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Tender

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

BERNARD LEACH (ST IVES) TRUST LIMITED

F02: Contract notice

Notice identifier: 2023/S 000-025168

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

Published 25 August 2023, 4:09pm

The closing date and time has been changed to:

27 October 2023, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

BERNARD LEACH (ST IVES) TRUST LIMITED

Higher Stennack

ST. IVES

TR262HE

Contact

Richard Newton-Chance

Email

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Telephone

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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.3) Communication

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

<https://macegreen.sharepoint.com/:f:/s/Projects/EgDyX8mK9X1EkGduccWiPV0B1TjjC5fe2Q7l0-MKbM-PgA?e=GFvBJV>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://macegreen.sharepoint.com/:f:/s/Projects/EgZXqmYlMilCsi9McFfbKDoBA7sTlAbcb09C77rSmWXJUg?e=Opd3t9>

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.1.5) Estimated total value

Value excluding VAT: £4,850,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- 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

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: £4,850,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

1 November 2023

End date

11 March 2026

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: Yes

Description of options

Should the programme of works presented in the tender pack be deemed to be unachievable 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.2.12) Information about electronic catalogues

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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 000-022182](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Originally published as:

Date

6 October 2023

Local time

12:00pm

Changed to:

Date

27 October 2023

Local time

12:00pm

See the [change notice](#).

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

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

9 October 2023

Local time

10:00am

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

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