

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/019279-2024>

Tender

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

Lowestoft Town Council

F02: Contract notice

Notice identifier: 2024/S 000-019279

Procurement identifier (OCID): ocids-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](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.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](mailto: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