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Tender

Refurbishment and Upgrade of Calf of Eday Lighthouse

Northern Lighthouse Board

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-003664

Procurement identifier (OCID): ocds-h6vhtk-060715

Published 15 January 2026, 7:06pm

Scope

Reference

ENPR/LCDY/2526

Description

Description of Works

The Site

Location: Calf of Eday Minor Light is situated on the small island of Eday, to the Northeast of mainland Orkney (Latitude 59° 14.2' N, Longitude 2° 45.7' W).

Lighthouse Site: Access to the site is through an agreed right of access with the owner of Carrick Farm, Eday. This consists of a rough footpath through grazing fields (pasture and rough grazing), approx. 870m in length. The topography is relatively flat, with some sections of steeper ground across small burns. There are steep cliffs immediately to the seaward side of the access track.

On the landward side of the site, there is a small solar array bounded by a post and wire

fence, and a set of concrete steps with galvanised steel handrail down to the lighthouse access walkway. This walkway itself is formed of galvanised steel which sits on stone piers.

The lighthouse itself is built on a concrete base within the intertidal zone and sits approximately 18.0m out from high tide level.

This project is to refurbish the lighthouse structure including replacement of the existing access ladder, balcony and lightroom with GRP equivalent, and full electrical re-work. There are minor repairs required to the existing access walkway and solar array.

Site Access

Due to the location of this site, the majority of materials and equipment will be transported to and from site via NLB Ship and Helicopter. See sections of NLB Helicopter manual for details of working with the helicopter included as an Appendix to the tender documents. There will additionally be a requirement to bring some sections of the new lightroom to site using a 'multicat' style low draught vessel with crane attachment.

The site can be accessed by boat, subject to local weather conditions, and on foot, as above. An agreement may be reached with the landowner regarding access through their fields using small ATVs, but this is not currently in place.

The Principal Contractor must also ensure that the condition of any access routes are monitored and any areas identified as hazardous are noted with details passed to their own employees, appointed sub-contractors, and all visiting NLB personnel. If necessary, suitable remedial and protective measures should be put in place to protect anyone on the site and the environment for the duration of the contract.

All materials for site establishment to be delivered to NLB Oban no later than 17 April 2026.

NLV Pharos and NLB Helicopter to deliver materials to site starting 28 April 2026, with block ending 3 May 2026, latest.

A mid-visit by NLV Pharos and NLB Helicopter is scheduled for 28-30 June 2026, inclusive.

Project works to be completed ahead of scheduled clearance by NLV Pharos and NLB Helicopter 29 August to 1 September 2026, inclusive.

Main elements of project as follows:

- Carry out full asbestos survey of buildings where work will take place

- Delivery of all plant/materials to site, and establish site
- Establishment of site camp, to include welfare and accommodation for site staff for duration of the project
- Erection of scaffolding or other suitable access to allow for works to existing lightroom
- Demolition and removal from site of existing lightroom, balcony and access ladder
- Template made of existing fixing holes in top of octagonal tower section
- Fabrication, delivery to site (using multicat vessel or other suitable means) and install of new GRP lightroom, aluminium balcony and access ladder
- Full electrical strip, including optic and solar panels, and install of new system
- Full internal and external redecoration of the tower, including removal of lightning conductor system
- Works to upgrade access bridge, including replacement of cross beams where corroded, infill of voids on masonry piers and replacement of some handrail elements
- Rewire of solar array boundary fence
- Demobilisation

Programme

All contractors must submit a detailed works programme, at tender stage, with a proposed work commencement date on site of 28 April 2026. We require flexibility on the programme to be able to cope with many variables including tides, weather etc. On award we agree a final programme of works.

It is important that Tenderers or their representative(s) attend the site visit, any Tenderers submitting a tender that have not attended the site visit, will not be considered. Site visits will be conducted on Wednesday 11 February 2026. Please request a site visit via Delta eSourcing attendance and names, mobile numbers of representatives attending site.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://nlb.delta-esourcing.com/tenders/UK-UK-Edinburgh:-Works-for-complete-or-part-construction-and-civil-engineering-work./G59JD2RX98>

To respond to this opportunity, please click here:

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Total value (estimated)

- £330,000 excluding VAT
- £396,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 17 April 2026 to 4 September 2026
- 4 months, 18 days

Main procurement category

Works

CPV classifications

- 45200000 - Works for complete or part construction and civil engineering work
- 45310000 - Electrical installation work
- 45311000 - Electrical wiring and fitting work
- 45442100 - Painting work

Contract locations

- UKM - Scotland

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

5 February 2026, 12:00am

Tender submission deadline

24 February 2026, 12:00am

Submission address and any special instructions

<https://www.delta-esourcing.com/>

Tenders may be submitted electronically

Yes

Award criteria

Name	Type	Weighting
Capability & Project Information	Quality	60%
Project Costs - Bill of Quantities	Price	40%

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Northern Lighthouse Board

- Public Procurement Organisation Number: PMGV-7529-QWXG

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Edinburgh

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Telephone: 0131 473 3104

Email: Procurement@nlb.org.uk

Region: UKM75 - Edinburgh, City of

Organisation type: Public authority - central government