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Tender

Appointment of Project Manager led Integrated Consultant Team for the I4C Innovation Centre

Mid and East Antrim Borough Council

F02: Contract notice

Notice identifier: 2023/S 000-006772

Procurement identifier (OCID): ocds-h6vhtk-03b09b

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Section I: Contracting authority

I.1) Name and addresses

Mid and East Antrim Borough Council

Ardeevin, 80 Galmorgan Road

Ballymena

BT42 1AB

Email

procurement@midandeantrim.gov.uk

Country

United Kingdom

Region code

UKNOF - Mid and East Antrim

Internet address(es)

Main address

www.midandeantrim.gov.uk

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

<https://e-sourcingni.bravosolution.co.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://e-sourcingni.bravosolution.co.uk/>

Tenders or requests to participate must be submitted to the above-mentioned address

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 Project Manager led Integrated Consultant Team for the I4C Innovation Centre

Reference number

T421

II.1.2) Main CPV code

- 71000000 - Architectural, construction, engineering and inspection services

II.1.3) Type of contract

Services

II.1.4) Short description

Mid and East Antrim Borough Council (MEABC) wish to appoint an Economic Operator to provide a Project Manager led Integrated Consultant Team (ICT) in relation to the design and delivery of the i4C Innovation and Cleantech Centre at the St Patrick's Barracks regeneration site in Ballymena. The St Patrick's Barracks site is one of four former military sites transferred to the NI Executive as part of the (2010) Hillsborough Agreement. The Northern Ireland Government Department for Communities (DfC) now owns the site and is leading on a programme of development to transform this area of Ballymena. MEABC is working with a number of key strategic partners to deliver the St Patrick's Barracks Regeneration Project (including development and operation of the i4C Innovation and Cleantech Centre). These include Radius Housing, Northern Regional College, Police Service of Northern Ireland as well as the Northern Ireland Government Departments for Infrastructure (DfI), for Communities (DfC) and the Construction Procurement and Delivery (CPD) section of the Department of Finance (DoF). The Economic Operator will be required to work with the key strategic partners.

The proposed i4C Centre is a new 7,000 m² building that will form a physical hub to support future innovation activity in Mid and East Antrim and future clean technology needs across Northern Ireland (NI). The Economic Operator will be appointed under the NEC4 Professional Service Contract (as appropriately amended) and shall provide the professional services applicable to RIBA Plan of Work (2020) Stages 2 to 7 and as specified in the PQQ and ITT documents. The new building is to have a BREEAM Excellent rating.

A Design and Build procurement route has been selected for the delivery of the i4C Centre. The ICT shall develop the design of the centre through RIBA Plan of Work (2020) Stages 2 and 3. MEABC (with support of the ICT) shall subsequently procure (via a competitive procurement procedure) an Integrated Supplier Team (IST) to complete the design and delivery the i4C Centre throughout all remaining RIBA Plan of Work (2020) Stages 4 to 7.

Following the procurement and appointment of the IST, the Economic Operator shall undertake the management of the IST on behalf of MEABC and continue to advise MEABC as required in relation to the delivery of the i4C centre.

MEABC also wish to develop a Civic Events Space adjacent to the i4C Centre. It is expected

that MEABC will have achieved planning permission for the Civic Events Space by the time this ICT appointment has been made. The PM led ICT from this appointment may also be asked to develop the design of the Civic Events Space and include it within the IST Works Information for delivery along with the i4C Innovation and Cleantech Centre.

The term of contract for engagement of the Project Manager led ICT is anticipated to begin in July 2023 and end on expiry of the defects period set out in the IST construction contract (which MEABC currently intend to expire in August 2028).

The construction period is anticipated to take 18 months (currently intended to commence in February 2026). The construction period and date of commencement are subject to change and may vary upon completion of the design phase.

The design of the i4C Centre will have a focus on sustainability. The new building is to have a BREEAM Excellent rating and the ICT will also be required to undertake and report on Net Zero Carbon feasibility.

The i4C Centre is a focus for social regeneration. The Economic Operator appointed will be required to address Social Value through both the ICT and IST stages for the development of the i4C Centre.

For a complete description of this procurement please refer to the Pre-Qualification Questionnaire documents.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKNOF - Mid and East Antrim

II.2.4) Description of the procurement

MEABC is using the Restricted procedure for the procurement of an Economic Operator

pursuant to Regulation 28 of the Public Contract Regulations 2015.

Please refer to section II.1.4 for further details.

Appointment of Project Manager led Integrated Consultancy Team.

The Economic Operator will provide a combination of project management; architectural; quantity surveying; civil and structural engineering; building; mechanical, electrical and plumbing engineering; landscape architecture; CDM advice; planning; environmental engineering services. The consultancy services may be delivered with services from one, some or all the following disciplines/discipline groups, and other building construction consultancy related groups that may include, but are not limited to:

- Project Management,
- Architectural Design,
- Design Consultancy,
- Construction Consultancy,
- Building Consultancy,
- Civil and Structural Engineering,
- Mechanical, Electrical and Plumbing Engineering,
- Quantity Surveying,
- Planning,
- Environmental Engineering,
- Clerk of Works,
- CDM Advice,
- Landscape Architecture,
- Archaeology,
- any other consultancy services that may improve the quality, cost or efficiency to a design, construction activity, building or adjacent ground.

Architecture, construction, engineering and inspection services:

A range of architecture, construction, engineering and inspection services for a new building and its adjacent grounds, excluding conservational architectural services. The services required may include, but are not limited to:

- leading and managing project teams;
- stakeholder management;
- communication, information and management protocols;
- quality management;
- audits, including quality audits;
- resource advice, administration and management;
- cost, programme, critical path, risk, quality and change management;
- project outcomes, support, management and documentation;
- design, analysis, feasibility;
- integration and flow of design information;
- planning, development and scheduling;
- business case development;
- Principal Designer;
- Building Information Modelling (BIM);
- BIM management;
- Environmental aspects such as vibration, light, acoustic, water quality, air quality, habitat, vegetation, rot, damp, contamination, embodied carbon;
- cost consulting, analysis, measuring and project budget;
- value engineering, value surveying, value management;
- valuations, measurement and remeasurement, benchmarking, billing;

- construction and maintenance advice, energy efficiency advice, general project advice and support;
- appraisals, reports, recommendations;
- surveys, investigations, studies and strategies;
- inspection and assessment;
- interpretation and reporting;
- testing, certification;
- briefing on CDM obligations;
- Principal Designer and designer audits;
- health and safety document management;
- preparing and submitting notifications of construction projects to HSE;
- site safety inspections and audits;
- producing or reviewing construction plans;
- assisting method statement and risk assessment productions;
- assisting risk assessments and method statements reviews;
- reviewing contractor operations and maintenance manuals;
- site and works supervision;
- quality checks, material passport management, monitoring and reporting, record keeping;
- supporting planning applications;
- principal development of planning documents;
- asset planning advice, asset feasibility study, asset development work;
- options appraisals, project evaluation, impact assessments;
- public procurement, contract tendering, scope and specification development, contract

administration;

- assisting the NEC 4 Service Manager;
- post contract support;
- assistance at public local inquiry; and
- supplement MEABC resource.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

No

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

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

In accordance with Regulations 57, 58 and 60 of the Public Contracts Regulations 2015, suppliers will be assessed in accordance with the Public Regulations 2015, on the basis of the information provided in response to the Pre-Qualification Questionnaire (which sets out the conditions for participation)

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

14 April 2023

Local time

3:00pm

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

English

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.4) Procedures for review

VI.4.1) Review body

Mid and East Antrim

Ballymena

Country

United Kingdom