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Tender

Terminal East Extension 2025

NEWCASTLE INTERNATIONAL AIRPORT LIMITED

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-011908

Procurement identifier (OCID): ocds-h6vhtk-04fa6b

Published 31 March 2025, 8:50am

Scope

Description

NIAL is seeking to appoint a suitably qualified and competent contractor/consortium to deliver a 3-storey terminal extension, together with new Mechanical and Electrical infrastructure.

The project will take place at Newcastle International Airport and the scope includes but is not limited to the construction of a 3-storey steel framed extension to the terminal building. The roof will be vaulted and formed over elliptical steel roof trusses. The floor slabs at levels 1 and Level 2 (first and second floor level) are cast insitu on permanent metal shutter. The level 0 ground floor slab is a 200mm thick concrete ground bearing slab. The new façade will be predominantly glazed curtain walling.

Total value (estimated)

- £7,700,000 excluding VAT
- £9,240,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 September 2025 to 19 June 2026
- 9 months, 19 days

Main procurement category

Works

CPV classifications

- 45213330 - Construction work for buildings relating to air transport
- 45213331 - Airport buildings construction work

Contract locations

- UKC - North East (England)

Participation

Legal and financial capacity conditions of participation

Refer to criteria set-out in in the 'Supplier Expression of Interest Questionnaire'.

Technical ability conditions of participation

Refer to criteria set-out in in the 'Supplier Expression of Interest Questionnaire'.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

18 April 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

24 April 2025, 12:00pm

Submission address and any special instructions

https://newcastleinternational-my.sharepoint.com/my?id=/personal/steven_hodson_newcastleinternational_co_uk/Documents/Terminal East Extension Expression of Interest

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Maximum 5 suppliers

Selection criteria:

Detailed in 'Expression of Interest Notice'

Award decision date (estimated)

2 May 2025

Award criteria

Name	Description	Type	Weighting
Provide details of the applicant's experience of carrying out similar works demonstrating an understanding of the complexities involved working in an airside location at an Airport.	Refer to criteria set-out in in the 'Supplier Expression of Interest Questionnaire'.	Quality	50%

Name	Description	Type	Weighting
Provide details of the applicant's understanding of phasing and installation and commissioning of the Mechanical and Electrical package.	Refer to criteria set-out in in the 'Supplier Expression of Interest Questionnaire'.	Quality	30%
Provide details of the company size, structure and demographics.	Refer to criteria set-out in in the 'Supplier Expression of Interest Questionnaire'.	Quality	20%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Utilities

Competitive flexible procedure description

Expression of Interest Notice

General

NIAL is issuing this Expression of Interest in connection with the advertisement placed in the Finder a Tender service (FTS) and using the 'Competitive Flexible Procedure' in accordance with the Procurement Act 2023.

NIAL is seeking to appoint a suitably qualified and competent Contractor to deliver the Terminal East Extension, Newcastle International Airport.

During the procurement process negotiations between NIAL and Applicants/Tenderers on fundamental aspects of their offer, such as price are not permissible.

Compliance Check

The project is to be procured using a Design and Build tender process comprising of three stages:

- Expression of Interest / Pre-Qualification Questionnaire
- First Stage Tender Submission
- Second Stage Competitive Package Tendering

NIAL will conduct compliance checks following receipt of the Expressions of Interest. Submissions which are substantially incomplete, or which are non-compliant with the requirements set out in this Expression of Interest may be rejected.

Following initial selection process comprising of the Expressions of Interest / PQQ, the first stage process will commence. Invitations to tender will be issued to a maximum of 5 applicants who the contracting authority consider have submitted the optimum submissions and demonstrated they are the most capable of fulfilling the contract.

Expression of Interest / Pre-Qualification Questionnaire (PQQ)

The Expression of Interest / PQQ stage compliance check will comprise of assessing responses to the criteria outlined in the 'Supplier Expressions of Interest Questionnaire'.

Failure to meet the mandatory requirements and achieve 'Pass' classification will result in the Applicants not being considered further and their Bid rejected.

The completed Expression of Interest Questionnaire is to be submitted electronically for

the attention of Neil McIntyre, nm@newcastleinternational.co.uk no later than the deadline outlined above.

The Tender documents are made available electronically on the NIAL portal access to which can be obtained by contacting Neil McIntyre, nm@newcastleinternational.co.uk .

Documents

Associated tender documents

[Expression of Interest Notice.docx](#)

Expression of Interest Notice

[Supplier Expression of Interest Questionnaire.docx](#)

Supplier Expression of Interest Questionnaire

Contracting authority

NEWCASTLE INTERNATIONAL AIRPORT LIMITED

- Companies House: 02077766
- Public Procurement Organisation Number: PNVH-2463-MPNZ

Woolsington

Newcastle upon Tyne

NE13 8BZ

United Kingdom

Email: steven.hodson@newcastleinternational.co.uk

Region: UKC22 - Tyneside

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)