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Award

Architect-led Multi-Disciplined Design Team for Guildhall Redevelopment Project

Borough Council of King's Lynn & West Norfolk

F15: Voluntary ex ante transparency notice

Notice identifier: 2024/S 000-019819

Procurement identifier (OCID): ocds-h6vhtk-039448

Published 28 June 2024, 2:05pm

Section I: Contracting authority/entity

I.1) Name and addresses

Borough Council of King's Lynn & West Norfolk

King's Court, Chapel Street

King's Lynn

PE30 1EX

Contact

Jane Mitchell

Email

jane.mitchell@west-norfolk.gov.uk

Telephone

+44 1553616200

Country

United Kingdom

Region code

UKH16 - North and West Norfolk

National registration number

E07000146

Internet address(es)

Main address

www.west-norfolk.gov.uk

Buyer's address

<https://www.west-norfolk.gov.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

Architect-led Multi-Disciplined Design Team for Guildhall Redevelopment Project

Reference number

BCKLWN 252.1

II.1.2) Main CPV code

- 71240000 - Architectural, engineering and planning services
 - FG25 - For buildings or goods of particular historical or architectural interest

II.1.3) Type of contract

Services

II.1.4) Short description

The Council intends to appoint an Architect Led Multi-Disciplined Team to lead a transformation project at the St George's Guildhall site in King's Lynn as part of the Towns Fund programme. The appointed team will be required to build on the existing RIBA Stage 1 work to take the St George's Guildhall Project from RIBA Stage 2 (Concept Design) to RIBA Stage 7 (Use), providing reports and ensuring Client approval at every stage. There will be a break clause after RIBA Stage 3 (Spatial Coordination) when a decision will be taken by the Council on the final project scope. The Appointed Team will include: - Architect / Lead Designer / Interior Designer / Fire Engineer / Principal Designer (CDM);- Structural Engineer;- Mechanical and Electrical Engineer;- Theatre Consultant;- Independent Access Advisor.

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: £1,700,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKH16 - North and West Norfolk

Main site or place of performance

North and West Norfolk

II.2.4) Description of the procurement

The Council intends to appoint an Architect Led Multi-Disciplined Team to lead a transformation project at the St George's Guildhall site in King's Lynn as part of the Towns Fund programme. The appointed team will be required to build on the existing RIBA Stage 1 work to take the St George's Guildhall Project from RIBA Stage 2 (Concept Design) to RIBA Stage 7 (Use), providing reports and ensuring Client approval at every stage. There will be a break clause after RIBA Stage 3 (Spatial Coordination) when a decision will be taken by the Council on the final project scope. The Appointed Team will include: - Architect / Lead Designer / Interior Designer / Fire Engineer / Principal Designer (CDM);- Structural Engineer;- Mechanical and Electrical Engineer;- Theatre Consultant;- Independent Access Advisor.

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

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

The Tender Notice for the original opportunity was published on 30th January 2023 on Find A Tender. It was not published on OJEU. Any reference to EU Directives are legacy from the Delta E-Sourcing template and should be ignored for the purposes of this Notice. Borough Council of Kings Lynn & West Norfolk ('the Council') having entered into a contract for the provisions of architectural services is intending to enter into a modified contract with the current provider by making use of Regulation 72 (b)(ii) of the Public Contracts Regulations 2015 (as amended).

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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-017801](#)

Section V. Award of contract/concession

Contract No

BCKLWN 252.1

Title

Architect Led Multi Disciplined Design Team for Guildhall Redevelopment Project

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

27 June 2024

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

Howarth Tomkins

5th Floor, Highgate Business centre

London

NW5 1LB

Country

United Kingdom

NUTS code

- UKI - London

National registration number

N/A

The contractor/concessionaire is an SME

Yes

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

Initial estimated total value of the contract/lot/concession: £1,700,000

Lowest offer: £648,903 / Highest offer: £1,675,810 taken into consideration

Section VI. Complementary information

VI.3) Additional information

Since award of the original tender the design has been subject to unforeseen changes to the scheme. The exploration of the site and its history along with the discovery in the Guildhall of the floor that Shakespeare performed on, have required significant redesign. The project is at high risk of not using its approved £8.1m Town's Fund budget. Any further delay will result in this budget being handed back as the project moves towards a 2027 revised completion. The Council believes that a change of service provider would cause significant inconvenience and substantial duplication of costs. The Council proposes to modify the current contract with the current provider until the end of the architectural design period, 08.01.2028 following the end of the defects period.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=867050012>

GO Reference: GO-2024628-PRO-26749098

VI.4) Procedures for review

VI.4.1) Review body

Borough Council of King's Lynn and West Norfolk

King's Court, Chapel Street

King's Lynn

PE30 1EX

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jane.mitchell@west-norfolk.gov.uk

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