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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): ocids-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**

[richardnewtonchance@macegreen.co.uk](mailto:richardnewtonchance@macegreen.co.uk)

**Telephone**

+44 7376072910

**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](http://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/EgDyX8mK9X1EkGduccWiPV0B1TjjC5fe2Q7I0-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/EgZXgmYIMilCsi9McFfbKDoBA7sTIAbcb09C77rSmWXJUg?e=Opd3t9>

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Recreation, culture and religion

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## **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

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### **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

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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 000-022182](#)

#### **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

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### **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**

Macegreen Consulting Limited

The Business Centre, 2 Cattedown Road

Plymouth

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