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Contract

## **Appointment of Integrated Consultancy Team for Gortgonis Centre**

Mid Ulster District Council

F20: Modification notice

Notice identifier: 2025/S 000-047178

Procurement identifier (OCID): ocids-h6vhtk-0583f8

Published 8 August 2025, 10:44am

### **Section I: Contracting authority/entity**

#### **I.1) Name and addresses**

Mid Ulster District Council

Dungannon Office, 15 Circular Road

Dungannon

BT71 6DT

#### **Contact**

Linda Ferguson

#### **Email**

[tenders@midulstercouncil.org](mailto:tenders@midulstercouncil.org)

#### **Telephone**

+44 3000132132

#### **Country**

United Kingdom

**Region code**

UKN0B - Mid Ulster

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

[www.midulstercouncil.org](http://www.midulstercouncil.org)

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Appointment of Integrated Consultancy Team for Gortgonis Centre

Reference number

327343-2017

#### **II.1.2) Main CPV code**

- 71220000 - Architectural design services

#### **II.1.3) Type of contract**

Services

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 71244000 - Calculation of costs, monitoring of costs
- 71246000 - Determining and listing of quantities in construction
- 71324000 - Quantity surveying services

### **II.2.3) Place of performance**

NUTS codes

- UKN - Northern Ireland

### **II.2.4) Description of the procurement at the time of conclusion of the contract:**

The contract is for the provision of a project managed led multi-disciplinary consultancy team to prepare economic appraisal, concept plans and project manage the delivery of Gortgonis Centre (Coalisland) from RIBA Stages 0-7

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

Duration in months

24

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## **Section IV. Procedure**

### **IV.2) Administrative information**

#### **IV.2.1) Contract award notice concerning this contract**

Notice number: [2017/S 158-327343](#)

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## **Section V. Award of contract/concession**

### **Contract No**

327343-2017

### **Title**

Appointment of Integrated Consultancy Team for Gortgonis Centre

### **V.2) Award of contract/concession**

#### **V.2.1) Date of conclusion of the contract/concession award decision:**

3 January 2018

#### **V.2.2) Information about tenders**

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

**V.2.3) Name and address of the contractor/concessionaire**

Gregory Architects Ltd

Belfast

BT7 1NS

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Companies House

NI621034

The contractor/concessionaire is an SME

No

**V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)**

Total value of the procurement: £266,700

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**Section VI. Complementary information**

**VI.4) Procedures for review**

**VI.4.1) Review body**

Mid Ulster District Council

15 Circular Road

Dungannon

BT71 6DT

Email

[tenders@midulstercouncil.org](mailto:tenders@midulstercouncil.org)

Telephone

+44 03000132132

Country

United Kingdom

Internet address

[www.midulstercouncil.org](http://www.midulstercouncil.org)

#### **VI.4.2) Body responsible for mediation procedures**

Mid Ulster District Council

15 Circular Road

Dungannon

BT71 6DT

Email

[tenders@midulstercouncil.org](mailto:tenders@midulstercouncil.org)

Telephone

+44 03000132132

Country

United Kingdom

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## **Section VII: Modifications to the contract/concession**

### **VII.1) Description of the procurement after the modifications**

#### **VII.1.1) Main CPV code**

- 71220000 - Architectural design services

#### **VII.1.2) Additional CPV code(s)**

- 71244000 - Calculation of costs, monitoring of costs
- 71246000 - Determining and listing of quantities in construction
- 71324000 - Quantity surveying services

#### **VII.1.3) Place of performance**

NUTS code

- UKN - Northern Ireland

#### **VII.1.4) Description of the procurement:**

The contract is for the provision of a project managed led multi-disciplinary team to prepare economic appraisal, concept plans and project manage the delivery of Gortgonis Centre (Coalisland)

#### **VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession**

Duration in months

127

#### **VII.1.6) Information on value of the contract/lot/concession (excluding VAT)**

Total value of the contract/lot/concession:

£391,111.25

#### **VII.1.7) Name and address of the contractor/concessionaire**

Gregory Architects Ltd

Belfast

BT7 1NS

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Companies House

NI621034

The contractor/concessionaire is an SME

No

## **VII.2) Information about modifications**

### **VII.2.1) Description of the modifications**

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

The initial contract involved the following:

A multi use site consisting of - a 3G pitch, 6 lane running/walking track in astroturf or similar finish, building to accommodate a large main hall, gym with changing, changing for pitch, 3 meeting rooms, one with an outside play area and two with breakout rooms and toilets, amenity of public toilets and small kitchen, 2 outside play areas - one for older children and one for younger children, nature trails across the site, and

For the reasons outlined in further detail within Section VII.2.2, the amended design consists of a 3g pitch, 6 lane running /walking track in shale, building to accommodate changing facilities for the pitch and a medium sized meeting room (general use no individual toilets or breakout rooms), amenity of public toilets and small kitchen, 1 outside play area.

There have also been a number of Compensation Events under the Contract which have resulted in increased spend of £58,997.41, as well as a CPI uplift for 10% of Stage 4 and Riba stages 5 ,6 & 7, which resulted in an additional cost £22,831.92. The re-modelling and re-design of Riba Stage 4 at 55%, (as detailed above), resulted in an additional cost £42,581.92.

### **VII.2.2) Reasons for modification**

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

Planning - As part of the planning application, the scheme had to go through the Major Planning Process which resulted in additional engagement, through the planning process (Pre Application Notification (PAN)), which is a requirement of the planning process prior to a full planning application submission for projects over £10,000 sq metres. The PAN involves public consultation meetings and a subsequent report to accompany the formal planning application as a requirement of the planning process. In the planning process, requirements and stipulations by DFI regarding new access arrangements in relation to the site and the need for additional access arrangements and turning lane onto the site. This led to unforeseen time delays due to response delays from other government departments (good practice stipulates timelines for response but these were not met due to a range of other government department pressures). Due to the unforeseen elements required by these departments, a further design review and update of the design elements was also required causing further delays.

Covid 19 and Brexit Inflation - The scheme had received full planning and all permissions and was ready to proceed when Covid 19 happened. This delayed the scheme for a couple of years, due to limited construction activity being undertaken and regular changes to government advice on movement during this time. The pandemic also changed the way that people were using leisure (with a greater focus on outside activity due to limitations on inside activity). A further unforeseen issue arose as a result of the unprecedented inflation and cost within the construction sector that occurred due to Covid and Brexit and the new restrictions on ways of working, movement and accessibility of goods. A full review of the design concept to reduce the scheme was required in order to allow the project to continue to proceed within the pre-existing budget constraint.

A major element of the Gortgonis development is the new school that is being built to the north of the site. Whilst the school is not part of the Council leisure scheme, it has a major impact and both have to co-align in development.

There were unforeseen delays for the Education Authority in the development of the school with regard to both restrictions concerning the Budget and Legal implications . These delays arose due to the capital finance constraints for the Education Authority (given Covid and Brexit and level of inflation, both of which impacted on the level of activity the EA could prioritise within their capital purse) and due to national pressures from COVID at the time, the scheme was removed from the short-term priority list for completion. The Council could not move forward on Phase II of the scheme without Phase I of the school development on the site. Following a release on budgetary pressures by



the Department, the scheme was then moved back onto the short-term capital list to allow the scheme to proceed.

The site transfer was originally intended to transfer to the school through the Education Authority, however, due to the Education Authority's policy on schools holding site ownership and issues with the school's governance the site had to be transferred directly to the school. Due to the parties involved in the matter there were three legal teams working for each body (Education Authority, Mid Ulster District Council and the Department of Education) reviewing the documentation and overseeing the transfer. Consequently, due to the complex nature of the transfer and the need for review by all three bodies legal representatives there were further delays in the interest of ensuring compliance with the law.

The unforeseen reasons outlined within this section have resulted in the Council requiring the modifications outlined in Section VII.2.1 above.

### **VII.2.3) Increase in price**

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £325,697.41

Total contract value after the modifications

Value excluding VAT: £391,111.25