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Tender

PS-25-120 - Multi-Disciplinary Design Team - Cairn Road, Cumnock - Affordable Housing (PRJ0013698)

East Ayrshire Council

F02: Contract notice

Notice identifier: 2025/S 000-021622

Procurement identifier (OCID): ocds-h6vhtk-051413

Published 15 May 2025, 11:07am

The closing date and time has been changed to:

20 June 2025, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

East Ayrshire Council

Corporate Procurement Team, London Road HQ

Kilmarnock

KA3 7BU

Contact

David Shields

Email

david.shields@east-ayrshire.gov.uk

Telephone

+44 1563576000

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

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

PS-25-120 - Multi-Disciplinary Design Team - Cairn Road, Cumnock - Affordable Housing (PRJ0013698)

II.1.2) Main CPV code

- 71200000 - Architectural and related services

II.1.3) Type of contract

Services

II.1.4) Short description

The provision of Architect Led Multi-Disciplinary Design Team Consultancy (Architect, Building Services, Civil & Structural, Landscape, Principal Designer) to contribute to the overall project design development, through the provision of the activities highlighted in Appendix A3, Scope of Services and Appendix A4 Design Responsibility Matrix, for the Affordable Housing at Cairn Road, Cumnock project on behalf of East Ayrshire Council.

The Key Project Deliverables are categorised under the following strategically linked headings; Key Design Philosophies, Sustainability, Collaborative Design Approach and Affordability Caps. These are discussed further within Appendix A1 Key Requirements.

Project Value - Affordability Cap is 19.500m GBP (Prime Cost, Prelims, O/H's and Profits).

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services
- 71200000 - Architectural and related services
- 71220000 - Architectural design services

- 71221000 - Architectural services for buildings
- 71240000 - Architectural, engineering and planning services
- 71400000 - Urban planning and landscape architectural services
- 71420000 - Landscape architectural services
- 71250000 - Architectural, engineering and surveying services
- 71300000 - Engineering services
- 71311000 - Civil engineering consultancy services
- 71312000 - Structural engineering consultancy services
- 71314310 - Heating engineering services for buildings
- 71320000 - Engineering design services
- 71321000 - Engineering design services for mechanical and electrical installations for buildings
- 71322000 - Engineering design services for the construction of civil engineering works

II.2.3) Place of performance

NUTS codes

- UKM93 - East Ayrshire and North Ayrshire mainland

II.2.4) Description of the procurement

The provision of Architect Led Multi-Disciplinary Design Team Consultancy (Architect, Building Services, Civil & Structural, Landscape, Principal Designer) to contribute to the overall project design development, through the provision of the activities highlighted in Appendix A3, Scope of Services and Appendix A4 Design Responsibility Matrix, for the Affordable Housing at Cairn Road, Cumnock project on behalf of East Ayrshire Council.

The Key Project Deliverables are categorised under the following strategically linked headings; Key Design Philosophies, Sustainability, Collaborative Design Approach and Affordability Caps. These are discussed further within Appendix A1 Key Requirements.

Project Value - Affordability Cap is 19.500m GBP (Prime Cost, Prelims, O/H's and Profits).

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

36

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.1.2) Economic and financial standing

List and brief description of selection criteria

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 10 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.2.1) Information about a particular profession

Execution of the service is reserved to a particular profession

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

Originally published as:

Date

18 June 2025

Local time

12:00pm

Changed to:

Date

20 June 2025

Local time

12:00pm

See the [change notice](#).

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)

IV.2.7) Conditions for opening of tenders

Date

18 June 2025

Local time

12:00pm

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 ITT exercise. The Project code is 29257.
For more information see:

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

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:

It has become clear that there is scope within the EU legal framework which applies to public contracts, to use contracts to deliver wider social benefits such as:

- Targeted recruitment and training (providing employment and training opportunities / Apprenticeships)
- SME and social enterprise development

- Community engagement

As part of your response to the Quality criteria, Tenderers are requested to provide an outline of all community benefits you can offer for this contract.

(SC Ref:798917)

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