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Planning

## **Appointment of a Project Manager led ICT for BRCD - The Gobbins**

Mid and East Antrim Borough Council

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-000961

Procurement identifier (OCID): ocds-h6vhtk-0396e7

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### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Mid and East Antrim Borough Council

Ardeevin, 80 Galmorgan Road

Ballymena

BT42 1AB

#### **Email**

[procurement@midandeastantrim.gov.uk](mailto:procurement@midandeastantrim.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKN0F - Mid and East Antrim

**Internet address(es)**

Main address

<https://www.midandeastantrim.gov.uk>

**I.3) Communication**

Additional information can be obtained from the above-mentioned address

**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**

Appointment of a Project Manager led ICT for BRCD - The Gobbins

Reference number

T415

#### **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**

Mid and East Antrim Borough Council wish to appoint an Economic Operator to provide a Project Manager led Integrated Consultant Team (ICT) for the design and delivery of “The Gobbins Phase 2”, in Islandmagee, Larne.

The Gobbins is an internationally unique coastal path located in Islandmagee, Larne, it was a Victorian engineering feat when it first opened to the public in 1902. In its heyday, claims to have provided some 3km of pathway and it was reported to have attracted more visitors than the Giant’s Causeway, but in subsequent years fell into disuse, The Gobbins closed in 1954. The restoration of The Gobbins in 2015 saw The Gobbins Coastal and Cliff Path Phase I project complete works that opened just over 1km of the cliff face coastal path and a similar length of cliff top path and a Visitor Centre.

The Gobbins Phase II project aims to address capacity issues, principally by introducing a looped walk that connects the coastal path to the cliff top path, meaning that visitors do not have to return along the same path by creating a loped route. The development will unlock the potential of The Gobbins, significantly increasing.

The proposal for the project will include the following key elements;

- Element 1 - Ingress Structure
- Element 2 - Welcome Hub

- Element 3 - Virtual Reality Digital Enhancement at the existing Visitor Centre
- Element 4 - Refurbishment of Cliff Top Path Network
- Element 5 - Visitor Servicing

The Economic Operator will be appointed under the NEC4 Professional Service Contract and shall provide the professional services applicable to RIBA Plan of Work (2020) Stages 1 to 7 and as specified in the PQQ and ITT documents. The chosen route for the procurement of the IST is a traditional route, with fully designed and specified package, prior to issuing of the construction Phase tender package. Following the procurement and appointment of the IST the Economic Operator shall undertake the management of the IST on behalf of the Employer.

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

This contract is divided into lots: No

### **II.2) Description**

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

- 71220000 - Architectural design services
- 71312000 - Structural engineering consultancy services
- 71332000 - Geotechnical engineering services
- 71520000 - Construction supervision services
- 71540000 - Construction management services
- 71541000 - Construction project management services

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

NUTS codes

- UKN0F - Mid and East Antrim

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

Mid and East Antrim Borough Council wish to appoint an Economic Operator to provide a Project Manager led Integrated Consultant Team (ICT) for the design and delivery of “The Gobbins Phase 2”, in Islandmagee, Larne.

To achieve the objectives of the project, there are 5 key elements, these include;

## Element 1 – Ingress Structure

The purpose of the ingress structure is to provide a new entrance point to The Gobbins Coastal Path, this will address the capacity issue and allow the visitor number to increase. The Structure needs to be unique and World Class, be a draw to the attraction, and to allow the key objective be achieved.

The ingress structure will allow visitors to access the coastal pathway from the cliff top, approx. 60m above, taking in the magnificent views of the Antrim Coast. Starting at the cliff top viewing platform, visitors would descend the ingress to an area close to Gordon's Leap, which is presently the most northern point of the tour, and then proceed along the coastal path, exiting through Wyse's Eye and looping back up to finish at the New Welcome Hub, thus creating a closed circuit and a one-way flow of visitors.

The interpretation for the new ingress structure will be such that it will be sympathetic to the environment whilst at the same time creating a World Class attraction in itself, with viewing platforms, providing a breath-taking birds-eye view of unique fauna etc. and unparalleled access to the wild North Coast.

## Element 2 – Welcome Hub

The proposed welcome hub will interlink with the new ingress structure on the cliff top to define the starting point for the new ingress route and Cliff top path, additionally benefits will include a means of controlling access and provide much need amenity facilities to The Gobbins Path.

The welcome hub should be a relatively small building that is design to complement the new ingress structure as well as the rustic and rural setting of the site. The building is expected to not exceed 200m<sup>2</sup>, and provide amenities including equipment store, small tea point and toilet facilities. The welcome hub is not to distract or take away for the existing visitors centre

## Element 3 - Virtual Reality Digital Enhancement at the existing Visitor Centre

It is proposed that a new Virtual Reality (VR) tour of The Gobbins coastal path and cliff path, including the telling of the story of the history of the building of The Gobbins in the early 1900s, as well as bringing to life its fauna, foliage, birds and geology.

## Element 4 - Refurbishment of Cliff Top Path Network

This element would provide for a refurbished cliff top walkway, offering improved access to the spectacular views of the Antrim Coast shoreline, opening up The Gobbins spectacular experience to an extended range of ages and abilities.

## Element 5 - Visitor Servicing

This element of the scope will address the impacted on the service provided to the users and operators of the attraction, with the expected increased visitor numbers there will be an increase in demand for services. The proposal will include the following element to improve the servicing of the attraction, but may not be limited to;

- a new access road with a turning circle close to the new ingress and welcome hub, road will provide access from the Gobbins Road to the new proposed Welcome Hub
- limited parking for public access to the upper path located near the Welcome Hub
- Reconfiguration of the existing Car Parking at the Visitor Centre to increase the parking capacity.
- New additional Car parking at close to the visitors centre.

It has been determined to utilise a traditional procurement route for the construction contract utilising an NEC4 Engineering and Construction Contract. The ICT shall fully develop the designs and specification before tendering the works contract inline with council and funder requirement

Following the procurement of the works tender the economic operator will undertake the management of the IST on behalf of the Employer

### **II.3) Estimated date of publication of contract notice**

6 February 2023

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes