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Opportunity

Refurbishment of No.36 Boutport Street & Redevelopment of No. 37 Boutport Street, Barnstaple

North Devon District Council

F02: Contract notice

Notice reference: 2023/S 000-014498

Published: 22 May 2023, 1:59pm

Section I: Contracting authority

I.1) Name and addresses

North Devon District Council

Lynton House, Commercial Road

Barnstaple

EX31 1DG

Email

supplyingndc@northdevon.gov.uk

Country

United Kingdom

NUTS code

UKK4 - Devon

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

www.supplyingthesouthwest.org.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.supplyingthesouthwest.org.uk

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Refurbishment of No.36 Boutport Street & Redevelopment of No. 37 Boutport Street, Barnstaple

Reference number

DN653691

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Refurbishment of No.36 Boutport Street & Redevelopment of No. 37 Boutport Street, Barnstaple.

The scope of the project includes: No.36 Boutport St: the complete renovation and refurbishment of this existing Grade 2 listed building including (but not limited to) major structural repairs, making the building watertight, internal alterations to create a mixed use offer including restaurant/ café to the ground floor, co-working/ office spaces above. No.37 Boutport St includes: the redevelopment of the plot to create ground floor workshops and residential flats to the upper floors. The scope of the project also includes creating new public realm between nos.36 and 37 to connect Queen Street carpark with Boutport St and Butchers Row.

II.1.5) Estimated total value

Value excluding VAT: £5,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKK4 - Devon

II.2.4) Description of the procurement

The scope for the project includes:

- Structural timber repairs to no. 36

This will include detailed information about the proposed repairs to no. 36, including materials used, methods of construction, and the potential impact on the building. A number of surveys and structural reports have helped to ensure that any proposed structural timber repairs to no. 36 are compliant with relevant regulations and codes of practice. They also identify any potential risks associated with the project, providing informed decision-making.

- Watertight the Grade II Listed Building.

The current dilapidated aspect of the building requires some repair works, particularly to the roof, to make watertight the building, avoiding any further damage.

- Change of use to no 36: Restaurant Café to ground floor and coworking/office spaces above

No.36 will be a mixed-use development that provides access to a restaurant and café on the ground floor, with coworking and office spaces on the floors above. The alterations to the existing building have been designed to provide accessibility to all users. This includes wheelchair access, level thresholds, accessible routes, lift facilities and safe evacuation in case of an emergency.

- New wheelchair accessible dwelling and a hostel at the rear of no.36

The new wheelchair accessible dwelling in the town centre with associated parking space.

The hostel is intended for short term let for visitors.

- New workshops on the ground floor and flats on the floor above to no.37

No. 37 is an exciting new development in the area which offers workshops on the ground floor and flats above. This development is designed to bring a boost to the local economy

while also providing an opportunity for people to live and work in one place. It offers a unique chance for people to create their own business or live in the town centre. With its prime location, plenty of space, and potential for business growth, No. 37 could become one of the most popular places in town!

- Public realm that connects Butchers Row with Queens Street Carpark.

Butchers Row and Queens Street Carpark are two focal points in Barnstaple. Connecting these with a new pedestrian route through 37 Boutport Street will invite people to the town centre and spend time in the new market quarters and the new workshops on 37. This connection is an ideal spot for people to gather and socialize in the historic centre of Barnstaple.

- Refurbishment and re-use of No. 36 for non-residential purposes
- Change of Use for No. 36 restaurant on the ground floor and coworking spaces offices on the floors above
- Structural improvements and internal layout changes to No. 36
- One wheelchair user dwelling at the rear of No. 36
- 3 bed hostel unit
- Workshops on ground floor of No. 37
- 10 flats with external amenity
- New lift
- Public realm at 37 Boutport Street with pedestrian route between Queen Street Car park and Butchers Row.

It is the authority's intention to undertake the above works however the authority is also aware of the volatility of the market at present.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 50

II.2.7) Duration of the contract, framework agreement or dynamic purchasing

system

Duration in months

21

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted 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.2.2) Time limit for receipt of tenders or requests to participate

Date

3 July 2023

Local time

12:00pm

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

Tender must be valid until: 18 November 2023

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

no such body

no such body

Country

United Kingdom