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Not applicable

Construction of Penzance Creative Cluster, Causewayhead, Penzance, TR18 2ST

Cornwall Council

F14: Notice for changes or additional information

Notice identifier: 2021/S 000-001654

Procurement identifier (OCID): ocids-h6vhtk-028dcc

Published 27 January 2021, 2:35pm

Section I: Contracting authority/entity

I.1) Name and addresses

Cornwall Council

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Buyer's address

<http://www.cornwall.gov.uk>

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Construction of Penzance Creative Cluster, Causewayhead, Penzance, TR18 2ST

Reference number

DN513773

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The proposed site is the existing Causewayhead car park in the centre of Penzance, owned by Cornwall Council with plan area for 746sqm.

This scheme is part of wider strategy in Penzance to regenerate the town centre by encouraging people to live and work in the town centre, increasing footfall and spend in the main high streets. The project will support the creation of new employment and

creates a prominent high-quality gateway into the town. Once the site of an historic reservoir, and later a cattle market, the site is roughly a level portion of land, with level access from Clarence Street to the north and stepped pedestrian access down onto Causewayhead. There is restricted space for construction activities and material storage which will impact construction. The structural solution comprises small piles, foundations and ground beams. The width of the reservoir is such that the building cannot span clear over it without increasing the depth of the structure significantly. The external stone/brick walling to the site is largely retained with minimal disruption, particularly to the lower, older

levels. The structure is steel frame and uses concrete hollow planks to form the decks. External walls are largely framed with SFS and clad with Pilkington 'Profilit' glazing or Veio Zinc standing seam cladding. Painted hot rolled metal sections 'edge' the top and bottom of the West block. Internal walls will mostly comprise lightweight dry-lined partitions with fair-faced block walls to plant areas. The pitched roofs are Veio Zinc standing seam the flat roof areas are Bauder on insulation laid to falls.

Cornwall Council have appointed a specialist design team, project management and cost consultancy services to deliver the developed design of the project and submit all consents and start contractor engagement. The project is currently at the end of RIBA Stage 4 and is co-funded by ERDF (Match Funding); as a result, the contractor will need to comply with all related requirements and guidance in delivery of an ERDF project including branding requirements.

Conditional Planning Permission has been granted by Cornwall Council under PA20/02440, and it is anticipated that at least some of these conditions will be passed to the contractor for discharge. The contractor will also be responsible for obtaining the targeted BREEAM Credits available during RIBA Stages 5-7 inclusive. All projects funded through ERDF must achieve BREEAM Excellent.

The contractor will be responsible for obtaining each of the BREEAM credits targeted during RIBA Stages 5 and 6 and will also be responsible for discharging each of the outstanding planning conditions listed within the works information. The Council anticipates the Contract Award to take place during May 2021, with completion and occupation of the new facilities during November 2022.

This tender seeks to secure a contractor to deliver the required construction works, as outline above and detailed within the works information.

Project Reference DN513773

Section VI. Complementary information

VI.6) Original notice reference

Notice number: [2021/S 012-026453](#)

Section VII. Changes

VII.1.2) Text to be corrected in the original notice

Section number

II.2.7

Place of text to be modified

Start:

Instead of

Date

25 May 2021

Read

Date

18 June 2021

Section number

II.2.7

Place of text to be modified

End:

Instead of

Date

25 October 2022

Read

Date

18 November 2022

Section number

IV.2.2

Place of text to be modified

Date:

Instead of

Date

16 February 2021

Read

Date

11 March 2021

Section number

IV.2.7

Place of text to be modified

Date:

Instead of

Date

16 February 2021

Read

Date

11 March 2021