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Tender

Lowestoft Town Hall - Refurbishment and Construction of Extensions

Lowestoft Town Council

F02: Contract notice

Notice identifier: 2024/S 000-019279

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

Published 24 June 2024, 11:59am

Section I: Contracting authority

I.1) Name and addresses

Lowestoft Town Council

Hamilton House, Battery Green Rd

Lowestoft

NR321DE

Email

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.3) Communication

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted to the above-mentioned address

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

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.1.5) Estimated total value

Value excluding VAT: £7,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- 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.2.6) Estimated value

Value excluding VAT: £7,000,000

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

Duration in months

18

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

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

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: Yes

IV.2) Administrative information

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

Date

5 August 2024

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

Duration in months: 6 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

5 August 2024

Local time

12:05pm

Place

Tenders will be received by email admin@lowestofttowncouncil.gov.uk

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

Lowestoft Town Council

Lowestoft

NR32 1DE

Country

United Kingdom