of Interest**

Edge Hill University wishes to appoint a Principal Contractor for the design and build of the proposed Life Sciences project, for which this expression of interest is the first step in that process.

### **Background**

Edge Hill University has undertaken master planning of the campus, specifically in the area of the central campus, which has identified opportunities to remove facilities which are at the end of their useful life, thereby creating space to deliver new facilities which address the needs of the University.

Edge Hill University has been increasing its Life Sciences provision over the last decade, most recently in Biomedical Sciences, driven by market demand and enhanced reputation. This has involved strategic managed growth of the current departments.

Current facilities are no longer sufficient to support the increased, and increasing, student numbers and the growing research base. Future projections indicate a strong growth in student numbers, both domestic and international, over the coming decade. The Biology department and Medical School currently work in close and increasing alliance and will achieve most by sharing facilities and resources. The Life Sciences building is envisaged as part of the central core renovation required to provide laboratories and preparation rooms, teaching and research facilities, as well as staff offices for the Biology department and the Medical School.

To facilitate research pursuits and to expand consultancy capabilities, the University will need to procure state-of-the-art equipment. Once equipped, Edge Hill University will be the only University in the North-West with these facilities, making the University one of the strongest regional research hubs for Biomedicine.

The University are seeking Tenderers to participate in a procurement process to establish a contract for a Principal Contractor (to provide pre construction and design services through a PCSA Agreement and on agreement of a contract sum to deliver a Works contract (through a JCT Design and Build contract), through what is commonly termed in industry as a two-stage process, to allow a suitably qualified contractor to input into the design, buildability, phasing and logistics for this flagship scheme. This expression of interest is the first step in the procurement process for the appointment of a Principal Contractor.

It is envisaged that planning approval will be granted in September 2022, with a start on site in October 2022, with completion in August 2023, in time for the start of the new academic year.

The assumed net construction cost for the Life Sciences building is circa £12M (The University do not guarantee that the quoted value will be met or exceeded).

### **Expression of Interest**

The University are welcoming expressions of interest from potential contractors, prior to finalising a tender list.

Along with the confirmation of your willingness to be considered to tender, to assess your suitability you are requested to submit the following information (no more than 6 pages of A4) by no later than **12 noon on Monday 9<sup>th</sup> May 2022** to [capitalprojectscomms@edgehill.ac.uk](mailto:capitalprojectscomms@edgehill.ac.uk)

- Please provide a list and brief details of up to 3nr similar contracts that your company has undertaken, within the Higher Education Sector in the last 5 years to demonstrate your experience.

- Please provide reference details within your response for your lowest value contract and highest value contract relating to projects you have delivered in the last 5 years.
- Please provide your company turnover in the last 3 financial years
- Please provide details of quality accreditations that your company holds, e.g/ ISO, Considerate Constructors Scheme

Following the evaluation of expressions of interest, the University will seek formal tenders from a shortlist of suitable Bidders. It is the University's intention to select a Principal Contractor as a stage one appointment for Pre Construction Services, with a view to developing the project to appoint for construction at the end of the stage two costing / pricing period.

The contracts for the two appointments will be

- JCT PCSA 2016 – for stage 1
- JCT Design and Build 2016 – for stage 2

The Invitation to Tender (ITT) for the 1<sup>st</sup> stage will be assessed on a 60% (Quality) and 40% (Cost), with Bidders being required to provide pricing information on Pre Construction Services, OH&P, Preliminaries and Design Team costs.