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Tender

Ardersier Port, Phase 2 - Quay Civils (300m)

Ardersier Port (Scotland) Limited

F02: Contract notice

Notice identifier: 2025/S 000-079502

Procurement identifier (OCID): ocds-h6vhtk-05ee46

Published 3 December 2025, 5:00pm

The closing date and time has been changed to:

23 January 2026, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Ardersier Port (Scotland) Limited

Ardersier Port Approach, Ardersier

Inverness

IV2 7QX

Email

jordan.robertson@haventus.com

Telephone

+44 1667656000

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<https://www.haventus.com/>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA30752

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

www.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publiccontractsscotland.gov.uk

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Port works

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Ardersier Port, Phase 2 - Quay Civils (300m)

Reference number

APP2-HAV-ZZ-QUA-PQ-K-000001

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Quayside Civils (These works are the focus of this PQQ)

- Setting up principal contractor welfare area including all temporary service connections,
- Breaking out and disposal of concrete guide walls following installation by quay wall contractor,
- Removal of piling mat, installed by Others,
- Cropping of diaphragm wall to cut off level.
- Reinforced concrete capping beams, to both quay and anchor wall, with a design life of 100 years to tie in with the Phase 1 quay, Including the supply and installation of all quay furniture cast in elements.
- Removal of existing sheet pile quay wall, anchor wall and tie rods.
- Excavation to tie rod level, approximately +0.0mCD, including dewatering system to facilitate,

- Installation of tie rods (free-issue) between quay and anchor walls,
- Backfilling above tie rods to formation level using site-won material,
- 100m wide quay apron along the entire length of the new quay including capping layer and unbound stone pavement,
- 250kPa uniform loading capacity,
- Finished level of +6.5mCD (varies depending on drainage falls),
- Installation of temporary and permanent sheet piles,
- Infiltration drainage system with trenches as required,
- Quay furniture including flexible mooring and berthing equipment such as pneumatic fenders, removeable bollards, and safety equipment inclusive of all associated cast in items,
- Instrumentation and monitoring equipment associated with the quay wall.
- Upgrades to the existing quayside which extends east beyond the new Phase 2 300m diaphragm wall and apron by approximately 758m, whilst retaining the existing quay wall, to extend the usable quayside (dredged by others).

There will be a requirement for the Contractor to coordinate elements of works with the Client's quay wall and landside civils principal contractors.

There is potential for the works to be varied to extend the new quay wall and quay wall civils further than the initial 300m.

II.1.5) Estimated total value

Value excluding VAT: £23,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKM62 - Inverness & Nairn and Moray, Badenoch & Strathspey

Main site or place of performance

Ardersier Port Approach, Ardersier, Inverness, Scotland, IV2 7QX

II.2.4) Description of the procurement

Procurement Stages

Stage 1 – Early Market Consultation

- Before commencing procurement, consult the market with a view to gauging project interest, informing of procurement plans and project requirements.

Stage 2 - Pre-Qualification Questionnaire (PQQ)

- Issue PQQ
- Contractor submissions
- Analyse and score submissions
- Select shortlist of suppliers for Stage 3

Stage 3 – Invitation to Tender (ITT) / Competitive procedure with negotiation

- Issue ITT
- Hold structured meetings, discuss risk, technical queries and contract terms
- Initial Contractor submissions
- Analyse initial tender submissions
- Negotiation period (assumptions, clarifications, exclusions, contract terms, etc.)
- Final Contractor submissions
- Evaluate and score final submissions
- Select preferred bidder for Stage 4

Stage 4 – Contract Award

- Notify Contractors of tender outcome
- Stand still period
- Contract finalisation and execution
- Publish contract award notice

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

13

This contract is subject to renewal

Yes

Description of renewals

Potential to be extended in relation to scope changes and/or in relation to future phases of work.

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

Envisaged number of candidates: 4

II.2.10) Information about variants

Variants will be accepted: Yes

II.2.11) Information about options

Options: No

II.2.12) Information about electronic catalogues

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

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

Enrolment on a Professional or Trade Register:

- Bidders must be able to demonstrate that they are enrolled in a relevant professional or trade register in the country in which they are established, as required by national law.

Licenses, Membership, and Accreditations:

- Where the provision of services under this contract requires specific licences, accreditations, or memberships, the supplier must hold and maintain such authorisations.

Professional Standing:

The bidder must confirm that:

- they are not subject to any grounds for exclusion under Regulation 58 of the Public Contracts (Scotland) Regulations 2015

- they are not subject to bankruptcy, insolvency, or similar proceedings

- they have no conflicts of interest that would prevent lawful performance of the contract

Submission Requirements

- All information listed above must be provided within the PQQ documentation as part of the bidder's submission. Responses will be evaluated in accordance with the selection criteria set out in the PQQ.

III.1.2) Economic and financial standing

List and brief description of selection criteria

Provide details of the following:

- Company turnover for the past 3 years
- Fee percentage you would be proposing for the construction phase
- Weekly rates for staff

Bidders will be required to have a minimum “general” yearly turnover of 30,000,000 GBP for the last 3 years. 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. Bidders that are unable to provide this information may be disqualified from the procurement process.

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 types and levels of insurance indicated below:

- Employer’s (Compulsory) Liability Insurance = 10,000,000 GBP
- Public Liability Insurance = 10,000,000 GBP
- Professional Risk Indemnity Insurance = 10,000,000 GBP

Refer to the procurement documentation for further information.

Minimum level(s) of standards possibly required

As above.

III.1.3) Technical and professional ability

List and brief description of selection criteria

With reference to the procurement documentation, the supplier must substantiate their professional capabilities to carry out the works.

Construction:

The supplier must provide no more than 3nr case studies of similar projects they have delivered within the last 10 years which they believe have relevance in the context of the Quay Civils contract for Ardersier Port and which demonstrate their organisation’s experience of contracting on similar infrastructure projects and the benefits achieved. Submissions should include construction period dates and relevant references to be

provided.

Each case study must not exceed a maximum of 4 x A4 pages.

Refer to the procurement documentation for further information.

Contract Administration:

Noting this Contract is proposed to be Let under an NEC Option A form of Contract and shall use CEMAR as a contract administration system, the supplier should provide no more than 3nr case studies of projects they have delivered within the last 10 years that were let and administered under NEC Option A which they believe have relevance in the context of the Quay Civils contract for Ardersier Port. The focus of the submission should be on demonstrating the organisation's experience of using NEC and associated contract administration software. Submissions should include construction period dates and relevant references to be provided.

Each case study must not exceed a maximum of 4 x A4 pages.

All information stated within the procurement documents.

Minimum level(s) of standards possibly required

As above.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

As detailed within the procurement documentation.

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

Competitive procedure with negotiation

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

IV.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

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

16 January 2026

Local time

12:00pm

Changed to:

Date

23 January 2026

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

6 February 2026

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)

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

Ardersier Port is a 600-acre industrial site located to the east of Inverness, Scotland and one of the largest brownfield ports in the UK.

From the 1970s, until it closed in 2001, Ardersier Port operated as a McDermott oil and gas fabrication yard. Haventus has a long-term vision to transform the site into a nationally significant energy transition facility, catering for fixed and floating offshore wind and to support the Highlands economy, contribute to the UK's offshore wind energy targets whilst also creating thousands of direct and indirect jobs in the community.

Ardersier Port secured an initial GBP 300m investment by Quantum Energy Partners and a further GBP 100m joint credit facility from the Scottish National Investment Bank and the National Wealth Fund (formerly UK Infrastructure Bank) to accelerate the port's redevelopment to create a key strategic facility in delivering the UK's 50GW offshore wind energy target by 2030.

Phase 1 is delivered 659m of multiuser quay, 100m wide apron to 25t/m² and 160m wide navigation channel

Phase 2 will build on the capabilities of the Port provided by the Phase 1 development and will facilitate further usable area within the port quayside and yard.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=810397.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

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:

The bidder acknowledges that the Client may be required to provide Environmental, Social, and Governance (ESG) reporting as part of compliance with requirements from the Client's funders during the lifecycle of this contract.

During the lifecycle of this contract, the Client may request the bidder to prepare, collect, or submit specific ESG reporting data, including but not limited to Key Performance Indicators (KPIs), metrics, or qualitative information relevant to environmental, social, and governance aspects.

The bidder shall use reasonable skill, care, and diligence to comply with such requests, provided the requirements are within the scope of the bidder's expertise, professional capabilities, and contractual obligations under this Agreement. The bidder acknowledges

that the specific requirements for ESG reporting from the Client's funders may evolve or be clarified over the lifecycle of the contract.

The bidder agrees to adapt and provide reasonable support to ensure compliance with such evolving ESG reporting requirements, as reasonably requested by the Client. Any requirement that is over and above what would reasonably be expected to satisfy ESG reporting responsibilities, will be the subject of a Compensation Event.

The Client and bidder shall collaborate to define the scope, format, and timelines for any ESG reporting requested, ensuring alignment with funder requirements and project objectives.

The bidder shall ensure the accuracy and reliability of any ESG data or reporting it provides.

The bidder shall treat all ESG reporting data and related communications as confidential unless otherwise agreed with the Client or required by the funder.

(SC Ref:810397)

VI.4) Procedures for review

VI.4.1) Review body

Inverness Justice Centre

The Inverness Justice Centre Longman Road Inverness

Inverness

IV1 1AH

Country

United Kingdom