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Contract

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

North Ayrshire Council

F03: Contract award notice

Notice identifier: 2022/S 000-031331

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

Published 7 November 2022, 8:56am

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.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.1.6) 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.2.11) 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 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: [2021/S 000-024008](#)

Section V. Award of contract

Contract No

NAC/5072

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

Section VI. Complementary information

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.

(SC Ref:712475)

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/>