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Contract

Main Contractor Dundonald International Ice Bowl

Lisburn and Castlereagh City Council

F03: Contract award notice

Notice identifier: 2024/S 000-011606

Procurement identifier (OCID): ocds-h6vhtk-029b34

Published 10 April 2024, 11:57am

Section I: Contracting authority

I.1) Name and addresses

Lisburn and Castlereagh City Council

Island Civic Centre Lagan Valley Island The Island

Lisburn

BT27 4RL

Contact

Amanda Culbert

Email

amanda.culbert@lisburncastlereagh.gov.uk

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

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**

Main Contractor Dundonald International Ice Bowl

II.1.2) Main CPV code

- 45212100 - Construction work of leisure facilities

II.1.3) Type of contract

Works

II.1.4) Short description

The scheme proposes to redevelop the Dundonald International Ice Bowl by demolishing the

existing building (in phases) and delivering a new state-of-the-art facility which will promote excellence in leisure, health and well-being, tourism and sustainable development. In addition to the new building, the proposal will provide parking and outside amenities in a new parkland setting. In summary, the proposed scheme will incorporate a range of facilities including a new Olympic-sized ice rink with spectator seating, ten pin bowling facility, children's soft play area, adventure play area and indoor climbing facility, party rooms, gymnasium, café and coffee shops, community/multi-use community rooms, offices and general support accommodation, healthcare centre including a pharmacy, parkland setting, approximately 380 car parking spaces and additional cycle, coach and motor cycle spaces.

II.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £55,039,665.94

II.2) Description

II.2.2) Additional CPV code(s)

- 45212170 - Entertainment building construction work
- 45212171 - Entertainment centre construction work
- 45212211 - Ice rink construction work
- 45212200 - Construction work for sports facilities

II.2.3) Place of performance

NUTS codes

- UKN0E - Lisburn and Castlereagh

II.2.4) Description of the procurement

The scheme proposes to redevelop the Dundonald International Ice Bowl by demolishing the existing building (in phases) and delivering a new state-of-the-art facility which will promote excellence in leisure, health and well-being, tourism and sustainable development. In addition to the new building, the proposal will provide parking and outside amenities in a new parkland setting. In summary, the proposed scheme will incorporate a range of facilities

including a new Olympic-sized ice rink with spectator seating, ten pin bowling facility, children's soft play area, adventure play area and indoor climbing facility, party rooms, gymnasium, café and coffee shops, community/multi-use community rooms, offices and general support accommodation, healthcare centre including a pharmacy, parkland setting, approximately 380 car parking spaces and additional cycle, coach and motor cycle spaces.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Price / Weighting: 70

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

II.2.14) Additional information

Extreme volatility in the market and unprecedented turmoil in commodity markets globally lead to tenders received being excessively over budget. The council and their consultants undertook a review of affordability options and as a result of this the Council amended conceptual designs highlighting a reduced scheme and a schedule of reductions was to be completed by all tenderers. Proposed phasing of the buildings construction will include removal of the Adventure play including the external Play park and Healthcare from this contract. Key impacts of these changes include - internal walls to be upgraded to external wall facades following removal of areas of the building; structural design to be reviewed and upgraded where building elements have been omitted; a temporary external screened fire escape required from Gym mezzanine level; courtyard roof to extend over lower ground bowling accommodation,; handrail / guarding to link roof between Hub and Adventure play; ground to be graded as required following removal of play park, adventure play and health care; A proposed alternative to the concrete cladding to perforated aluminium cladding panel with the original decoration / tree effect; Landscaping / planting - the planting and the children's play area will become part of a second phase. Therefore, as part of the contract the proposed children's area will be a grassed area. VEAT was published to this effect on 2nd October 2023. Notice reference: 2023/S 000-028945.

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.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-005059](#)

Section V. Award of contract

Contract No

1

Title

Contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 March 2024

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 8

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

V.2.3) Name and address of the contractor

HERON BROS LTD

2-8 St. Patricks Street

MAGHERAFELT

BT45 7AL

Email

noel.mullan@heronbros.com

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

<https://etendersni.gov.uk/epps>

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: £41,000,000

Total value of the contract/lot: £55,039,665.94

Section VI. Complementary information

VI.3) Additional information

Following initial award Felix O'Hare withdrew from the competition and award was then offered to and accepted by second place Heron Bros. This contract has been awarded on the understanding that with the conclusion of a further clarification exercise there will be a consequential contractual amendment, with Heron Bros Ltd, to make the project economically viable for the Council.. The contract was awarded based on previously tendered prices from 2 key sub-contractors for the Ice and Bowling elements - the novation of these sub-contractors are still be completed and their final prices are to be agreed in relation to their tender and inflation uplift.

VI.4) Procedures for review

VI.4.1) Review body

Lisburn Castlereagh Council

Lisburn

Country

United Kingdom