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Tender

Building Decarbonisation Projects at Williamson Park, The Storey and City Lab

Lancaster City Council

F02: Contract notice

Notice identifier: 2025/S 000-007149

Procurement identifier (OCID): ocds-h6vhtk-04e7c4

Published 25 February 2025, 12:36pm

Section I: Contracting authority

I.1) Name and addresses

Lancaster City Council

Lancaster Town Hall, Dalton Square

Lancaster

LA1 1PJ

Contact

Dr Robert Boschi

Email

rboschi@lancaster.gov.uk

Telephone

+44 1524582000

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

<https://procontract.due-north.com/Advert/Index?advertId=43ce19cf-dda5-ef11-8132-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=43ce19cf-dda5-ef11-8132-005056b64545>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Building Decarbonisation Projects at Williamson Park, The Storey and City Lab

Reference number

DN752184

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Phase 1 – Pre-Construction Services (RIBA Stage 4)

The initial appointment will be for the pre-construction services, which encompass the completion of RIBA Stage 4 (Technical Design). The contractor will be responsible for providing detailed input on the buildability of the design, collaborating with the design team to ensure constructability, and contributing to cost estimation, planning, and risk identification during this phase.

Key Responsibilities for RIBA Stage 4:

- Provide buildability input to ensure the design can be practically constructed and meets the required performance specifications.
- Assist with detailed cost estimation, including providing open book pricing.
- Contribute to risk management by identifying potential risks and proposing mitigation strategies.
- Review and validate the design to confirm that it aligns with project requirements and is feasible for construction.

Phase 2 – Construction Works (RIBA Stage 5 and 6)

The ITT also includes the potential for the appointed Contractor to undertake the construction works, which cover RIBA Stage 5 (Construction) and RIBA Stage 6 (Handover and Close Out). However, the appointment for these stages is not guaranteed at this point. Upon the completion of RIBA Stage 4, a formal review will be conducted to assess the Contractor's performance and the project's requirements.

The Council reserves the right to proceed with the contractor for the construction works, subject to satisfactory performance during RIBA Stage 4, confirmation of costs, and overall project alignment. A break clause will be in place, allowing the Council to either proceed with the appointed Contractor or re-tender for the construction works.

The Council retains Intellectual Property over full design work specific to the sites of this project for use with another contractor if required.

Key Points for RIBA Stage 5 and 6:

- The ITT outlines the requirements for both pre-construction services and potential construction works, but the contractor is only guaranteed the work for RIBA Stage 4.
- Following the completion of RIBA Stage 4, the Council will review whether to appoint the contractor for RIBA Stage 5 and 6 based on performance, costs, and other considerations.

Deliver the goods and or provide services/deliver the works at Williamson Park, Quernmore Road, Lancaster LA1 1UX; The Storey, 2 Meeting House Lane, Town Centre, Lancaster, LA1 1TH; City Lab 406 Dalton Square, Lancaster, LA1 1PP.

The main contract is subject to obtaining all necessary planning consents. The responsibility for securing these consents will primarily rest with the Council. However, the appointed contractor will be expected to provide technical support and relevant information as required during the planning process.

The contractor must be aware that no construction works, particularly any equipment ordering or significant on-site activities, can commence until all planning permissions are secured. The timeline for the project may be extended if planning approvals are delayed. Coordination with external parties, may also impact the timing of planning approvals and should be factored into the project delivery plan.

The project is partially funded through the Public Sector Decarbonisation Scheme (PSDS), and the key funding condition is that the project must be fully delivered, reach Practical Completion (PC), and be signed off by the end of January 2026. This is the final deadline for the project, and all works must be completed, tested, commissioned, and handed over before this date to ensure compliance with funding requirements.

While an initial target of December 2025 has been identified for completion, this is flexible to avoid unnecessary risk. The Council prefers to extend the timeline if required to ensure quality and performance, rather than rush delivery.

II.1.5) Estimated total value

Value excluding VAT: £3,200,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Phase 1 – Pre-Construction Services (RIBA Stage 4)

The initial appointment will be for the pre-construction services, which encompass the completion of RIBA Stage 4 (Technical Design). The contractor will be responsible for providing detailed input on the buildability of the design, collaborating with the design team to ensure constructability, and contributing to cost estimation, planning, and risk identification during this phase.

Key Responsibilities for RIBA Stage 4:

- Provide buildability input to ensure the design can be practically constructed and meets the required performance specifications.
- Assist with detailed cost estimation, including providing open book pricing.
- Contribute to risk management by identifying potential risks and proposing mitigation strategies.
- Review and validate the design to confirm that it aligns with project requirements and is feasible for construction.

Phase 2 – Construction Works (RIBA Stage 5 and 6)

The ITT also includes the potential for the appointed Contractor to undertake the construction works, which cover RIBA Stage 5 (Construction) and RIBA Stage 6 (Handover and Close Out). However, the appointment for these stages is not guaranteed at this point. Upon the completion of RIBA Stage 4, a formal review will be conducted to assess the Contractor's performance and the project's requirements.

The Council reserves the right to proceed with the contractor for the construction works, subject to satisfactory performance during RIBA Stage 4, confirmation of costs, and overall project alignment. A break clause will be in place, allowing the Council to either proceed with the appointed Contractor or re-tender for the construction works.

The Council retains Intellectual Property over full design work specific to the sites of this project for use with another contractor if required.

Key Points for RIBA Stage 5 and 6:

- The ITT outlines the requirements for both pre-construction services and potential construction works, but the contractor is only guaranteed the work for RIBA Stage 4.
- Following the completion of RIBA Stage 4, the Council will review whether to appoint the contractor for RIBA Stage 5 and 6 based on performance, costs, and other considerations.

Deliver the goods and or provide services/deliver the works at Williamson Park, Quernmore Road, Lancaster LA1 1UX; The Storey, 2 Meeting House Lane, Town Centre, Lancaster, LA1 1TH; City Lab 406 Dalton Square, Lancaster, LA1 1PP.

The main contract is subject to obtaining all necessary planning consents. The responsibility for securing these consents will primarily rest with the Council. However, the appointed contractor will be expected to provide technical support and relevant information as required during the planning process.

The contractor must be aware that no construction works, particularly any equipment ordering or significant on-site activities, can commence until all planning permissions are secured. The timeline for the project may be extended if planning approvals are delayed. Coordination with external parties, may also impact the timing of planning approvals and should be factored into the project delivery plan.

If planning consent is not obtained within a reasonable time, the Council reserves the right to activate the break clause and re-tender the works if necessary.

The project is partially funded through the Public Sector Decarbonisation Scheme (PSDS), and the key funding condition is that the project must be fully delivered, reach Practical

Completion (PC), and be signed off by the end of January 2026. This is the final deadline for the project, and all works must be completed, tested, commissioned, and handed over before this date to ensure compliance with funding requirements.

While an initial target of December 2025 has been identified for completion, this is flexible to avoid unnecessary risk. The Council prefers to extend the timeline if required to ensure quality and performance, rather than rush delivery.

Failure to meet the end of January 2026 deadline will result in the loss of funding, and the contractor must plan their work accordingly to avoid any delays that could jeopardise the project's completion within the required timeframe. It is essential that any bids received are compliant with the Council's time constraints

[The Council estimates that the value of the contract, including any extensions, is estimated to be no more than £3,254,773 (three million two hundred fifty-four thousand seven hundred seventy-three pounds) excluding VAT.

Ridge & Partners LLP has been appointed by Lancaster City Council as the MEP consultants for the decarbonisation and energy efficiency upgrades at Williamson Park, The Storey, and City Lab. R&Ps role encompasses design, contract administration, and overall project management, ensuring that the project is delivered to the highest standards in terms of sustainability, energy efficiency, and quality.

As the MEP consultants and contract administrators, responsibilities include:

Design Leadership: Ridge will oversee the technical design aspects of the project, particularly the replacement of existing boilers with Air Source Heat Pumps (ASHPs), installation of new radiators, pipework modifications, and LED lighting upgrades. While the contractor will not assume formal design responsibility, they are expected to provide buildability input during the design process to ensure that all elements can be practically constructed.

Contract Administration: Ridge will manage the contract administration duties throughout the project lifecycle. This includes overseeing the procurement process, ensuring compliance with the contract terms, managing performance specifications, and acting as the primary point of communication between Lancaster City Council and the appointed contractor.

Project Management: Ridge will lead on coordinating the project programme, ensuring timely delivery of key milestones, and monitoring the contractor's adherence to the agreed programme. This includes liaising with the Council and contractor to manage risk, control costs, and ensure that all project outputs align with the overarching goals of decarbonisation and energy efficiency.

Quality Control: Ridge will be responsible for checking that all works meet the required standards of quality, including compliance with Building Regulations, relevant MEP standards, and performance specifications set out in the contract.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £3,200,000

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.2.10) 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 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

13 March 2025

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.7) Conditions for opening of tenders

Date

13 March 2025

Local time

12:05pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

Lancaster City Council

Lancaster

LA1 1PJ

Country

United Kingdom