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Contract

## **Lowestoft Town Hall - Refurbishment and Construction of Extensions**

Lowestoft Town Council

F03: Contract award notice

Notice identifier: 2025/S 000-012682

Procurement identifier (OCID): ocids-h6vhtk-04721a

Published 3 April 2025, 9:42am

### **Section I: Contracting authority**

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

Lowestoft Town Council

First Floor, Hamilton House, Battery Green Road

Lowestoft

NR321DE

#### **Contact**

Lauren Elliott

#### **Email**

[admin@lowestofttowncouncil.gov.uk](mailto:admin@lowestofttowncouncil.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKH14 - Suffolk

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://www.lowestofttowncouncil.gov.uk>

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

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

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

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

Lowestoft Town Hall - Refurbishment and Construction of Extensions

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

- 45210000 - Building construction work

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

Works

#### **II.1.4) Short description**

The Grade II Lowestoft Town Hall was built during the late Victorian period and has been vacant since 2015. It is a prominent landmark on Lowestoft's historic High Street. Now owned by Lowestoft Town Council, grant funding from the Heritage Fund, Towns Fund and East Suffolk Council is supporting a project to restore and extend it.

The restored Town Hall will be transformed into a multifunctional community building - 1,900sqm over two floors - bringing significant footfall to this deprived area.

Lowestoft Town Council and the Registrars will become 'anchor' tenants; the remainder of the building will include a heritage gallery, a café, art gallery, coworking space, meeting rooms and events spaces, around a courtyard garden.

The development of the Town Hall is intended to contribute to economic regeneration, part of a multimillion-pound investment programme in this most easterly town.

The works consist of

- Demolition of some parts of the current structure/strip out of

later additions to the building.

- Extensive reconfiguration and restoration of the existing

buildings, including conservation of the historic fabric,

including lime plaster, mouldings, original sash windows and

doors, original floors etc and slate roof replacement.

- Construction of a new events space with prep kitchen and bar, and an art gallery
- M&E throughout including low carbon technologies (air source heat pumps, PV panels, MVHR etc), fire and security alarms; lifts; AV support.
- Groundworks, services and landscaping.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £10,000,000

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

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

NUTS codes

- UKH14 - Suffolk

Main site or place of performance

Lowestoft Town Hall, High St, Lowestoft NR32 1TA

#### **II.2.4) Description of the procurement**

The Procurement Route is an Open Tender (subject to meeting minimum selection criteria using the Common Assessment Standard Questionnaire, experience and financial standards).

The works are designed to RIBA 4 and a Bill of Quantities will be the pricing document.

The works consist of:

- Demolition of some parts of the current structure/strip out of

later additions to the building.

- Extensive reconfiguration and restoration of the existing buildings, including conservation of the historic fabric, including lime plaster, mouldings, original sash windows and doors, original floors etc and slate roof replacement.
- Construction of a new events space with prep kitchen and bar, and an art gallery
- M&E throughout including low carbon technologies (air source heat pumps, PV panels, MVHR etc), fire and security alarms; lifts; AV support.
- Groundworks, services and landscaping.

Tenders will be advised that the site is in a relatively busy location, with residents nearby. However, the vacant land immediately adjacent to the west will be made available for site accommodation and storage etc.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality Questionnaire / Weighting: 30%

Price - Weighting: 70%

#### **II.2.11) Information about options**

Options: No

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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: No

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

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2024/S 000-019279](#)

#### **IV.2.9) Information about termination of call for competition in the form of a prior information notice**

The contracting authority will not award any further contracts based on the above prior information notice

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

### **Title**

Lowestoft Town Hall - Refurbishment and Construction of Extensions

A contract/lot is awarded: Yes

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

#### **V.2.1) Date of conclusion of the contract**

5 March 2025

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

Number of tenders received: 4

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

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

t/Barnes Group Ltd T/A Barnes Construction Ltd

6 Bermuda Rd

Ipswich

IP3 9RU

Country

United Kingdom

NUTS code

- UKH14 - Suffolk

Companies House

01359667

The contractor is an SME

No

**V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £9,138,651

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## **Section VI. Complementary information**

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Lowestoft Town Council

Lowestoft Town Council

Lowestoft

NR32 1DE

Country

United Kingdom