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Tender

Ardersier Port, Phase 2 - Landside Civils

Ardersier Port (Scotland) Limited

F02: Contract notice

Notice identifier: 2025/S 000-079855

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

Published 4 December 2025, 3:50pm

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

Contact

Jordan Robertson

Email

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Telephone

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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

The procurement documents are available for unrestricted and full direct access, free of charge, 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 - Landside Civils

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

These works are the focus of this PQQ.

Proposed development of the yard area to a varying finished ground level to suit the drainage design and to tie into that of Phase 1, including removal of existing trees and raising of the land using existing material on site while achieving a load bearing capacity of 250kPat/m2.

Works will include, but not limited to, the following within the approximately 100 acres gorse area:

-Earthworks:

- Tree clearance and screening
- Stripping and disposal of existing topsoil material to extension area.
- Upfilling the extension and yard areas to level with site-won sand.
- Ground Strengthening:

- Capping of the extension and yard areas with stone to 25t/m2.
- Services Civils Works
- Rerouting and undergrounding of the existing incoming overhead power supply.
- Rerouting of existing incoming water main supply.
- Rerouting of existing drainage ditch in yard area around the new perimeter of the site and passive drainage, like the Phase 1 philosophy, across the site.
- Services Mechanical & Electrical Installations
- Rerouting and undergrounding of the existing incoming overhead power supply;
- Rerouting of existing incoming water main supply;
- Rerouting of existing drainage ditch in yard area around the new perimeter of the site and passive drainage, like the Phase 1 philosophy, across the site;

At present we do not have a defined requirement or design for street lighting and it is therefore not included within the current procurement scope. It is possible that a limited street-lighting requirement may emerge at a later date; given the likely scale and the close interface with the Landside Civils works, it may be more efficient for any such requirement to be delivered by the Landside Civils contractor, but only where a modification on that basis is permitted under the Utilities Contracts (Scotland) Regulations 2016.

There may be a requirement for the Contractor to coordinate elements of works with the Clients quayside civils contractor.

The Client provides the bidder with the option to submit a variant tender should they be invited the Stage 3 – Invitation to Tender.

The variant tender reflects the same works above but within the Gorse & Woodland Area in an approximately 250 acres site area. The information about variants shall be clearly defined within the procurement documentation.

II.1.5) Estimated total value

Value excluding VAT: £10,000,000

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

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, preparing the procurement process, 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

24

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.2.13) 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

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.

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

The estimated contract value for the baseline option is in the region of 8-10million GBP excluding VAT, depending on final scope and tendered rates. Should the variant option be preferred, estimated contract value may rise in the region of 10-20million GBP dependent on final scope. These estimates are indicative only and do not constitute a cap or guarantee of spend.

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=801448.

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

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

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

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

(SC Ref:801448)

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