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Tender

181121 Elgin Town Hall Main Contractor

Moray Council

F02: Contract notice

Notice identifier: 2025/S 000-010179

Procurement identifier (OCID): ocids-h6vhtk-04c31c

Published 19 March 2025, 2:43pm

The closing date and time has been changed to:

6 June 2025, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Moray Council

High Street

Elgin

IV30 1BX

Email

procurement@moray.gov.uk

Telephone

+44 1343563137

Country

United Kingdom

NUTS code

UKM62 - Inverness & Nairn and Moray, Badenoch & Strathspey

Internet address(es)

Main address

<http://www.moray.gov.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00160

I.3) Communication

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

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/>

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/>

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

181121 Elgin Town Hall Main Contractor

Reference number

181121

II.1.2) Main CPV code

- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants

II.1.3) Type of contract

Works

II.1.4) Short description

Moray Council is leading the redevelopment of the 'Grade B listed' Elgin Town Hall and forms part of the overarching Cultural Quarter project.

The building is currently a thriving multi-use venue which hosts community events and touring acts. The existing auditorium is capable of hosting 550 patrons.

The redevelopment provides a complete reconfiguration and refurbishment of the existing building and performance spaces with new specialist and state-of-the-art technical infrastructure complete with stage engineering, stage lighting and audio visual systems.

The building will have a new inviting and modern-day foyer and entrance plaza added to the current north east elevation.

A new build extension is also allowed to the rear of the existing building which will provide a new 90 seat studio theatre with support accommodation.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45212320 - Construction work for buildings relating to artistic performances

II.2.3) Place of performance

NUTS codes

- UKM62 - Inverness & Nairn and Moray, Badenoch & Strathspey

Main site or place of performance

Elgin

II.2.4) Description of the procurement

Moray Council is leading the redevelopment of the 'Grade B listed' Elgin Town Hall and forms part of the overarching Cultural Quarter project.

The building is currently a thriving multi-use venue which hosts community events and touring acts. The existing auditorium is capable of hosting 550 patrons.

The redevelopment provides a complete reconfiguration and refurbishment of the existing building and performance spaces with new specialist and state-of-the-art technical infrastructure complete with stage engineering, stage lighting and audio visual systems.

The building will have a new inviting and modern-day foyer and entrance plaza added to the current north east elevation.

A new build extension is also allowed to the rear of the existing building which will provide a new 90 seat studio theatre with support accommodation.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Start date

14 July 2025

End date

20 March 2027

This contract is subject to renewal

Yes

Description of renewals

As terms of the agreement allow

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.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

List and brief description of selection criteria

1 The bidder confirms they already have or can commit to obtain, prior to the commencement of the contract, the levels of insurance cover indicated below.

2 Requirement - Other economic or financial.

Minimum level(s) of standards possibly required

1 Employer's (Compulsory) Liability: 10,000,000 GBP

Public Liability: 10,000,000 GBP

Other Insurance: Insurance against Professional Indemnity Insurance

Minimum Amount: 5,000,000 GBP

Type: Insurance against Contractor's All Risk Insurance

Minimum Amount: 100%

2 The bidder is required to confirm that (to the best of their knowledge) there are no material post balance sheet events or other business issues arising since the date of the last audited financial statements that materially impact the economic and financial standing of the economic operator.

Where the operator is not able to make such a conformation, full details of the relevant events shall be provided along with an explanation of the expected impact on the bidders economic and financial standing.

The bidder is required to provide a copy of the last 2 or 3 audited financial statements as evidence of their compliance to meet their statutory obligations.

III.1.3) Technical and professional ability

List and brief description of selection criteria

1 Bidders will be required to provide examples of works carried out in the past five years that demonstrate that they have the relevant experience to deliver the work as described in part II.2.4 of the Find a Tender Service Contract Notice or the relevant section of the Site Notice.

2 Requirement - Qualifications

Minimum level(s) of standards possibly required

Minimum number of relevant examples: 3

1 Bidders will be required to provide examples of works carried out in the past five years that demonstrate that they have the relevant experience to deliver the work as described. Provide three recent examples of projects similar to Elgin Town Hall. Across your examples, you must prove experience of the following:

NEC3/4 Contracts

Working with Listed Buildings

Public buildings

Specialist installations

Explain in what ways the examples are relevant to Elgin Town Hall and how this will inform your approach to the project.

2 Bidders will be required to confirm that they and/or the service provider have the following relevant educational and professional qualifications:

Considerate Constructor, Relevant CSCS Cards (Construction Skills Certification Scheme).

And:

Bidders will be required to confirm that their managerial staff have the following relevant educational and professional qualifications:

SMSTS (Site Management Safety Training Scheme) or equivalent.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open 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: [2024/S 000-039466](#)

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

Originally published as:

Date

30 April 2025

Local time

12:00pm

Changed to:

Date

6 June 2025

Local time

12:00pm

See the [change notice](#).

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: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

30 April 2025

Local time

12:00pm

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 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.

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 28565. For more information see:

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

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

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:

Bidder is to propose how they will contribute to local economic growth by working in partnership with a range of provision funded and supported by the Moray Pathways Local Employability Partnership.

(SC Ref:793177)

VI.4) Procedures for review

VI.4.1) Review body

Elgin Sheriff Court

Sheriff Courthouse, High Street

Elgin

IV30 1BU

Email

elgin@scotcourts.gov.uk

Telephone

+44 343542505

Country

United Kingdom