

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/014963-2023>

Tender

## **Residential Masterplan, Cairnmount, Irvine**

North Ayrshire Council

F02: Contract notice

Notice identifier: 2023/S 000-014963

Procurement identifier (OCID): ocds-h6vhtk-03cf7c

Published 25 May 2023, 3:47pm

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

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

North Ayrshire Council

Cunninghame House, Friars Croft

Irvine

KA12 8EE

#### **Email**

[murraythompson@north-ayrshire.gov.uk](mailto:murraythompson@north-ayrshire.gov.uk)

#### **Telephone**

+44 1294324220

#### **Country**

United Kingdom

## **NUTS code**

UKM93 - East Ayrshire and North Ayrshire mainland

## **Internet address(es)**

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00337](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00337)

## **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

---

## **Section II: Object**

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

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

Residential Masterplan, Cairnmount, Irvine

Reference number

NAC/5132

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

- 73220000 - Development consultancy services

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

Services

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

North Ayrshire Council (“NAC”) requires an appropriately qualified and experienced masterplan consultant and design team to develop a residential masterplan for an area of NAC owned land at Cairnmount, Irvine - also referred to as Montgomerie Park East. The masterplan consultant will act as the lead of the design team.

The anticipated start date is 30th August 2023 until 29th August 2024.

The residential masterplan is to be developed taking into consideration best practice guidance, market feedback and the following:

- Evidenced based site analysis to inform concept design.
- Masterplan that blends best practice design with residential market requirements.
- Phasing strategy that reflects market interest.
- A masterplan that integrates the surrounding landscape.

Anticipated Design Team Members, please note this list is not exhaustive.

- Masterplanning Consultant

- Civil Engineer
- Transport Planner and Engineer
- Landscape Architect

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

Value excluding VAT: £250,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 71311000 - Civil engineering consultancy services
- 71313000 - Environmental engineering consultancy services
- 71311300 - Infrastructure works consultancy services
- 71315200 - Building consultancy services
- 71317210 - Health and safety consultancy services
- 72224000 - Project management consultancy services
- 73200000 - Research and development consultancy services
- 79411100 - Business development consultancy services
- 79411000 - General management consultancy services
- 79415200 - Design consultancy services

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

NUTS codes

- UKM93 - East Ayrshire and North Ayrshire mainland

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

North Ayrshire Council (“NAC”) requires an appropriately qualified and experienced masterplan consultant and design team to develop a residential masterplan for an area of NAC owned land at Cairnmount, Irvine - also referred to as Montgomerie Park East. The masterplan consultant will act as the lead of the design team.

The anticipated start date is 30th August 2023 until 29th August 2024.

The residential masterplan is to be developed taking into consideration best practice guidance, market feedback and the following:

- Evidenced based site analysis to inform concept design.
- Masterplan that blends best practice design with residential market requirements.
- Phasing strategy that reflects market interest.
- A masterplan that integrates the surrounding landscape.

Anticipated Design Team Members, please note this list is not exhaustive.

- Masterplanning Consultant
- Civil Engineer
- Transport Planner and Engineer
- Landscape Architect

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Duration in months

12

This contract is subject to renewal

No

### **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

---

## **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

If required, bidders are required to be enrolled in the relevant professional or trade registers within the country in which they are established.

Where it is required, within a bidder's country of establishment they must confirm which authorisation or memberships of the relevant organisation(s) are required in order to perform this service.

Bidders must confirm if they hold the particular authorisation or memberships.

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

List and brief description of selection criteria

Bidders will be required to have a minimum "general" yearly turnover of 425,000 GBP for the last three years.

Where turnover information is not available for the time period requested, the bidder will be required to state the date which they were set up or started trading.

North Ayrshire Council reserve the right to review the bidder's financial information using company watch financial analytics at tender stage and throughout the life of the contract. If the bidder's financial health score (H-Score) is 25 or less further information/clarifications will be requested to ensure the equivalent economic and financial standing is adhered too. If this information or the clarifications are not satisfactory, the bidder will be excluded from the tender process.

Bidders who cannot meet the required level of turnover will be excluded from this tender.

It is a requirement of this contract that bidders hold, or can commit to obtain prior to the commence of any subsequently awarded contract, the types and levels of insurance indicated below:

Employer's (Compulsory) Liability Insurance = [5 million] GBP in respect of any one event

<http://www.hse.gov.uk/pubns/hse40.pdf>

Public Liability Insurance [1 million] GBP in respect of any one event

Professional Indemnity Insurance [5 million] GBP in the aggregate

Third-Party Motor Vehicle Insurance

A valid motor vehicle certificate must be held in the company name or (where there is no fleet but rather the company permits its employees to use their personal vehicles for business purposes), a letter signed by a person of appropriate authority - confirming that the company has ongoing arrangements in place to ensure their employees' vehicles are appropriately insured and maintained.

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

List and brief description of selection criteria

Bidders are required to provide 2 examples of services carried out in the past 3 years that demonstrates they have the relevant experience to deliver the services described in the Contract Notice. The services must be of a similar size and scope. Unsatisfactory experience will result in exclusion from the tender process.

Bidders must also provide 2 satisfactory references for the same 2 contracts on the reference templates provided. References should be completed and signed by previous customers for contracts of a similar size and scope. If any of the referees score the bidder

less than 2 the bidder will be excluded from the tender process.

Completed experience and reference templates must be zipped and uploaded at question 4C.1.2 of the qualification envelope.

Bidders will be required to confirm that they and/or the service provider have the following relevant educational and professional qualifications: It is a requirement of this contract that a minimum of one key staff member involved in the delivery of this contract has a Royal Town Planning Institute (“RTPI”) Membership or equivalent.

Bidders are required to provide evidence that their organisation has taken steps to build their awareness of the climate change emergency and how they will respond. Accepted evidence includes but is not limited to:

- a completed copy of the Bidder ‘relevant contract’ Climate Change Plan Template, including planned projects and actions to reduce the bidder’s carbon emissions. This does not need to contain calculated carbon emissions.

Bidders who intend to subcontract more than 25% to any individual organisation must ensure the SPD (Scotland) - Subcontractors Supplier Response is completed and uploaded at question 2D.1.2 of the qualification envelope.

## **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



---

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

Date

28 June 2023

Local time

12:00pm

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

#### **IV.2.7) Conditions for opening of tenders**

Date

28 June 2023

Local time

12:00pm

---

## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.3) Additional information

Lots are not being used for this tender for the reason stated below:

Nature of the contract not suitable for lots.

#### Quality Management Procedures

The bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent) or a documented policy regarding quality management, see attachment at SPD question 4D.1.

#### Health and Safety Procedures

The bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with ISO 45001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum or the bidder must have a regularly reviewed and documented policy for Health and Safety management, see attachment at SPD question 4D.1.

#### Environmental Management Procedures

The bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate or the bidder must have a regularly reviewed documented policy regarding environmental management, see attachment at SPD question 4D.2.

Bidders 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 24221. 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:

Community benefits will be required on a voluntary basis for:

- Employment
- Employability & Skills
- SMEs
- TSOs
- Education
- Community Wish List (<http://northayrshire.community/community-benefits-wishlist-application-form/>)

(SC Ref:732884)

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

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

Kilmarnock Sheriff Court

Sheriff Court House, St Marnock Street

Kilmarnock

KA1 1ED

Email

[kilmarnock@scotcourts.gov.uk](mailto:kilmarnock@scotcourts.gov.uk)

Telephone

+44 1563550024

Country

United Kingdom

Internet address

<https://www.scotcourts.gov.uk/>