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Contract

PS-25-06 - Construction Consultancy Professional Services Framework

East Ayrshire Council

F03: Contract award notice

Notice identifier: 2025/S 000-055931

Procurement identifier (OCID): ocds-h6vhtk-04c63f

Published 11 September 2025, 4:12pm

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.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-25-06 - Construction Consultancy Professional Services Framework

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

Framework Agreement for the Provision of Construction Consultancy Professional

Services.

The Framework will be divided into six (6) individual Lots and each Lot shall be evaluated and awarded on an individual basis based upon the award criteria identified below. Tenderers are invited to Tender for one, several or all Lots, however part bids for individual Lots will not be considered.

Description of Lots:

Lot 1 - Architectural Services (Inc. Conservation, Lead Consultant, Principal Designer)

Lot 2 - Quantity Surveying Services

Lot 3 - Mechanical & Electrical Engineering Services

Lot 4 - Structural & Civil Engineering Services

Lot 5 - Building Surveying Services

Lot 6 - Energy & Sustainability Engineering Services

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £2,801,529

II.2) Description

II.2.1) Title

Lot 2 - Quantity Surveying Services

Lot No

2

II.2.2) Additional CPV code(s)

- 71324000 - Quantity surveying services
- 71322100 - Quantity surveying services for 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 Quantity Surveying Services.

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

II.2) Description

II.2.1) Title

Lot 3 - Mechanical & Electrical Engineering Services

Lot No

3

II.2.2) Additional CPV code(s)

- 71300000 - Engineering services
- 71240000 - Architectural, engineering and planning services
- 71250000 - Architectural, engineering and surveying services
- 71310000 - Consultative engineering and construction services
- 71320000 - Engineering design services

- 71321000 - Engineering design services for mechanical and electrical installations for buildings
- 71334000 - Mechanical and electrical engineering services
- 71333000 - Mechanical engineering services

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 Mechanical & Electrical Engineering Services

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

II.2) Description

II.2.1) Title

Lot 4 - Structural & Civil Engineering Services

Lot No

4

II.2.2) Additional CPV code(s)

- 71311000 - Civil engineering consultancy services
- 71311100 - Civil engineering support services

- 71322000 - Engineering design services for the construction of civil engineering works
- 71312000 - Structural engineering consultancy services

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 Structural & Civil Engineering Services

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

II.2) Description

II.2.1) Title

Lot 5 - Building Surveying Services

Lot No

5

II.2.2) Additional CPV code(s)

- 71315300 - Building surveying services
- 71250000 - Architectural, engineering and surveying services
- 71251000 - Architectural and building-surveying services

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 Building Surveying Services.

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

II.2) Description

II.2.1) Title

Lot 6 – Energy and Sustainability Engineering Services

Lot No

6

II.2.2) Additional CPV code(s)

- 71314300 - Energy-efficiency consultancy services
- 71314000 - Energy and related services
- 71314200 - Energy-management services
- 71000000 - Architectural, construction, engineering and inspection services
- 71240000 - Architectural, engineering and planning services

- 71250000 - Architectural, engineering and surveying services
- 71300000 - Engineering services
- 71313000 - Environmental engineering consultancy services

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 Energy and Sustainability Engineering Services

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

II.2) Description

II.2.1) Title

Lot 1 - Architectural Services (Inc. Conservation, Lead Consultant, Principal Designer)

Lot No

1

II.2.2) Additional CPV code(s)

- 71200000 - Architectural and related services
- 71210000 - Advisory architectural services

- 71220000 - Architectural design services
- 71221000 - Architectural services for buildings
- 71222000 - Architectural services for outdoor areas
- 71223000 - Architectural services for building extensions
- 71230000 - Organisation of architectural design contests
- 71240000 - Architectural, engineering and planning services
- 71241000 - Feasibility study, advisory service, analysis
- 71242000 - Project and design preparation, estimation of costs

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 Architectural Services (Inc. Conservation, Lead Consultant, Principal Designer)

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

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

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: [2024/S 000-039870](#)

Section V. Award of contract

Lot No

1

Title

Lot 1 - Architectural Services (Inc. Conservation, Lead Consultant, Principal Designer)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

7 July 2025

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received from SMEs: 21

Number of tenders received from tenderers from other EU Member States: 21

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 21

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

OCCAM Architecture Ltd

Level 3, 65 King Street

Kilmarnock

KA1 1PT

Country

United Kingdom

NUTS code

- UKM93 - East Ayrshire and North Ayrshire mainland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Wylie Shanks Architects LLP

17 Royal Terrace

Glasgow

G3 7NY

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

ECD Architects Ltd

The Centrum Building, 38 Queen Street

Glasgow

G1 3DX

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £543,130

Section V. Award of contract

Lot No

2

Title

Lot 2 - Quantity Surveying Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

7 July 2025

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 12

Number of tenders received from tenderers from other EU Member States: 12

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 12

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Langmuir & Hay

60 Kelvingrove Street

Glasgow

G3 7SA

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Armour Construction Consultants

65 King Street

Kilmarnock

KA1 1PT

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Thomas C Stewart LLP trading as TCS Construction Consultants

18 Portland Road

Kilmarnock

KA1 2BS

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £212,700

Section V. Award of contract

Lot No

3

Title

Lot 3 - Mechanical & Electrical Engineering Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

7 July 2025

V.2.2) Information about tenders

Number of tenders received: 11

Number of tenders received from SMEs: 11

Number of tenders received from tenderers from other EU Member States: 11

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 11

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Hawthorne Boyle Limited

Keppie House, 3rd Floor, 147 Blythswood Street

Glasgow

G2 4EN

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

WGM Consulting Engineers

34 North Castle Street

Edinburgh

EH2 3BG

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

design-me

Waterloo Chambers, 19 Waterloo Street

Glasgow

G2 6AY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £344,680

Section V. Award of contract

Lot No

4

Title

Lot 4 - Structural & Civil Engineering Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

7 July 2025

V.2.2) Information about tenders

Number of tenders received: 13

Number of tenders received from SMEs: 13

Number of tenders received from tenderers from other EU Member States: 13

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 13

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Forbes Leslie Network Ltd t/a FLN Consulting Engineers

Studio 7, 19 Marine Crescent, 19 Marine Crescent

Glasgow

G51 1HD

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Cowal Design Consultants

Innovation Centre, Hillington Park

Glasgow

G52 4RU

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

G3 CONSULTING ENGINEERS LTD.

Orion House, 7 Robroyston Oval, Nova Business Park

Glasgow

G33 1AP

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £597,669.50

Section V. Award of contract

Lot No

5

Title

Lot 5 - Building Surveying Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

7 July 2025

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 9

Number of tenders received from tenderers from other EU Member States: 9

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 9

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Thomson Gray

Prospect House, 5 Thistle Street

Edinburgh

EH2 1DF

Country

United Kingdom

NUTS code

- UKM75 - Edinburgh, City of

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Hardies Property & Construction Consultants

12 Atholl Crescent

Edinburgh

EH3 8HA

Country

United Kingdom

NUTS code

- UKM75 - Edinburgh, City of

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Brown + Wallace

22 James Morrison Street

Glasgow

G1 5PE

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £166,250

Section V. Award of contract

Lot No

6

Title

Lot 6 – Energy and Sustainability Engineering Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

7 July 2025

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 4

Number of tenders received from tenderers from other EU Member States: 4

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Carbon Futures

The Whisky Bond,, 2 Dawson Road

Glasgow

G4 9SS

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Hoare Lea

274 Sauchiehall Street

Glasgow

G2 3EH

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Hulley and Kirkwood Consulting Engineers Ltd

Watermark Business Park, Govan Road

Glasgow

G51 2SE

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £937,100

Section VI. Complementary information

VI.3) Additional information

(SC Ref:810047)

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