

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/032084-2022>

Planning

## **Appointment of Project Manager led Integrated Consultant Team for i4C Innovation and Cleantech Centre, Ballymena**

MID AND EAST ANTRIM BOROUGH COUNCIL

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-032084

Procurement identifier (OCID): ocds-h6vhtk-0383d6

Published 11 November 2022, 3:25pm

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

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

MID AND EAST ANTRIM BOROUGH COUNCIL

The Braid Ballymena Town Hall, 1-29 Bridge Street

BALLYMENA

BT435EJ

#### **Contact**

Procurement Team MEA

#### **Email**

[Procurement@midandeantrim.gov.uk](mailto:Procurement@midandeantrim.gov.uk)

#### **Telephone**

+44 2825633165

**Country**

United Kingdom

**Region code**

UKN0F - Mid and East Antrim

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

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

**I.3) Communication**

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

<https://e-sourcingni.bravosolution.co.uk>

Additional information can be obtained from the above-mentioned address

**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**

Appointment of Project Manager led Integrated Consultant Team for i4C Innovation and Cleantech Centre, Ballymena

Reference number

T421

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

- 71000000 - Architectural, construction, engineering and inspection services

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

Services

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

Mid and East Antrim Borough Council wish to appoint an Economic Operator to provide a Project Manager led Integrated Consultant Team (ICT) for the design and delivery of the i4C Innovation and Cleantech Centre at the St Patrick's Barracks development site in Ballymena.

The St Patrick's Barracks site is one of four former military sites transferred to the NI Executive as part of the (2010) Hillsborough Agreement. The Department for Communities (DfC) now owns the site and are leading on a programme of development to transform this area of Ballymena. Mid and East Antrim Borough Council are working with a number of key strategic partners to deliver the St Patrick's Barracks Regeneration Project.

The i4C is a proposal for a new 7,000m<sup>2</sup> building at the St Patrick's Barracks site. It will form a physical hub to support future innovation activity in the Borough and future Cleantech sector (clean technology) needs across NI.

The Economic Operator will be appointed under the NEC4 Professional Service Contract and shall provide the professional services applicable to RIBA Plan of Work (2020) Stages 2 to 7 and as specified in the PQQ and ITT documents.

A Design and Build Procurement Route has been determined for the delivery of the i4C project. The ICT shall develop the design to a point prior to the end of RIBA Plan of Work

(2020) Stage 4 before undertaking the procurement of an Integrated Supplier Team (IST) to complete the design and deliver the project throughout all remaining RIBA Plan of Work (2020) Stages 4 to 7

Following the procurement and appointment of the IST the Economic Operator shall undertake the management of the IST on behalf of the Employer.

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

Value excluding VAT: £1,400,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 71400000 - Urban planning and landscape architectural services
- 71510000 - Site-investigation services
- 71520000 - Construction supervision services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services
- 71550000 - Blacksmith services
- 71600000 - Technical testing, analysis and consultancy services
- 71700000 - Monitoring and control services
- 71800000 - Consulting services for water-supply and waste consultancy
- 71900000 - Laboratory services
- 72000000 - IT services: consulting, software development, Internet and support
- 73000000 - Research and development services and related consultancy services
- 75000000 - Administration, defence and social security services
- 76000000 - Services related to the oil and gas industry
- 77000000 - Agricultural, forestry, horticultural, aquacultural and apicultural services

- 79000000 - Business services: law, marketing, consulting, recruitment, printing and security
- 80000000 - Education and training services
- 85000000 - Health and social work services
- 90000000 - Sewage, refuse, cleaning and environmental services
- 92000000 - Recreational, cultural and sporting services
- 98000000 - Other community, social and personal services

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

NUTS codes

- UKN0F - Mid and East Antrim

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

Mid and East Antrim Borough Council wish to appoint an Economic Operator to provide a Project Manager led Integrated Consultant Team (ICT) for the design and delivery of the i4C Innovation and Cleantech Centre at the St Patrick's Barracks development site in Ballymena.

The St Patrick's Barracks site is one of four former military sites transferred to the NI Executive as part of the (2010) Hillsborough Agreement. The Department for Communities (DfC) now owns the site and are leading on a programme of development. They have achieved Outline Planning Permission for a mixed-use regeneration project that aims to transform this area of Ballymena and create wider economic, environmental, social and cultural benefits across the Borough. Mid and East Antrim Borough Council is one a number of key strategic partners working with DfC to implement the regeneration project. Council have agreed to purchase circa 10 acres of land on the 32 acre site to facilitate the delivery of a number of key infrastructural projects including the i4C.

i4C Innovation and Cleantech Centre:

The i4C is a proposal for a new building of significant scale at the St Patrick's Barracks site. It will form a physical hub, supporting future innovation activity in the Borough and future Cleantech sector (clean technology) needs across NI.

The proposal aims to address several structural shortfalls impacting the Borough of Mid & East Antrim including the availability of quality office accommodation; the availability of SME incubation laboratory spaces and the practical space and support needed to assist SMEs to innovate and commercialise their ideas. It is also envisaged that i4C will form part of a hub for hydrogen and clean technology in Ballymena.

Current concept proposals for the i4C Innovation and Cleantech Centre envisage a 7,000m<sup>2</sup> building over 4 storeys.

Ground Floor - Laboratories, Training Rooms and Demonstration Spaces

First Floor - Reception, Foyer, Kitchen Kiosk, Office and Meeting Space

Second Floor - Grade-A Office Space, Meeting space, SME Workspace and Laboratories

Third Floor - Grade-A Office Space

These concept proposals are to be further developed by the appointed Project Manager Led ICT.

The Economic Operator will be appointed under the NEC4 Professional Service Contract and shall provide the professional services applicable to RIBA Plan of Work (2020) Stages 2 to 7 and as specified in the PQQ and ITT documents.

A Design and Build Procurement Route has been determined for the delivery of the i4C project. The ICT shall develop the design to a point prior to the end of RIBA Plan of Work (2020) Stage 4 before undertaking the procurement of an Integrated Supplier Team (IST) to complete the design and deliver the project throughout all remaining RIBA Plan of Work (2020) Stages 4 to 7

Following the procurement and appointment of the IST the Economic Operator shall undertake the management of the IST on behalf of the Employer.

### **II.3) Estimated date of publication of contract notice**

9 December 2022

---

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes