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Tender

## **PS-25-251 - Ayrshire Innovation Park, Phase 3 – Construction of Industrial Units (PRJ0013527)**

East Ayrshire Council

F02: Contract notice

Notice identifier: 2025/S 000-081656

Procurement identifier (OCID): ocds-h6vhtk-05f31d

Published 10 December 2025, 4:09pm

### **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](mailto: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](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00223)

**I.3) Communication**

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

<https://www.publictenderscotland.publiccontractsscotland.gov.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publictenderscotland.publiccontractsscotland.gov.uk>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

PS-25-251 - Ayrshire Innovation Park, Phase 3 – Construction of Industrial Units (PRJ0013527)

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

- 45213200 - Construction work for warehouses and industrial buildings

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

Works

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

The Ayrshire Engineering Park (AEP) project will contribute towards meeting current demand for new industrial space within East Ayrshire and Ayrshire, where there is a lack of high quality sites and premises that support the growth ambitions of a number of local Ayrshire companies.

This Phase (3) will comprise the construction of a range of different sized shell Industrial Units B1, B2, B3, B4 and B5 with associated parking, service yards and landscape elements. These works will be delivered by separate contract under a Design & Build procurement approach and are anticipated to be undertaken concurrently with the works associated with Phases 2.

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

Value excluding VAT: £14,700,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport

- 45213200 - Construction work for warehouses and industrial buildings
- 45213250 - Construction work for industrial buildings
- 45213251 - Industrial units construction work
- 45210000 - Building construction work
- 45000000 - Construction work

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

NUTS codes

- UKM93 - East Ayrshire and North Ayrshire mainland

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

The Ayrshire Engineering Park (AEP) project will contribute towards meeting current demand for new industrial space within East Ayrshire and Ayrshire, where there is a lack of high quality sites and premises that support the growth ambitions of a number of local Ayrshire companies.

This Phase (3) will comprise the construction of a range of different sized shell Industrial Units B1, B2, B3, B4 and B5 with associated parking, service yards and landscape elements. These works will be delivered by separate contract under a Design & Build procurement approach and are anticipated to be undertaken concurrently with the works associated with Phases 2.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 20

Price - Weighting: 80

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

Duration in months

12

This contract is subject to renewal

No

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

Envisaged number of candidates: 5

**II.2.10) Information about variants**

Variants will be accepted: No

**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

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## **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

For the purpose of this Contract, all Electrical Subcontractors (including the Main Contractor if appropriate) proposed to be used on this Project must have Registration with either 'NICEIC (Approved Contractor Scheme)' or 'SELECT (Approved Certifier of Construction Scheme)' throughout the entire Contract period, and all Employees (including Employees of Electrical Subcontractors) must have appropriate trade certification.

For the purpose of this Contract, all Mechanical Subcontractors (including the Main Contractor if appropriate) proposed to be used on this Project must have Registration with either 'B&ES Association (Member status)' or 'CIPHE (Member status)' throughout the entire

Contract period, and all Employees of Mechanical Subcontractors must have appropriate trade certification.

For the purpose of this Contract, all Gas Sub-Contractors (including the Main Contractor if appropriate) must be on the current Capita Gas Safe Register of Gas Installers at a commercial level throughout the entire Contract period. It is also required by the authorities that any operative employed to do gas work will have to be reported to Capita, and their fees paid as stipulated.

For the purpose of this Contract, the company which will carry out the Solar Photovoltaic installation must be on the current Microgeneration Certification Scheme (MCS) database of certified installers at the time of installation. It is also required by the Authority

that all microgeneration products used are MCS certified to ensure that the installation qualifies for the Feed-in Tariff (FiTs) and that all MCS Certification is passed to the Employers Agent as part of the handover process.

#### **III.1.2) Economic and financial standing**

List and brief description of selection criteria

Financial Standing

The Council shall commission an independent third party business credit report from

Creditsafe Business Solutions Ltd using the Company Registration number supplied by the Tenderer. Any Tenderer who does not meet the minimum threshold of a Credit Score of 30 out of 100 will have their submission regarded as a "Fail" and will not be considered further. Where a Tenderer receives a Credit Score of between 30-50 out of 100, the Council reserves the right to request further financial information to determine the risk to the Council. In the event that such additional measures are requested, the Council shall, in its sole discretion, determine the terms of those measures that it deems as acceptable. If Tenderers cannot provide measures to the satisfaction of the Council then their submission may be rejected.

Risk or Credit reports from other agencies will not be considered.

It is the Tenderers responsibility to ensure that all information held by Creditsafe is current and accurate when submitting their Tender. The Council will not enter into discussions with Tenderers who fail to ensure that their Creditsafe scores are accurate by the due submission date.

#### Insurances

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 insurances indicated below.

Public & Products Liability Insurance = 5 million GBP in respect of each claim without limit to the number of claims.

Employers (Compulsory) Liability Insurance = 10 million GBP in respect of each claim without limit to the number of claims.

Professional Indemnity Insurance = 10 million GBP in respect of each claim without limit to the number of claims, for 12 years from the date of practical completion of the Works

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

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## Section IV. Procedure

### IV.1) Description

#### IV.1.1) Type of procedure

Restricted 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

30 January 2026

Local time

12:00pm

#### IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

16 March 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)

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## **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 buyer is using PCS-Tender to conduct this PQQ exercise. The Project code is 30794. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

N/A

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:

It has become clear that there is scope within the EU legal framework which applies to public contracts, to use contracts to deliver wider social benefits.

The successful tenderer will therefore be required to provide a range of opportunities for the wider Community including learning and knowledge exchange in a variety of different formats to include (but not necessarily limited to):

- Work experience placements for older children of local Academies
- Employment opportunities for older children of local Academies, including internships

- Opportunities for sponsorship for individual students / groups and / or learning facilities and equipment
- Opportunities for Community Projects
- Competitions and Commissioning
- Consultation and engagement with local community

(SC Ref:818188)

#### **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