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Tender

## **Appointment of Project Manager led Integrated Consultant Team for the I4C Innovation and Cleantech Centre, Ballymena, Northern Ireland**

Mid and East Antrim Borough Council

F02: Contract notice

Notice identifier: 2023/S 000-009989

Procurement identifier (OCID): ocds-h6vhtk-0383d6

Published 5 April 2023, 2:49pm

The closing date and time has been changed to:

**5 May 2023 - no time specified**

See the [change notice](#).

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

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

Mid and East Antrim Borough Council

1-29 Bridge Street

Ballymena

BT42 1AB

#### **Contact**

Procurement Team M&EA

#### **Email**

[procurement@midandeantrim.gov.uk](mailto:procurement@midandeantrim.gov.uk)

**Country**

United Kingdom

**Region code**

UKN0F - Mid and East Antrim

**Internet address(es)**

Main address

[www.midandeantrim.gov.uk](http://www.midandeantrim.gov.uk)

**I.3) Communication**

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

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## **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 and Cleantech Centre, Ballymena, Northern Ireland

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 m<sup>2</sup> 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.1.5) Estimated total value**

Value excluding VAT: £1,200,000

#### **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
- 71200000 - Architectural and related services
- 71220000 - Architectural design services
- 71300000 - Engineering services
- 71311000 - Civil engineering consultancy services
- 71311100 - Civil engineering support services
- 71312000 - Structural engineering consultancy services
- 71321000 - Engineering design services for mechanical and electrical installations for buildings
- 71324000 - Quantity surveying services
- 71420000 - Landscape architectural services
- 71541000 - Construction project management services

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

NUTS codes

- UKN0F - 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.

Please refer to the PQQ and ITT document suite for further details of the Procurement Procedure to be undertaken by MEABC and the services required by MEABC

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

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

### **II.2.6) Estimated value**

Value excluding VAT: £1,200,000

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

Envisaged minimum number: 5

### **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**

The estimated contract value is the estimated maximum total spend by MEABC for the contract duration of 60 months plus 12 months defects period

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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

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)

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

Selection criteria as stated in the procurement documents

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

Selection criteria as stated in the procurement documents

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

#### **III.2.2) Contract performance conditions**

MEABC will require the members of any tendering group of entities (including, but not limited to consortium members, members of a group of economic operators and/or subcontractors) to be jointly and severally liable for the performance of the contract, no matter the legal form taken by those entities in order to enter into the contract.

For further information relative to the submission of consortia tenders, tenders by groups of economic operators and sub-contracting, please refer to the procurement documents.

The Economic Operator's performance of this contract will be regularly monitored.

#### **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

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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: [2022/S 000-032084](#)

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

Originally published as:

Date

14 April 2023

Local time

3:00pm

Changed to:

Date

5 May 2023

See the [change notice](#).

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

1 May 2023

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

English

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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**

Economic Operators who have not already expressed their interest in the Project Managed led ICT for the i4C Centre can still be added to the procurement competition and respond to the Pre-Qualification Questionnaire.

Tenderers must be registered on MEABC's e-procurement system <https://e-sourcingni.bravosolution.co.uk> to participate in this procurement and respond to the pre-Qualification Questionnaire.

Submissions are to be submitted online via the secure portal for e-Sourcing NI and if you have any technical questions relating to the portal, please contact the Bravo Solution Supplier Helpdesk on 0800 069 8630 (Monday to Friday 9am to 6pm). Or e-mail [help@bravosolution.co.uk](mailto:help@bravosolution.co.uk).

Tenderers are required to read all documentation available throughout all parts of the procurement. Within this Contract Notice MEABC has made available a Memorandum of Information document (which contains key information referred to in sections II.1.4 and II.2.4 of this Notice and further information regarding the service requirements of MEABC and the restricted procedure to be undertaken) and a draft copy of the Invitation to Tender.

Full details of the scope and requirements for the opportunity will be set out in the tender documentation to be issued by MEABC which will be available via the portal referred to in section VI.3 above. The Economic Operator is to be appointed under the NEC4 professional service contract (as appropriately amended).

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.

MEABC expressly reserves the right:

i. not to award any contract as a result of the procurement process commenced by publication of this notice or to cancel the procurement at any stage for any reason at its absolute discretion; and

ii. to make whatever changes it may see fit to the content and structure of the tendering competition in accordance with the Public Contract Regulations 2015

and in no circumstances will MEABC be liable for any costs incurred by Economic Operators or Candidates in relation to the procurement. Any expenditure, work or effort undertaken prior to contract award is accordingly at the sole risk of the Economic Operator or Candidate participating in this procurement process.

No business whatsoever is guaranteed under any resulting contract indeed there is no guarantee that any contract will be put in place in relation to this notice. Economic Operators should take part in this process only on the basis that they fully understand and accept this position.

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

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

High Court of Northern Ireland

Royal Courts of Justice, Chichester Street,

Belfast

BT1 3JF

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

Review procedures are as set out in the Public Contracts Regulations 2015. Proceedings

under the Public Contracts Regulations 2015 are time limited, and any such proceedings must be brought in the High Court of Northern Ireland.

Precise information on deadline(s) for lodging appeals:

MEABC will incorporate a standstill period at the point information on the award of the contract is notified to tenderers. That notification will provide full information on the award decision. The standstill period, which will be for a minimum of 10 calendar days, provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into. The Public Contracts Regulations 2015 provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court of Northern Ireland.