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Tender

## **NHS General Practice Premises and Lease Arrangements**

NHS Ayrshire & Arran

F02: Contract notice

Notice identifier: 2025/S 000-012158

Procurement identifier (OCID): ocds-h6vhtk-04d463

Published 1 April 2025, 10:20am

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

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

NHS Ayrshire & Arran

Eglinton House, Ailsa Hospital, Dalmellington Road

Ayr

KA6 6AB

#### **Email**

[diane.fraser4@aapct.scot.nhs.uk](mailto:diane.fraser4@aapct.scot.nhs.uk)

#### **Telephone**

+44 7866190594

#### **Country**

United Kingdom

## **NUTS code**

UKM94 - South Ayrshire

## **Internet address(es)**

Main address

<http://www.nhsaaa.net>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00060](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00060)

## **I.3) Communication**

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

## **I.4) Type of the contracting authority**

Body governed by public law

## **I.5) Main activity**

Health

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

## NHS General Practice Premises and Lease Arrangements

Reference number

AA-14-25

### **II.1.2) Main CPV code**

- 70112000 - Development of non-residential real estate

### **II.1.3) Type of contract**

Services

### **II.1.4) Short description**

Procurement of NHS General Practice facility through a revenue funded model. Proposed building GIA is circa 650m2.

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 70112000 - Development of non-residential real estate

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

NUTS codes

- UKM93 - East Ayrshire and North Ayrshire mainland

Main site or place of performance

Kilwinning, Ayrshire

### **II.2.4) Description of the procurement**

We are looking to procure a Developer to either design and build new or design and refurbish an existing facility to provide NHS General Practice and support accommodation in line with

our Employers Requirements. We would then wish to lease back the facility over an arranged lease period.

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

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

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

Duration in months

10

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

Objective criteria for choosing the limited number of candidates:

Restricted Dialogue

### **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

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## **Section III. Legal, economic, financial and technical information**

### **III.1) 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

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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: [2025/S 000-001767](#)

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

Date

1 May 2025

Local time

12:00pm

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

15 May 2025

#### **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.3) Additional information

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

[https://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=794212](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=794212).

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

[https://www.publiccontractsscotland.gov.uk/sitehelp/help\\_guides.aspx](https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx).

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

We would ask Bidders to comply with NHS Ayrshire & Arran's Standing Financial Instructions.

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:

NHS Ayrshire and Arran have a duty to consider the economic, social and environmental wellbeing of the authority's area.

Bidders are encouraged to register on the NHS Scotland's Community Benefit Gateway [Free of charge registration available at this link - Access our Community Benefit Gateway | National Services Scotland (nhs.scot)] and review all "Open" bids for NHS Ayrshire & Arran. Bidders should demonstrate how they would propose to deliver any of the "Open" Bids, if they are successfully awarded this contract.

Alternatively, Bidders should demonstrate any Community Benefit they would propose to deliver if they are successfully awarded this contract, in particular community benefits should

be related to:

Fair Work – recruitment, promotion of jobs in Ayrshire, employability targets for specific groups

Upskilling – work experience placements, training opportunities; sub-contracting opportunities in Ayrshire

(SC Ref:794212)

Download the ESPD document here:

[https://www.publiccontractsscotland.gov.uk/ESPD/ESPD\\_Download.aspx?id=794212](https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=794212)

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

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

Kilmarnock Sherriff Court

St Marnocks Street

Kilmarnock

KA11ED

Country

United Kingdom