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Tender

## **Appointment of Main Contractor for Design & Build of Ardrossan Community Campus**

North Ayrshire Council

F02: Contract notice

Notice identifier: 2023/S 000-000696

Procurement identifier (OCID): ocids-h6vhtk-039643

Published 10 January 2023, 3:10pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

North Ayrshire Council

Cunninghame House, Friars Croft

Irvine

KA12 8EE

#### **Contact**

Al Foster

#### **Email**

[afoster@north-ayrshire.gov.uk](mailto:afoster@north-ayrshire.gov.uk)

#### **Telephone**

+44 1294324730

#### **Country**

United Kingdom

**NUTS code**

UKM93 - East Ayrshire and North Ayrshire mainland

**Internet address(es)**

Main address

<http://www.north-ayrshire.gov.uk>

Buyer's address

[http://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00337](http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00337)

**I.3) Communication**

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

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/web/login.html>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/web/login.html>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Appointment of Main Contractor for Design & Build of Ardrossan Community Campus

Reference number

NAC/5129

#### **II.1.2) Main CPV code**

- 45214200 - Construction work for school buildings

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

The contract is for a Principal Contractor to build a new Passivhaus Ardrossan Community Campus (ACC). This requirement is for a single Principal Contractor for both pre-construction services and the construction itself.

#### **II.1.5) Estimated total value**

Value excluding VAT: £73,380,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 45000000 - Construction work
- 45210000 - Building construction work
- 45211200 - Sheltered housing construction work
- 45211350 - Multi-functional buildings construction work

- 45214100 - Construction work for kindergarten buildings
- 45214200 - Construction work for school buildings
- 45214220 - Secondary school construction work
- 45214230 - Special school construction work
- 45214300 - Construction work for college buildings

### **II.2.3) Place of performance**

NUTS codes

- UKM93 - East Ayrshire and North Ayrshire mainland

### **II.2.4) Description of the procurement**

A Tier 1 contractor will be required to develop the design proposals from the end of RIBA stage 3 for the new ACC and to build the Campus within the designated timescales. This is to be a highly energy efficient building designed to meet Passivhaus Certification standards and will be required to meet challenging in-use energy requirements. The design team appointed by the Council will be novated to the main contractor in August 2023 for the full Stage 4 process to maintain the integrity of the design intent.

An advance works contract comprising the soil remediation, revetment works, roads and utility infrastructure, coastal path and low carbon hub works will be undertaken by separate specialist contractors and are programmed to be completed by May 2024. The Council will be looking to transfer the warranties for the site remediation works to the Tier 1 contractor and it is anticipated that the specialist remediation contractor will be novated across to the main contractor.

It is intended to enter into a Pre-Contract Services Agreement (PCSA) with the successful tenderer to develop the stage 4 design and market testing.

In respect of the PCSA it is the Council's intention to utilise the SBCC PCSA/Scot Pre-Construction Services Agreement for use in Scotland (General Contractor) 2019 Edition, possibly subject to some minor schedule of amendments. This will be issued with the ITT. The main construction works will be appointed on the basis of a SBCC Design and Build Contract for use in Scotland (2016 edition) with bespoke Employer's Amendments. This will be issued with the ITT.

The main Tier 1 contractor must be able to demonstrate experience in delivery of Passivhaus or equivalent specification buildings. This is a large and complex building with a range of uses and the Tier 1 contractor must be able to demonstrate that they have successfully built at least 2 educational and/or community or health care facilities within

the last 5 years which meets the criteria as detailed in section III.1.3 of this notice

Contract duration is approx. 152 weeks with a start date of 04/08/2023 and a campus completion date of 30 June 2026.

This tender is using the Restricted Process. This is a two-stage procedure. The first stage is a selection process where bidders capability, capacity and experience to perform the contract is assessed via the SPD. A shortlist of bidders will be identified from these responses.

The Invitation to Tender will be issued at the second stage. Only bidders who are shortlisted in stage one will be invited to submit a tender. These bids will be assessed to determine the most economically advantageous tender.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Duration in months

35

This contract is subject to renewal

Yes

Description of renewals

A maximum of 12 months extension may be available at NAC's discretion

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 6

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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

### **II.2.14) Additional information**

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

If required, bidders are required to be enrolled in the relevant professional or trade registers within the country in which they are established.

Bidders must confirm if they hold the particular authorisation or memberships as follows:

It will be a requirement of this contract that bidders (and/or their sub-contractors) must have the appropriate qualifications/ professional registration / memberships (or equivalent) as detailed below:

Architect:

- Architects Registration Board (ARB)
- Royal Incorporation of Architects in Scotland (RIAS) / Royal Institute of British Architects (RIBA)
- Appropriate Card - Construction Skills Certification Scheme (CSCS)

Civil / Structural Engineer:

- Member of Institution for Civil Engineers (MICE)
- Institution of Structural Engineers (MISE)

Landscape Architect: Member of Landscape Institute (LI)

Mechanical & Electrical Engineer:

- Member of Institution of Mechanical Engineers (IMechE)
- Member of Institution of Electrical Engineers (IEE)

Fire Engineer: Member of Institution of Fire Engineers

Archaeologist: Member Chartered Institute for Archaeologists (CIFA)

Ecologists:

- Member of Institute of Ecology and Environmental Management
- Appropriate Card - Construction Skills Certification Scheme (CSCS)

### **III.1.2) Economic and financial standing**

List and brief description of selection criteria

Bidders will be required to have a minimum yearly “specific” turnover of 50,487,000 GBP for the last 3 years in the business area covered by the contract. Bidders must provide their last 3 years turnover separately i.e., 21/22 XX million GBP, 20/21 XX million GBP, 19/20 XX million GBP

North Ayrshire Council reserve the right to review the bidder's financial information including information from credit reference agencies at tender stage and throughout the life of the contract and seek clarifications if necessary. If clarifications are not satisfactory the bidder may be excluded from the tender process.

Bidders who cannot meet the required level of turnover will be excluded from this tender.

Where turnover information is not available for the time period requested, the bidder will be required to state the date which they were set up or started trading.

It is a requirement of this contract that bidders hold, or can commit to obtain prior to the commence of any subsequently awarded contract, the types and levels of insurance indicated below:

Employer's (Compulsory) Liability Insurance = 10million GBP in respect of any one event

<http://www.hse.gov.uk/pubns/hse40.pdf>

Public Liability Insurance 10million GBP in respect of any one event

Product Liability Insurance 10million GBP in the aggregate

Professional Indemnity Insurance 10million GBP in the aggregate (for a period of 12 years)

Cyber Security Insurance 5million GBP in respect of any one event

Third-Party Motor Vehicle Insurance - required for the duration of the contract

### **III.1.3) Technical and professional ability**

List and brief description of selection criteria

Bidders are required to provide 2 examples of works carried out in the past 5 years, must be of a similar value, size and scope that demonstrates they have the relevant experience to deliver the works described in the Contract Notice. Unsatisfactory experience will result in exclusion from the tender process.

The minimum project value NAC will accept as an example is 40million GBP. The information you provide must cover the following areas:

-Experience of design and construction of ultra-low energy efficiency buildings which have been constructed in UK providing details of the KWh/m<sup>2</sup>/annum rating the buildings have achieved in operation.

-Experience and evidence of delivery of Passivhaus certification through the construction process.

-Experience and evidence of delivery of low carbon technologies through the construction process.

-Experience of delivery of 40 million GBP+ public sector projects i.e. educational/community/hospital.

-Experience of delivery of BIM Level 2 - 2D and 3D as built models.

-Experience of design of projects on contaminated sites

-Experience of delivery of projects in a coastal location (within 5 miles of the coast)

-Demonstrate educational and community facilities experience preferably Campus design and construction, although hospital experience will be considered as equivalent. One of the examples must be of a completed project, the other may be in design.

-Tier 1 contractor Design and Build experience

Both examples will be scored and will be used to restrict the number of candidates who will be invited to tender in stage 2 of the Restricted procedure. (Each example will be scored out of 4 with a maximum score of 8 for both examples)

Bidders must also provide 2 satisfactory references for the same 2 contracts on the reference templates provided. References should be completed and signed by previous customers for contracts of a similar value, size and scope. If any of the referees score the bidder less than 2 the bidder will be excluded from the tender process.

Completed experience and reference templates must be zipped and uploaded at question 4C.1 of the qualification envelope.

Bidders are required to demonstrate knowledge of the climate emergency and the impact of their organisation, including their organisation's own scope 1 and 2 emissions. Accepted evidence includes but is not limited to:

- a completed copy of the Bidder 'priority contract' Climate Change Plan Template, including the bidder's calculated scope 1 and 2 carbon emissions and their planned projects and actions to reduce their carbon emissions.

Bidders are required to demonstrate they have (or have access to) the relevant tools, plant or technical equipment to deliver the requirements detailed in the Contract Notice.

Bidders are required to confirm whether they intend to subcontract and, if so, for what proportion of the contract.

Bidders who intend to subcontract more than 25% to any individual organisation must ensure the SPD (Scotland) - Subcontractors Supplier Response is completed and uploaded at question 2D.1.2 of the qualification envelope.

### **III.2) Conditions related to the contract**

#### **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**

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

Date

15 February 2023

Local time

12:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

13 March 2023

#### **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: 4 (from the date stated for receipt of tender)

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## **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**

Lots are not being used for this tender for the reason(s) stated below:

Nature of the contract not suitable for lots.

Quality Management Procedures

1. The bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent) or a documented policy regarding quality management, see attachment at SPD question 4D.1.

Health and Safety Procedures

1. The bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with ISO 45001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum or the bidder must have a regularly reviewed and documented policy for Health and Safety management, see attachment at SPD question ED.1.

Environmental Management Procedures

1. The bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate or the bidder must have a regularly reviewed documented policy regarding environmental management, see attachment at SPD question 4D.2.

The buyer is using PCS-Tender to conduct this PQQ exercise. The Project code is 22928.

For more information see:

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

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

It is envisaged the bidders' will have their own list of sub-contractors to draw from.

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:

Community benefits will be required on a mandatory basis for:

1. Fair Work: promotion of job opportunities within North Ayrshire; employability targets for specific priority groups.
2. Upskilling (including curriculum development): work experience placements; taster sessions; training opportunities; work within education establishments.
3. Entrepreneurial, Inclusive and Sustainable Economy: monitoring spend within North Ayrshire; with micro, small and medium enterprises; and the Third Sector.
4. Wish List: delivery of community and Third Sector requests for support from the NAC Community Benefit Wish List.  
(<http://northayrshire.community/community-benefits-wishlist-application-form/>)

(SC Ref:715895)

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

Kilmarnock Sheriff Court

Sheriff Court House, St Marnock Street

Kilmarnock

KA1 1ED

Telephone

+44 1563550024

Country

United Kingdom

Internet address

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