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Tender

The Royal Hotel, Rothesay - Combined Consultancy Conservation Architect Led Design Team

George Hanson (Building Contractors) Ltd

F02: Contract notice

Notice identifier: 2025/S 000-080534

Procurement identifier (OCID): ocids-h6vhtk-05f098

Published 8 December 2025, 11:54am

Section I: Contracting authority

I.1) Name and addresses

George Hanson (Building Contractors) Ltd

20 Union Street, Rothesay

Isle of Bute

PA20 0LQ

Email

info@ghbc.co.uk

Telephone

+44 1700505005

Country

United Kingdom

NUTS code

UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Internet address(es)

Main address

<http://www.georgehansonltd.co.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA30768

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

<http://www.publiccontractsscotland.gov.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<http://www.publiccontractsscotland.gov.uk/>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

The Royal Hotel, Rothesay - Combined Consultancy Conservation Architect Led Design Team

II.1.2) Main CPV code

- 71200000 - Architectural and related services

II.1.3) Type of contract

Services

II.1.4) Short description

Combined Consultancy Conservation Architect Led Design Team for works at the The Royal Hotel, Rothesay.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

The Royal Hotel, Rothesay

II.2.4) Description of the procurement

The procurement of the Conservation Architect (Lead Consultant) will establish a coordinated design team to deliver the project in two phases under public-funding audit requirements. The Architect will act as Lead Consultant and Principal Designer under the RIAS Standard Form of Appointment (2018, Full Version) and will be responsible for appointing and coordinating all sub-consultants required to deliver the complete technical design and construction administration synergistically across phase 1 & 2.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70%

Cost criterion - Name: Cost of Service / Weighting: 30%

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

Duration in months

30

This contract is subject to renewal

Yes

Description of renewals

Design Team appointment will be March 26 and estimated site start is March 27, with phase 1 6-months and phase 2 10-months, the 30-months is based on that but may need some additional time as timescales are estimates only.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

As required

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.2.14) Additional information

See ITT

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

See attached 'ITT for Conservation Architect Led Design Team - The Royal Hotel, Rothesay - Final'

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.1) Information about a particular profession

Execution of the service is reserved to a particular profession

Reference to the relevant law, regulation or administrative provision

See attached 'ITT for Conservation Architect Led Design Team - The Royal Hotel, Rothesay - Final'

III.2.2) Contract performance conditions

Form of Appointment and KPIs

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

Open 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.2.2) Time limit for receipt of tenders or requests to participate

Date

19 January 2026

Local time

12:00pm

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)

IV.2.7) Conditions for opening of tenders

Date

19 January 2026

Local time

12:00pm

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

Please ensure that you read and submit all the requested information for the submission, information to be returned is listed below:

- 1- SPD word version
- 2- SPD Evidence
- 3- Pricing Schedule
- 4- Quality Submission and supporting information

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=817881.

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>

(SC Ref:817881)

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court and Justice of the Peace Court

1 Carlton Place

Glasgow

G5 9TW

Country

United Kingdom