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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](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.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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**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.

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## **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](#)

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## **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

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**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/>