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Contract

Construction of new production and education facility and refurbishment of listed buildings at Leach Pottery, St Ives

BERNARD LEACH (ST IVES) TRUST LIMITED

F03: Contract award notice

Notice identifier: 2024/S 000-011601

Procurement identifier (OCID): ocds-h6vhtk-03ebb7

Published 10 April 2024, 11:40am

Section I: Contracting authority

I.1) Name and addresses

BERNARD LEACH (ST IVES) TRUST LIMITED

Higher Stennack

ST. IVES

TR262HE

Contact

Libby Buckley

Email

director@leachpottery.com

Telephone

+44 1736799703

Country

United Kingdom

Region code

UKK30 - Cornwall and Isles of Scilly

Charity Commission (England and Wales)

1111263

Internet address(es)

Main address

www.leachpottery.com

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Recreation, culture and religion

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Construction of new production and education facility and refurbishment of listed buildings at Leach Pottery, St Ives

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Over the next three years the Leach Pottery will undertake a major expansion and redevelopment which includes the construction of a new environmentally sustainable learning centre and production studio.

The existing museum and gallery shop will be re-imagined and updated and there will be a new central entrance surrounded by a landscaped courtyard where visitors will be able to sit take refreshments and watch potters at work.

Dow Jones Architects have designed a building reflecting the Leach Pottery's history and Cornish location that will provide 500 sqm of new and 837sqm refurbished space to support increased pottery production, learning and participation and improved visitor experience.

The development will provide St Ives with a world-class living heritage site, which will:

Create a community hub where people can develop their creativity, improve their wellbeing, support each other and bring clay to life through learning opportunities

Create year - round jobs through apprenticeships training and increased pottery production

Conserve the Grade II listed buildings onsite and create a more resilient organisation

Attract off season tourism to St Ives through increased museum visitors and commercial course participants

The Leach Pottery has been a destination for training and creative exchange since its founding in 1920. The capital development of the site will secure the continuation of this reputation nationally and internationally with an increased focus on providing access to clay for Cornish communities.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £5,130,000

II.2) Description

II.2.1) Title

PCSA

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKK3 - Cornwall and Isles of Scilly

II.2.4) Description of the procurement

The works consist of:

- The demolition of the existing education building and the construction of a new 500sqm education and production facility targeting net zero carbon in operation.
- The refurbishment and repairs to the Grade 2 listed Pottery Cottage and Museum buildings which house the original Bernard Leach Studio, workshops and kiln room.
- The remodelling and refurbishment of the 2008 Production facility into an extension of the existing museum and exhibition space.

The project is funded by Town Deal and National Lottery Heritage Fund.

The works will be procured under a Traditional Route utilising a two-stage procedure. The first stage tender will be contracted using the JCT Pre-Construction Services Agreement 2016 and the main contract using the JCT Standard Building Contract 2016.

The first stage will invite the successful tenderer to provide advice on buildability, programme, sequencing and supply chain viability. It will also incorporate an enabling works package to execute sewer diversions, surface water drainage installation, gas meter relocation and the construction of temporary structures to protect the ongoing production

operations at the pottery.

The tenderers are advised that the site will remain active throughout the contract works with production operations, shop and education expected to continue throughout the construction works. A phasing plan has been included within the tender documentation to demonstrate how this may be achieved.

Tenderers will return prices on the basis of the RIBA Stage 3 design information while the RIBA Stage 4 detailed design is in progress. You will be expected to confirm and fix your preliminaries and Overheads and Profit percentage as part of the first stage submission.

The successful tenderer will work with the project team through the remainder of the stage 4 process to develop a detailed design and construction phase plan which can be fully costed with input from the supply chain. A fixed price for the Works will be confirmed during the Second stage.

II.2.5) Award criteria

Quality criterion - Name: Proposed team and supply chain / Weighting: 14

Quality criterion - Name: Project risks / Weighting: 5

Quality criterion - Name: Live working environment / Weighting: 5

Quality criterion - Name: Site management & quality control / Weighting: 9

Quality criterion - Name: Experience / Weighting: 14

Quality criterion - Name: Second stage tender pricing / Weighting: 9

Quality criterion - Name: Environmental responsibility / Weighting: 5

Quality criterion - Name: Post-tender interview / Weighting: 9

Price - Weighting: 30%

II.2.11) Information about options

Options: Yes

Description of options

Should the programme of works presented in the tender pack be deemed to be un

achievable in the opinion of the successful tenderer and they present evidence to support this assertion, the Employer can, at their discretion, extend the contract period to account for this.

II.2) Description

II.2.1) Title

Main contract works

Lot No

2

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKK3 - Cornwall and Isles of Scilly

II.2.4) Description of the procurement

The works consist of:

- The demolition of the existing education building and the construction of a new 500sqm education and production facility targeting net zero carbon in operation.
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II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

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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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-025168](#)

Section V. Award of contract

Lot No

1

Title

PCSA

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 November 2023

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 2

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Classic Builders (South West) Ltd

Estover Road, Estover

Plymouth

PL6 7PL

Country

United Kingdom

NUTS code

- UKK - South West (England)

Companies House

04086777

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £65,000

Total value of the contract/lot: £105,895.78

Section VI. Complementary information

VI.3) Additional information

The first stage tender has been awarded and the second stage is due to conclude on 14th April 2024. At which point Lot 2: the main contract, will be awarded, subject to assessment of the second stage tender submission.

VI.4) Procedures for review

VI.4.1) Review body

Macegreen Consulting imited

The Business Centre, 2 Cattedown Road

Plymouth

PL4 0EG

Country

United Kingdom