**University of Wales Trinity Saint David – SA1 Waterfront Innovation Quarter – Meet the Client Event**

**Location:                Swansea**

**Date:                    20th May**

**Arrival/Refreshments:                 9.30am – 10.00am**

**Event duration: 10.00am – 12.00pm**

**1.    Background**

In order to support its ambitious Estates strategy in Swansea, the University of Wales Trinity Saint David has acquired an interest in sizable areas of the remaining development land in the SA1 Waterfront area of Swansea. Following a period of masterplanning to identify the most appropriate areas of the site for the University’s core academic requirements, the intention will be to establish purpose-built facilities for learning, teaching and applied research as well as social, leisure and recreation space, subject to a detailed design development process.

The primary objective of the academic accommodation strategy is to be able to relocate the activities currently provided from the Townhill, Mount Pleasant and Swansea Business (Ty Brynglas) campuses to SA1 to create a high-quality student and staff experience, provide a sufficient amount of high-quality space for the academic activities of the schools involved and act as a beacon for engagement between the University, business and the region. The different spatial types encompassed by the strategy are set out as follows:

**a)   Core space**

These are central spaces that are fundamental in defining the student experience and include the proposed SA1 Digital Library, the Student Centre, an Innovation Hub and University events spaces.

**b)   Technical spaces**

These will be industrial quality workshops and studio spaces that will be used to accommodate Engineering, Architecture and Built Environment workshop and studio space sited alongside the Digital Media/Applied Computing Hub

**c)   Flexible Spaces**

Commercial quality office-type space that will be used to accommodate more general University teaching and administrative functions. These include Faculty, School and Departmental hubs and shared general teaching spaces such as learning studios, classrooms and seminar rooms. These spaces will be clustered together on the Swansea Waterfront Innovation Quarter site to create a central core of student amenity space surrounded by a network of flexible support and specialist teaching blocks. The University spaces will connect to the wider Innovation Quarter through a network of shared amenity and support spaces as well as through direct physical links to academic, business and cultural partner spaces.

**d)   Non core space**

The University is also developing proposals and undertaking discussions with commercial partners in partnership with Welsh Government. The University currently has a ‘long-list’ of over 30 commercial opportunities, spread across the Welsh Government priority sector areas. Any or all of these projects could result in the University partnering with a Developer(s) to deliver a range of construction projects and/or related initiatives

The University intends to support the regeneration of the city and to this end is focussing on facilitating (as far as it is able to do so) the economic and social context to bring added economic and cultural value to the City; investment in SA1 providing a significant potential environment to support growth of micro-businesses and new enterprise education initiatives within the City. The long term goal is to create a Swansea Waterfront Innovation Quarter that will be situated in a vibrant, modern waterfront location with easy access to the City centre.

**2.    Procurement Strategy**

To support the delivery of the above, the University has developed a master plan for SA1 which will be submitted to the City and County of Swansea for a revised outline planning determination during summer 2015, this includes a total of c33,000 m2 of core academic and associated support space.  The University is currently reviewing a number of procurement options for the appointment of design consultants and contractors including using OJEU and/or via existing frameworks and is also working closely with City and County of Swansea to identify any complimentary procurement activity.  It is likely the overall development will proceed in a number of defined phases to suit the development of the University’s academic model and design brief.

It is currently intended that design consultants will be procured as a multi-disciplinary team to develop concept schemes at RIBA stages 2 and 3 with the aim of obtaining full planning approvals in a phased approach.  It is likely that these design teams will be novated to the selected contractor at RIBA stage 4 to complete the design prior to the University entering into contract with the contractor.

The procurement approach will champion local and regional regeneration opportunities by supporting the embedding of skills and training on construction projects as well as focussing spend on local SME’s where possible. It will encourage the provision of apprenticeships, work experience and leadership & management training and will provide an excellent opportunity to enable economic growth and help regenerate local communities in the area.

It is anticipated that Contractors will be procured via two stage tendering to ensure partners are appointed early in the process to assist with development of the design and control of cost, risk and programme. The University intend to use the NEC3 Option A with Activity Schedule with full contractor design as the preferred form of contract.

**The University is determined to achieve a significant presence by no later than September 2018. This is a challenging timescale and the University wishes to meet with supplier/partners in order to explore all avenues for achieving this which may change the procurement approach outlined above.**

**3.        Who should attend?**

The University wishes to learn from industry best practice models of procurement/delivery to generate innovative feedback from a wide range of partners across the construction/development sector. However, at this strategic stage in development it is more appropriate to focus engagement on the following:

         Development/construction funding models

         Routes to market

         Phasing strategy

         Buildability

With this in mind the University encourages attendance from **Development Funders, Tier 1 contractors and Multi-Disciplinary Consultants.** Future industry engagement forums are planned for engagement further down the supply chain

**4.        The purpose of this Meet the Client event will be to:**

       Provide an overview of the University’s current position and explain future milestones

        Facilitate a whole group discussion/Q&A on potential delivery methodology

        Consider follow up actions that will assist the University in moving forward to procurement stage

Please note that the most important element of this initial engagement will be the interaction with marketplace. The University will be expecting an interactive debate which is fuelled by relevant experience, appropriate innovation and creative strategy. **Contributions from all attendees will be crucial to making the event worthwhile and delegates should prepare accordingly.**

To book a place at this event, please contact [**cewalesevents@cewales.org.uk**](mailto:cewalesevents@cewales.org.uk)

Final date to confirm bookings **18th May.**