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Tender

Tiree Terminal New Building, Marshalling Area & Traffic Management Works

Caledonian Maritime Assets Ltd (Utility)

F02: Contract notice

Notice identifier: 2026/S 000-000426

Procurement identifier (OCID): ocds-h6vhtk-05ff91

Published 5 January 2026, 3:58pm

Section I: Contracting authority

I.1) Name and addresses

Caledonian Maritime Assets Ltd (Utility)

Municipal Buildings, Fore Street

Port Glasgow

PA14 5EQ

Contact

Procurement

Email

procurement@cmassets.co.uk

Country

United Kingdom

NUTS code

UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Internet address(es)

Main address

<http://www.cmassets.co.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA12082

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://www.publiccontractsscotland.gov.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publiccontractsscotland.gov.uk/>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Harbour Authority & Asset Owner

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Tiree Terminal New Building, Marshalling Area & Traffic Management Works

Reference number

CMAL0332

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The existing terminal building at Tiree as reached the end of its' serviceable life' and is to be replaced with a new, modern building along with additional works to increase the capacity of the marshalling area and improve the footways and road surfacing. The port will remain operational throughout the construction period.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45220000 - Engineering works and construction works
- 44211100 - Modular and portable buildings
- 14213200 - Tarmac

II.2.3) Place of performance

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

The island of Tiree, the most westerly island of the Inner Hebrides, located approx. 60 miles from Oban.

II.2.4) Description of the procurement

The scope of works includes the demolition of the existing terminal building, erection of temporary terminal buildings, construction of a new ferry terminal building, including the superstructure, roof, external walls, floors, building mechanical and electrical services and all internal finishes. The scope also includes increasing the marshalling area, resurfacing the existing marshalling area and car park, resurfacing existing footpaths and the installation of new road signs and road markings. Once the new terminal building is completed, the ferry operator will vacate the temporary, modular terminal building which will then be required to be removed from site. Construction works require to be phased.

II.2.5) Award criteria

Quality criterion - Name: Methodology & Phasing of works / Weighting: 18

Quality criterion - Name: Health & Safety Management / Weighting: 12

Quality criterion - Name: Environment & Sustainability / Weighting: 6

Quality criterion - Name: C.V.'s / Weighting: 9

Quality criterion - Name: Programme / Weighting: 6

Quality criterion - Name: Risk & Quality Management / Weighting: 9

Price - Weighting: 40%

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

15

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: Yes

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 III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

List and brief description of selection criteria

SPD 4B 1.66.7 Economic and Financial Standing: Tenderers will be required to demonstrate their financial standing is sufficient to deliver the contract on time and within budget. To demonstrate this:

a) CMAL will obtain a financial report from Dun & Bradstreet or equivalent using the company registration number submitted by Tenderers (and where the Tenderer is a Consortium, for all members of their Consortium) with their response. If any Tenderer (including any Consortium member) is assessed as an overall business risk of "high" the Tenderer will fail the economic and financial standing test.

Minimum level(s) of standards possibly required

SPD 4B 1.66.2 Insurance Levels: Tenderers require to confirm that they can commit to obtain, prior to the commencement of the contract the levels of insurance cover indicated

PROFESSIONAL RISK INDEMNITY: The minimum indemnity limit of GBP two million pounds sterling shall be taken out and maintained throughout the period of services in respect of each claim without limit to the number of claims.

EMPLOYERS (COMPULSORY) LIABILITY: The minimum indemnity limit of GBP ten million pounds sterling shall be taken out and maintained throughout the period of services in respect of each claim without limit to the number of claims.

PUBLIC LIABILITY: The minimum indemnity limit of 5 million pounds sterling shall be

taken out and maintained throughout the period of services in respect of each claim without limit to the number of claims.

III.1.3) Technical and professional ability

List and brief description of selection criteria

SPD 4C.1 1.67.2 Tenderers will be required to provide three (3) examples of projects which involved work of a similar scope, complexity and value to this project that demonstrate that the Tenderers have relevant capacity and experience to deliver the works as described in the contract notice and detailed in CMAL's tender documents. Examples can be from the public and private sector and should be from project completed within the last seven (7) years, preferably undertaking the JCT or SBCC suite of contracts (page limit no more than 1 side A4 paper per project). Emphasis where possible should be placed on projects that can demonstrate the following

- working within an operational, marine environment
- working in a remote, island location
- new build projects rather than refurbishment
- details on any established supply chain in the Western Isles or Inner Hebrides if applicable.

Examples will be given a score of between 0-4 as per the scoring convention detailed within the Invitation to Tender document. A minimum pass mark of 2 or above is required to pass the selection stage. A score of 0-1 will be considered a fail and Tenderers who achieve this score will not progress to the next stage of the evaluation. CMAL may contact and/or visit customers identified by Tenderers within the SPD (Scotland) evaluation. Maximum 3 sides A4 paper arial font 11 per project. Please do not include URLs or external links in this submission.

Minimum level(s) of standards possibly required

SPD 4C.2 1.68.1 If Tenderers intend to use a supply chain to deliver the requirements detailed in the Contract Notice and tender documents, they should confirm they have (or have access to) the relevant supply chain management and tracking systems to ensure a resilient and sustainable supply chain. This will include confirmation that they have the systems in place to pay subcontractors through the supply chain promptly and effectively, and provide evidence when requested of a) standard payment terms b) >95% of all supply chain invoices being paid on time (in accordance with the terms of contract) in the last financial year.

If the Tenderer is unable to confirm (c) they must provide an improvement plan, signed by their Director, which improves the payment performance.

SPD 4C.7 1.69.1 Environmental Management Tenderers will be required to confirm they will employ environmental management measures that meet the requirements of the scope. Tenderers will be required to provide evidence that their organisation has taken steps to build their awareness of the climate change emergency and how they will respond. Accepted evidence includes but is not limited to:

- A completed copy of the Tendering organisations "relevant contract" Climate Change Plan Template, including planned projects and actions to reduce the Tenderers carbon emissions. This does not need to contain calculated carbon emissions.

In order to achieve a pass, the Tenderer must demonstrate the measures they will employ to meet the minimum requirements. Responses will be given a score between 0-4 as per the scoring convention detailed within the Invitation to Tender document. A minimum pass mark of 2 or above is required to pass the selection stage. A score of 0-1 will be considered a fail and Tenderers who achieve this score will not progress to the next stage of the evaluation. In order to achieve a pass, Tenderers must demonstrate they have supply chain able to service the locations of the works and that they have systems in place to ensure prompt payment. Responses will be given a score of between 0-4 as per the scoring convention detailed within the Invitation to Tender document. A minimum pass mark of 2 or above is required to pass the selection stage. A score of 0-1 will be considered a fail and Tenderers who achieve this score will not progress to the next stage of the evaluation.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Refer to tender documentation.

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open 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.2.2) Time limit for receipt of tenders or requests to participate

Date

6 February 2026

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

6 February 2026

Local time

12:00pm

Place

Port Glasgow

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 30835.
For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

Community benefits are included in this requirement. For more information see:

<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:

Tenderers refer to section 2.3.8 of the Technical Envelope

(SC Ref:818749)

VI.4) Procedures for review

VI.4.1) Review body

Greenock Sherriff Court

1 Nelson Street

Greenock

PA15 1TR

Country

United Kingdom

Internet address

<https://www.scotcourts.gov.uk/courts-and-tribunals/courts-tribunals-and-office-locations/find-us/greenock-sheriff-court-and-justice-of-the-peace-court/>