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Tender

NAC/5072 Appointment of Main Contractor for Design & Build of Ardrossan Community Campus

North Ayrshire Council

F02: Contract notice

Notice identifier: 2021/S 000-024008

Procurement identifier (OCID): ocids-h6vhtk-02e538

Published 28 September 2021, 8:55am

The closing date and time has been changed to:

4 November 2021, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

North Ayrshire Council

Cunninghame House, Friars Croft

Irvine

KA12 8EE

Email

procurement@north-ayrshire.gov.uk

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

http://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/web/login.html>

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/web/login.html>

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

NAC/5072 Appointment of Main Contractor for Design & Build of Ardrossan Community Campus

Reference number

NAC/5072

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

North Ayrshire Council requires a Tier 1 contractor to develop the design proposals from the end of RIBA Stage 3 and to build the new Ardrossan Community Campus. The appointed contractor will be expected to take the design provided from the Lead Designer/Architect and their teams and develop it to deliver the new campus. The contractor will also need to undertake the demolition of the existing Ardrossan Academy and Winton Primary Schools.

The campus is to be a highly energy efficient building designed to meet Passivhaus certification standards and will be required to meet challenging in-use energy requirements. The design team already appointed by the Council will be novated to the appointed Tier 1 contractor to maintain the integrity of the design.

This is a large and complex building with a range of uses and the Tier 1 contractor will need to be able to demonstrate that they have successfully built 2 educational and/or community or health care facilities etc. (over 40 million GBP in value) within the last 5 years.

Contract duration is approx. 167 weeks with a start date of 15/04/22. The design and build of the Ardrossan Community Campus is expected to be complete at the latest by December 2024 with full occupation from January 2025.

This tender is using the Restricted Process. This is a two-stage procedure. The first stage

is a selection process where bidders capability, capacity and experience to perform the contract is assessed via the SPD. A shortlist of bidders will be identified from these responses.

The Invitation to Tender will be issued at the second stage. Only bidders who are shortlisted in stage one will be invited to submit a tender. These bids will be assessed to determine the most economically advantageous tender.

II.1.5) Estimated total value

Value excluding VAT: £57,000,000

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
- 45212172 - Recreation centre construction work
- 45213100 - Construction work for commercial buildings
- 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

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 requires a new 3-18 years educational and community campus to replace the existing Ardrossan Academy and Winton Primary School and has already appointed a project design team including architect and engineers to develop the design scheme to RIBA Stage 3.

North Ayrshire Council now requires a Tier 1 contractor to develop the design proposals from the end of RIBA Stage 3 and to build the new Ardrossan Community Campus. The appointed contractor will be expected to take the design provided from the Lead Designer/Architect and their teams and develop it to deliver the new campus. The contractor will also need to undertake the demolition of the existing Ardrossan Academy and Winton Primary Schools.

The campus is to be a highly energy efficient building designed to meet Passivhaus certification standards and will be required to meet challenging in-use energy requirements. The design team already appointed by the Council will be novated to the appointed Tier 1 contractor to maintain the integrity of the design.

This is a large and complex building with a range of uses and the Tier 1 contractor will need to be able to demonstrate that they have successfully built 2 educational and/or community or health care facilities etc. (over 40 million GBP in value) within the last 5 years.

Contract duration is approx. 167 weeks with a start date of 15/04/22. The design and build of the Ardrossan Community Campus is expected to be complete at the latest by December 2024 with full occupation from January 2025.

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

38

This contract is subject to renewal

Yes

Description of renewals

A maximum of 6 months extension may be available at NAC's discretion.

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

Envisaged number of candidates: 6

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.

III.1.2) Economic and financial standing

List and brief description of selection criteria

Bidders will be required to have a minimum yearly “specific” turnover of 35.5million GBP for the last 3 years in the business area covered by the contract. Bidders must provide their last 3 years turnover separately. ie. 20/21 XX million GBP, 19/20 XX million GBP, 18/19 XX million GBP.

North Ayrshire Council reserve the right to review the bidders financial information including information from credit reference agencies at tender stage and throughout the life of the contract, and seek clarifications if necessary. If clarifications are not satisfactory the bidder may be excluded from the tender process.

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

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.

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 = 10million GBP

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

Public Liability Insurance 10million GBP

Product Liability Insurance 10million GBP

Professional Indemnity Insurance 10million GBP for 12 years

Cyber Security Insurance 5million GBP

Third-Party Motor Vehicle Insurance Required for duration of contract

III.1.3) Technical and professional ability

List and brief description of selection criteria

Bidders will be required to provide a minimum of 2 examples of works carried out in the past 5 years that demonstrates they have the relevant experience to deliver the work as described in part II.2.4 of the Contract Notice.

Both examples will be scored and will be used to restrict the number of candidates who will be invited to tender in stage 2 of the Restricted Procedure. (Each example will be scored out of 4 with a maximum score of 8 for both examples)

Examples must be of a similar scope, size, and value and be from within the last five years. The minimum project value NAC will accept as an example is 40 million GBP. Unsatisfactory experience will result in a fail and exclusion from the tender process. If you submit more than two examples, NAC will only evaluate the first two examples provided.

The information you provide should cover the following areas:

Essential:

- Experience of design and construction of ultra-low energy efficiency buildings which have been constructed in the UK providing details of the KWh/m²/annum rating the buildings have achieved in operation.
- Experience and evidence of delivery of low carbon through a range of technologies through the construction process.
- Experience of delivery of BIM Level 2 - 2D and 3D as built models.
- Experience of delivery of projects in a coastal location (within 5 miles of the coast).
- Demonstrates educational and community facilities experience preferably campus design and construction. One of the bidder's examples MUST be of an educational building construction. The other can be a community building / complex building / campus / university / office accommodation / hospital etc.
- Demonstrates Tier 1 contractor Design and Build experience.
- One of the bidder's examples needs to demonstrate build but one must be in design.

Desirable:

- Experience and evidence of delivery of Passivhaus certification (or equivalent) through the construction process but must be able to demonstrate in-use low energy standards
- Experience of design of projects on contaminated sites.

Unsatisfactory experience will result in exclusion from the tender process.

Bidders must also provide two satisfactory references for the same two contracts on the reference templates provided. References should be completed and signed by previous customers for contracts of a similar value, 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 of the qualification envelope.

Bidders will be required to demonstrate that they have (or have access to) the relevant tools, plant or technical equipment to deliver the types of requirements detailed in II.2.4 in the Contract Notice.

Bidders will be required to confirm whether they intend to subcontract and, if so, for what proportion of the contract.

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

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

Originally published as:

Date

28 October 2021

Local time

12:00pm

Changed to:

Date

4 November 2021

Local time

12:00pm

See the [change notice](#).

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

2 December 2021

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: 4 (from the date stated for receipt of tender)

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

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

Nature of the contract not suitable for lots.

Quality Management Procedures

1. 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

1. The bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS OHSAS 18001 or 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 ED.1.

Environmental Management Procedures

1. 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.

The buyer is using PCS-Tender to conduct this PQQ exercise. The Project code is 19583. 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:

It is envisaged the bidder's will have their own list of sub-contractors to draw from.

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 requested on a minimum requirement basis for:

A menu (NAC CB Menu) of preferred community benefits has been developed after extensive research and consultation with various partners.

The Community Benefits Menu targets the following key priority areas:

- More Opportunities for disadvantaged people (KPIs: NAC01 - NAC09)
- Improved employability (KPIs: NAC10 - NAC14)
- More opportunities for local businesses and VCSE's (KPI: NAC18 - NAC20)
- Inclusive, empowered, resilient communities (KPI NAC21)

(SC Ref:666231)

VI.4) Procedures for review

VI.4.1) Review body

Kilmarnock Sheriff Court

Sheriff Court House, St Marnock Street

Kilmarnock

KA1 1ED

Telephone

+44 1563550024

Country

United Kingdom

Internet address

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