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Contract

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

North Ayrshire Council

F03: Contract award notice

Notice identifier: 2024/S 000-006876

Procurement identifier (OCID): ocids-h6vhtk-039643

Published 4 March 2024, 3:33pm

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

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

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.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £57,546,368

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

The requirement itself is split into two contractual phases. The first stage of the contract will be in accordance with a Pre-Construction Services Agreement (PCSA) to develop the stage 4 design and market testing; and will include the Post Novation fees of the Lead Design Consultant.

The PCSA contract term is for 43 weeks plus the option to extend for up to 6 months. Appointment to the second stage will follow successful completion of the first stage.

The second stage for the build will be in accordance with a SBCC Design & Build Contract with Schedule of Amendments for the main construction works. The second stage contract term is for 109.5 weeks. Approval will be sought from the Project Board before awarding this contract to the successful bidder of Stage 1.

NAC is under no obligation to the successful contractor of Stage 1 with respect to any further contract or other appointment to carry out all or parts of the Works (Stage 2). NAC has the sole discretion to decide how it wishes to proceed once the final contract sum is established.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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.

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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-000696](#)

Section V. Award of contract

Contract No

NAC/5129

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 October 2023

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 2

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Morgan Sindall Construction & Infrastructure Ltd

Trilogy One, 11 Woodhall, Eurocentral, Holytown

Motherwell

ML1 4YT

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £57,546,368

Section VI. Complementary information

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.

(SC Ref:759619)

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/>