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Not applicable

www.midandeantrim.gov.uk

Mid and East Antrim Borough Council

F14: Notice for changes or additional information

Notice identifier: 2023/S 000-011149

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

Published 18 April 2023, 4:30pm

Section I: Contracting authority/entity

I.1) Name and addresses

Mid and East Antrim Borough Council

The Braid, Ballymena Town Hall

Ballymena

BT43 5EJ

Email

procurement@midandeantrim.gov.uk

Telephone

+44 2825660393

Country

United Kingdom

Region code

UKN0F - Mid and East Antrim

Internet address(es)

Main address

www.midandeantrim.gov.uk

Section II: Object**II.1) Scope of the procurement****II.1.1) Title**

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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 October 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.

Section VI. Complementary information

VI.6) Original notice reference

Notice number: [2023/S 000-009989](#)

Section VII. Changes

VII.1.2) Text to be corrected in the original notice

Section number

IV.1.2

Read

Text

Envisaged number of operators: 5

Objective criteria for choosing the limited number of candidates:

MEABC intends to invite 5 candidates to participate in a restricted procedure on the basis of the ranking of candidates at the PQQ stage at which the suppliers responses to the Pre-Qualification Questionnaire will be assessed and scored against criteria set out in the Pre-Qualification Question in accordance with Regulations 19, 57, 58 and 60 of the Public Contract Regulations 2015.

Candidates must receive the minimum score against the Pre-Qualification Questionnaire criteria which can be downloaded via eSourcingNI.

It is anticipated that the 6 Economic Operators that satisfy the completeness and compliance checks, satisfy the information as to economic and financial standing, do not satisfy the criteria for the rejection of Economic Operators and who achieve the highest scores in the technical or professional ability evaluation process will be short-listed and invited to submit tenders.

Where there is a tie for 5th place, then all Economic Operators in 5th place will be invited to tender. For the purposes of this exercise a tie for 5th place is deemed to occur where two or more Economic Operators have identical scores or a score within 1 mark (out of a score of 100) of the 5th place score.

Section number

II.2.2

Read

Additional CPV code(s)

- 71334000 - Mechanical and electrical engineering services

Section number

IV.2.2

Read

Date

5 May 2023

Section number

IV.2.3

Read

Date

27 June 2023

Section number

IV.2.6

Read

Text

There is no restriction to the period of validity of the tender, which shall remain open for consideration unless withdrawn. Refer to X1- inflation within the Clients Contract Data Part 1 for information on price adjustment for inflation.