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Invitation to Tender

Integrated design and delivery team to oversee, through to completion, conservation led regeneration of the scheduled WWII Magilligan Point Heavy Anti-Aircraft Battery and its setting, to provide public access and interpretation of the Anti-Aircraft Battery and wider defence heritage features in Lough Foyle area.

1. Introduction

The Binevenagh and Coastal Lowlands Landscape Partnership Scheme (BCLLPS) invites proposals from appropriately qualified and experienced individual(s) and/or organisation(s) to oversee through to completion conservation led regeneration of the scheduled WWII Magilligan Point Heavy Anti-Aircraft Battery (LDY 001: 013) and its setting (see map in **Appendix One**), to provide public access and interpretation of the Anti-Aircraft Battery and wider defence heritage features in the Lough Foyle area.

The WWII Anti-Aircraft Battery is a scheduled monument and is situated within a designated landscape (Binevenagh Area of Outstanding Natural Beauty) and designated coastal sand dune habitat (Magilligan Area of Special Scientific Interest and Magilligan Special Area of Conservation). It is critical that regeneration of the WWII anti-aircraft battery and its' setting are strictly conservation led and obtain all necessary statutory permissions applicable to the site and its setting e.g., scheduled monument consent, planning permission, ASSI consent etc.

The Anti-Aircraft Battery and site within which it is located are currently owned and managed by the Ministry of Defence. A stock proof agricultural fence surrounds the anti-aircraft battery and separates the structures from the remainder of the site. Traditionally grazed, the site has not been stocked for almost a decade and has become overgrown with dense grass and scrub. This has had a negative impact on the designated features of the site which favour maintenance of a short species-rich sward. It is envisaged that an appropriate grazing regime will be re-introduced as part of regeneration of the site. There is currently no public access to the site and this project will require design and delivery of a small car parking area with pedestrian access across the Point Road. Due to the designated features, it is proposed to locate a small carpark to the east of the Point Road, north of HMP Magilligan Prison, on a site currently owned and managed by the Ministry of Defence. Access to this parking area is via an existing laneway owned by the Prison Service. The Prison Service has agreed that the public can have vehicular access to the proposed car parking area via this laneway (see map in **Appendix One**).

2. The Binevenagh and Coastal Lowlands Landscape Partnership Scheme

In 2017, the National Lottery Heritage Fund (NLHF) announced its support for the Development Phase of the Binevenagh and Coastal Lowlands Landscape Partnership Scheme. Landscape Partnership Schemes were landscape scale programmes funded by the NLHF to support partnerships of local, regional, and national interest, which aim to conserve areas of distinctive landscape character throughout the UK.

The development stage commenced in 2018 and lasted for 18 months resulting in a successful Delivery Stage application. The delivery stage started in September 2020 and will conclude October 2025 having delivered an investment of over £3.4 million in the local area.

Situated in the northwest corner of Northern Ireland, the Binevenagh and Coastal Lowlands area is a special place. What makes it unique is the range of landscape and heritage features within a relatively compact area. The extensive coastline includes wide sandy beaches, dune systems, seaside towns and estuaries backed by a distinct cliff line and upland area. The area is home to some of the earliest human settlements in Ireland, was used during war times and inspired many stories, songs, and folklore. Although the primary land use is food production, it is blessed with many opportunities for tourism and recreation. With growing pressures on the area's natural environment and cultural heritage, the challenge is to ensure that these are developed sustainably, with the involvement of local communities and landowners.

The Binevenagh and Coastal Lowlands LPS has initiated a series of projects which aim to address the threats to the heritage of the area. No individual project can be viewed in isolation. All projects provide opportunities to better manage and understand the area's outstanding natural, built, and cultural heritage and enhance and promote the local landscape and heritage for the benefit of present and future generations. Full details of what is being delivered via the scheme can be found in the Landscape Conservation Action Plan for the project (see **Appendix Two**). It is highly recommended that applicants familiarise themselves with this document.

The project is overseen by an independent Landscape Partnership Scheme Board (LPS Board) which bases decisions on advice from four advisory groups (Outdoor Recreation, Natural Environment, Historic Environment and Communities). The project is delivered by a team of five staff, comprising a full-time Project Manager, full-time Natural Heritage Officer, full-time Outdoor Recreation Officer, part-time Historic Environment Officer and part-time Finance and Administration Assistant.

3. Scope of Works

It is envisaged that physical conservation work(s) to the scheduled structures, will be strictly conservation led and limited to only those necessary to arrest decay and facilitate a safe and enjoyable visitor experience. This project does not intend to deliver a full-scale 'restoration' of the structures or the site but should enable visits to the structures and help visitors gain an understanding of how the site was used and appeared when in use. This project is primarily concerned with essential conservation work to provide safe public access to the structures, whilst regenerating the site in the context of transmitting its cultural and natural heritage significance in the 21st Century. It is therefore, in equal parts, a conservation, regeneration and interpretation project.

The BCLLPS is resourced to deliver this project through the generous support of the National Lottery Heritage Fund and Causeway Coast and Glens Borough Council. It is expected that the project will commence in 2023 and complete in late 2024.

4. Integrated Design and Delivery – What is required?

In 2019 the BCLLPS contracted Hamilton Architects to produce a conservation management plan and proposals for the Anti-Aircraft Battery (see **Appendix Three**). Whilst these documents provide useful background information, condition assessments and context for conservation priorities and public access to the site; further discussion with partners, a greater focus on conservation led regeneration and an extension of the area of interest (to include the entirety of the site in which the Anti-Aircraft Battery is located), require a different and more sensitive design and delivery approach. In short, one that employs the minimum and most sustainable conservation interventions to arrest decay and make the anti-aircraft battery features safe for self-guided visits by the public whilst providing high quality and engaging interpretation and enhancing the natural heritage features of the area. There are several high-quality examples of such defence heritage sites in the UK, Ireland and Europe e.g. Fan Bay Deep Shelter and Sound Mirrors (Cliffs of Dover), Mudchute Anti-Aircraft Battery (East London), Beaches of Normandy (Northern France), Jersey War Tunnels (Jersey), Obersalzberg Complex and Kehlsteinhaus (Berchtesgaden Germany), Fort Dunree (Inishowen, Ireland).

Since December 2020, the BCLLPS Historic Environment Officer and Project Manager have liaised with the following organisations regarding conservation, regeneration and public access to the WWII Magilligan Anti-Aircraft Battery and its setting:

Organisations	Role
Ministry of Defence	Property Owner and Project Partner
Historic Environment Division (Department for Communities)	Responsible for designation and monitoring of scheduled monuments and the authorisation of work(s) at scheduled sites via scheduled monument consent
Causeway Coast and Glens Borough Council	Local authority with responsibility for planning permission, supporting access to the coast and countryside, and local museums and heritage services
NI Prison Service (Department of Justice)	Neighbour and owner of possible access laneway for parking. Long term project partners in terms of community outreach and day-to-day maintenance of the site
Northern Ireland Environment Agency	Responsible for designation and monitoring of natural heritage areas and landscape impacts (AONBs, ASSIs, SACs, NNRs etc), and the authorisation of work(s) at designated sites via ASSI consent, Habitat Impact Assessment etc.
Historic Environment Advisory Group (Binevenagh Landscape Partnership)	Group established through the Landscape Partnership Scheme to advise on the development and delivery of historic environment projects

The site and scheduled monument are located on land currently owned and managed by the Ministry of Defence (MoD) who are supportive of the project. The undertaking of conservation work(s) and the provision of public access is not something that the MoD is required or resourced to undertake. It is therefore envisaged that Causeway Coast and Glens Heritage Trust will enter into a long-term lease agreement with the Ministry of Defence (minimum 25 years), to facilitate conservation, regeneration, and public access. It is also envisaged that the

NI Prison Service at HMP Magilligan will play a key role, through involvement of its Foyle View inmates in routine maintenance of the site e.g., litter collection, maintenance of paths, fences etc. Causeway Coast and Glens Borough Council have an interest in the project through its roles in supporting local development, museum and heritage services, and public access to the coast and countryside. Historic Environment Division (HED) have an interest in ensuring that the scheduled monument and its' setting are conserved, and that development does not have a negative impact. HED's support for any conservation and regeneration proposals for the site is essential to secure scheduled monument consent in advance of any planning permission being sought. The Northern Ireland Environment Agency have an interest in ensuring that the visual impact of any development is appropriate for the landscape character of the area. NIEA also has an interest in ensuring that development does not have a detrimental impact on designated features within the ASSI and SAC.

The Binevenagh and Coastal Lowlands Landscape Partnership Scheme requires appropriately qualified and experienced individuals and / or organisations to liaise with all stakeholders, to design appropriate built and natural heritage conservation, access and interpretation arrangements for the Heavy Anti-Aircraft Battery Site. The successful applicant will be required to take the project through RIBA stages 2-7.

The design process should aspire (within the available budget – see section 6) to create a high-quality and engaging self-guided community and visitor heritage experience which transmits the national significance of the WW2 structures and their setting and context relating to WW2 in Northern Ireland and NW Europe. It is not envisaged that the site will be routinely staffed. Where appropriate, consideration should be given to the use of digital technologies to assist with interpretation / animation of the features.

It is essential that the successful applicant obtains all necessary statutory consents and planning permission for the proposed design solution. Having obtained all statutory consents and planning permission, the successful applicant will be required to oversee the successful technical design and delivery of the agreed solution, including recruiting and liaising with suitably qualified and experienced contractors to ensure that all conditions of consent and planning permission are adhered to, and the project is delivered to a successful conclusion and hand-over to CCGHT.

5. Composition of the Design and Delivery Team

Applicants must demonstrate that they can provide a team which has (at a minimum) the following skillsets:

- Heritage Consultant
- Principal Designer
- Accredited Conservation Architect
- Conservation Accredited (CARE) Engineer
- Quantity Surveyor

It is essential that applicants nominate one of the team members as the “project lead” and that it is clear in the submission who this individual is.

6. Project Budget

At the time of publication of this invitation to tender, the total available budget for design and delivery of this project is £280,000 (including VAT, inflation and contingency). It is envisaged that professional fees relating to design and delivery should be a maximum of c. 20% of the total project budget.

7. Project Outcomes

At a minimum this project should:

1. Deliver a clear design proposal for a high-quality and engaging self-guided community and visitor heritage experience which transmits the national significance of the WW2 Anti-Aircraft Battery and its setting and context relating to WW2 in Northern Ireland and NW Europe.
2. Obtain all necessary statutory consents, planning permission and the support of project partners.
3. Appoint and manage appropriately qualified and experienced contractors to deliver conservation, regeneration and public access to the WW2 Anti-Aircraft Battery and its setting according to the approved design proposal.
4. Complete RIBA stages 2 – 7 with handover to CCGHT upon project completion
5. Ensure regular communication with the client and project partners to enable the project to progress smoothly through the design and delivery stages to successful completion.
6. Maintain financial planning and management to ensure successful delivery within the available budget.

8. What is required in the submission?

Please note that submissions must contain evidence of the six criteria outlined below. Failure to include any of these items will invalidate your submission. Your submission should be no longer than 10 A4 pages. Evidence of previous work is not included in this maximum page allowance.

A detailed, clear and costed methodology (with timescales) that ensures that the project can deliver all of the requirements outlined in the Invitation to Tender and outcomes listed in section 7	
Key dates, project milestones, including how and when partner and public consultation will take place.	
Evidence of the skills and qualifications of the applicant and the proposed team including a portfolio of relevant work. Applicants must detail how continuity will be ensured in the event of change of personnel in the design team.	
Breakdown of project personnel, their relevant qualifications, accreditations and experience, the activities they will be responsible for and contact details for the project lead.	
A clear breakdown of project costs, including all expenses and including VAT	
Details of two referees for projects of a similar scope and / or scale	

9. How will submissions be scored

Submissions will be scored according to the following criteria under 'understanding of the project requirements', 'evidence of the skills of applicant(s)' and 'total costs'

		Score	Weighting	Max points
Understanding of the project requirements	Presentation of a clear methodology that will be applied to achieve the outcomes required as evidenced in the ITT	0-5	6	30
	Detailed and costed work plan demonstrating the ability of the applicant to oversee the successful delivery of the project through RIBA stage 2 to 7	0-5	3	15
	Clear breakdown of the level of input and amount of time each member of the design team will dedicate to the project including daily rates for each member of the consultancy team	0-5	1	5
Evidence of skills of applicant(s)	Very clear evidence that the design team, and the individuals involved have the skills required to oversee the successful delivery of the project through RIBA stage 2 to 7. Evidence must include relevant conservation accreditations for architectural and engineer services	0-5	6	30
Total Costs	Including all expenses and VAT			20*

* The maximum mark (20) will be award to the tenderer submitting the lowest acceptable price. Other tenderers will then be awarded a pro rata percentage using the following formula:

Available marks [100%] x lowest acceptable price

Bidder's price

The following table details how assessors will evaluate and score each criterion:

Score	Description
0	The response does not address the criterion
1	The evaluator is not confident that the Bidder: <ul style="list-style-type: none"> • Understands the requirements covered by this criterion; and / or • Will be able to satisfactorily meet the criterion requirement(s)
2	The evaluator has reservations about whether the Bidder: <ul style="list-style-type: none"> • Understands the requirements covered by this criterion; and / or • Will be able to satisfactorily complete the contract requirements covered by this criterion.
3	The evaluator is reasonably confident that the Bidder: <ul style="list-style-type: none"> • Understands the requirements covered by this criterion; and • Will be able to satisfactorily complete the contract requirements covered by this criterion to a reasonable standard
4	The evaluator is confident that the Bidder: <ul style="list-style-type: none"> • Understands the requirements covered by this criterion; and • Will be able to satisfactorily complete the contract requirements covered by this criterion to a high standard
5	The response exceeds the expectations of the evaluator or is deemed to offer added value to the project

10. Budget

The maximum budget for this project is **20% of the available total project budget, (currently £280,000)**. Proposals must include all VAT, fees, travel, direct and indirect costs, expenses.

Upon selection of a preferred bid, a table of 'agreed costs' will be developed along with the successful applicant. This will outline a payment schedule which is based on the attainment of key targets e.g., payment for work covering all statutory consents would be completed upon receipt of all statutory consents, payment for work covering preparation of delivery contractor documentation would be completed upon successful appointment of contractors etc.

All payments will be made following satisfactory completion of each phase as outlined in the applicant's methodology. The LPS Board will be responsible for determining whether a phase has been completed satisfactorily. The remaining 5% will be paid upon overall completion of the project when handover is complete, and the WW2 Anti-Aircraft Battery and site are determined to be 'in-use'.

The Binevenagh and Coastal Lowlands Landscape Partnership does not bind itself to accept the lowest priced or indeed any proposals submitted. Instead, the contract will be awarded to the most advantageous submission based on an assessment of the criteria outlined above.

Proposers will not be compensated for costs associated with the production of the tender document.

11. Amendments and Questions

Should this request to tender need to be amended all potential applicants who have expressed an interest in tendering for the project (deadline 3rd October 2023) will be notified simultaneously. If deemed appropriate the deadline for receipt of tenders will be extended.

Answers to all questions related to this invitation to tender will be relayed to potential applicants who have expressed an interest in tendering for the project by 13th October 2023.

12. Contact Information

If you have any queries, please contact Andrew Bratton at andrew@ccght.org

13. Submission

The closing date and time for return of proposals is **11am on Tuesday 24th October 2023**

Applicants must submit their proposal by email only. Please title your email “Binevenagh and Coastal Lowlands WWII Anti-Aircraft Battery” and send it to andrew@ccght.org. Please send all documents as attachments.

To avoid problems with transmission of the email, the total file size must be no greater than 8mb.

No documents will be opened until the deadline has passed.

Applicants are responsible for ensuring emails have been received before the deadline.

14. Key Dates

Date	Activity
18 th September 2023	'Invitation to Tender' published
3 rd October 2023	Applicants encouraged to submit 'expression of interest in tendering for the project' via email to andrew@ccght.org . Expression of interest ensures that potential applicants receive answers to all questions relating to the 'Invitation to Tender' by 13 th October 2023.
3 rd to 13 th October 2023	Applicants are strongly encouraged to organise site visit to the Anti-Aircraft Battery by contacting andrew@ccght.org
13 th October 2023	Deadline for the submitting questions relating to the 'Invitation to Tender'.
24 th October 2023	Deadline for the receipt of submissions. Submissions must be received by 11am on the 24 th October 2023
26 th / 27 th October 2023	Assessment of submissions. It is expected that applicants will know the outcome of their application by 4pm on Friday 27 th October.
W/C 6 th November 2023	In-person meeting (Magilligan area) between client and contractor to agree payment schedule and programme of works