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Tender

## **PS-23-07 - Doon Valley Community Campus - Main Construction Contract (PRJ0012783)**

East Ayrshire Council

F02: Contract notice

Notice identifier: 2023/S 000-014631

Procurement identifier (OCID): ocds-h6vhtk-03cea2

Published 23 May 2023, 1:04pm

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

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

East Ayrshire Council

London Road HQ, London Road

Kilmarnock

KA3 7DD

#### **Contact**

David Shields

#### **Email**

[david.shields@east-ayrshire.gov.uk](mailto:david.shields@east-ayrshire.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKM93 - East Ayrshire and North Ayrshire mainland

**Internet address(es)**

Main address

<http://www.east-ayrshire.gov.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00223](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00223)

**I.3) Communication**

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

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**Section II: Object**

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

**II.1.1) Title**

PS-23-07 - Doon Valley Community Campus - Main Construction Contract (PRJ0012783)

**II.1.2) Main CPV code**

- 45214000 - Construction work for buildings relating to education and research

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

Works

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

Main Construction Contract for the new build Doon Valley Community Campus, which aims to provide state of the art facilities for the village of Dalmellington and the surrounding Doon Valley area. The campus will include the following:

- new Early Years, Primary and Secondary (including appropriate supported learning facilities) to replace existing Doon Academy and Dalmellington Primary Schools
- new Additional Support Needs (ASN) facilities
- new Leisure and Recreation facilities to replace facilities provided by the existing Doon Valley Leisure Centre
- new Flexible Workspace, Civic / Community and Health Care facilities to replace those proved from the existing Dalmellington Area Centre

Refer Appendix I RIBA Stage 3 Report for full project details.

### **II.1.5) Estimated total value**

Value excluding VAT: £35,000,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 45000000 - Construction work
- 45210000 - Building construction work
- 45211350 - Multi-functional buildings construction work
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45212100 - Construction work of leisure facilities

- 45212110 - Leisure centre construction work
- 45212200 - Construction work for sports facilities
- 45212212 - Construction work for swimming pool
- 45212220 - Multi-purpose sports facilities construction work
- 45212221 - Construction work in connection with structures for sports ground
- 45214000 - Construction work for buildings relating to education and research
- 45214200 - Construction work for school buildings
- 45214210 - Primary school construction work
- 45214220 - Secondary school construction work
- 45214230 - Special school construction work

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

NUTS codes

- UKM93 - East Ayrshire and North Ayrshire mainland

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

Main Construction Contract for the new build Doon Valley Community Campus, which aims to provide state of the art facilities for the village of Dalmellington and the surrounding Doon Valley area. The campus will include the following:

- new Early Years, Primary and Secondary (including appropriate supported learning facilities) to replace existing Doon Academy and Dalmellington Primary Schools
- new Additional Support Needs (ASN) facilities
- new Leisure and Recreation facilities to replace facilities provided by the existing Doon Valley Leisure Centre
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Refer Appendix I RIBA Stage 3 Report for full project details.

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

Quality criterion - Name: Quality / Weighting: 20

Price - Weighting: 80

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

Duration in months

36

This contract is subject to renewal

No

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

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

As detailed within the PQQ Assessment & Evaluation Guidance document.

**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.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

For the purpose of this Contract, all Electrical Subcontractors (including the Main Contractor if appropriate) proposed to be used on this Project must have Registration with either 'NICEIC (Approved Contractor Scheme)' or 'SELECT (Approved Certifier of Construction Scheme)' or equivalent throughout the entire Contract period, and all Employees (including Employees of Electrical Subcontractors) must have appropriate trade certification.

For the purpose of this Contract, all Mechanical Subcontractors (including the Main Contractor if appropriate) proposed to be used on this Project must have Registration with either 'HVCA (Member status)' or 'CIPHE (Member status)' or equivalent throughout the entire Contract period, and all Employees of Mechanical Subcontractors must have appropriate trade certification.

For the purpose of this Contract, all Gas Sub-Contractors (including the Main Contractor if appropriate) must be on the current Capita Gas Safe Register of Gas Installers or equivalent at a commercial level throughout the entire Contract period. It is also required by the authorities that any operative employed to do gas work will have to be reported to Capita, and their fees paid as stipulated.

For the purpose of this Contract, the Asbestos removal Contractor proposed to be used on this Project must hold an Asbestos Removal Licence (issued by the HSE) throughout the entire Contract period, and all employees must have appropriate certification.

For the purpose of this contract the company which shall carry out the Solar Photovoltaic Installation must be on the current Microgeneration Certification Scheme (MCS) database of certified installers at the time of installation

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

List and brief description of selection criteria

##### **Financial Standing**

The Council shall commission an independent third party business credit report from Creditsafe Business Solutions Ltd using the Company Registration number supplied by the Tenderer. Any Tenderer who does not meet the minimum threshold of a Credit Score

of 30 out of 100 will have their submission regarded as a “Fail” and will not be considered further. Where a Tenderer receives a Credit Score of between 30-50 out of 100, the Council reserves the right to request further financial information to determine the risk to the Council. In the event that such additional measures are requested, the Council shall, in its sole discretion, determine the terms of those measures that it deems as acceptable. If Tenderers cannot provide measures to the satisfaction of the Council then their submission may be rejected.

Risk or Credit reports from other agencies will not be considered.

It is the Tenderers responsibility to ensure that all information held by Creditsafe is current and accurate when submitting their Tender. The Council will not enter into discussions with Tenderers who fail to ensure that their Creditsafe scores are accurate by the due submission date.

### Insurances

It is a requirement of this Contract that bidders hold, or can commit to obtain prior to the commencement of any subsequently awarded Contract, the insurances indicated below.

Public & Products Liability Insurance = 5 million GBP in respect of each claim without limit to the number of claims.

Employers (Compulsory) Liability Insurance = 10 million GBP in respect of each claim without limit to the number of claims.

Professional Indemnity Insurance = 2 million GBP in respect of each claim without limit to the number of claims, for 6 years from the date of practical completion of the Works.

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

Selection criteria as stated in the procurement documents

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

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

Date

22 June 2023

Local time

12:00pm

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

2 October 2023

#### **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)



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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**

The buyer is using PCS-Tender to conduct this PQQ exercise. The Project code is 24229. For more information see:

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

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:

N/A

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:

The successful tenderer will therefore be required to provide a range of opportunities for the wider Community including learning and knowledge exchange in a variety of different formats to include (but not necessarily limited to):

- Work experience placements for older children of local Academies
- Employment opportunities for older children of local Academies, including internships
- Opportunities for sponsorship for individual students / groups and / or learning facilities and equipment

- Opportunities for Community Projects
- Competitions and Commissioning
- Consultation and engagement with local community

(SC Ref:732857)

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

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

Kilmarnock Sheriff Court

Sheriff Court House, St Marnock Street

Kilmarnock

KA1 1ED

Country

United Kingdom