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Planning

NCC1109 The Maltings Construction Contractor

Northumberland County Council

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-025295

Procurement identifier (OCID): ocids-h6vhtk-03f78e

Published 29 August 2023, 12:48pm

Section I: Contracting authority

I.1) Name and addresses

Northumberland County Council

County Hall

Morpeth

NE61 2EF

Contact

Mrs Kerry Davidson

Email

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Telephone

+44 7500065685

Country

United Kingdom

Region code

UKC21 - Northumberland

Internet address(es)

Main address

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

Buyer's address

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

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Recreation, culture and religion

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

NCC1109 The Maltings Construction Contractor

Reference number

DN683373

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Maltings is England's most northerly theatre, standing on a hillside in the centre of Berwick-upon-Tweed with views across the 17th century old Berwick Bridge and the Tweed Estuary. It was built in the ruins of an early 19th-century Maltings, which had been destroyed by fire in 1984, and was opened in April 1990.

Every year the Maltings presents a diverse mix of more than 600 live events, workshops and digital cinema screenings, selling almost 60,000 tickets and serving as a key cultural hub for North Northumberland and the eastern Scottish Borders. It is a vital asset for Berwick-upon-Tweed, attracting visitors and spending to the town and giving people repeated reasons to visit. Despite the theatre's strong reputation and significant impact on the town and its local economy, its potential to grow audiences and draw more visitors to Berwick-upon-Tweed is constrained by the current facilities.

Investment in the transformation of The Maltings Theatre will dramatically improve and expand its facilities and offer, enabling the venue to attract additional visitors and spending to the town, and delivering a significant boost to the local economy.

Berwick Theatre (The New Maltings venue) will be an iconic, multi-purpose cultural and entertainment complex, transforming the appeal of Berwick-upon-Tweed as an attractive, high quality visitor destination.

The design and construction project will deliver a multi-purpose cultural and entertainment complex by remodelling and refurbishing the existing building to create more accessible spaces including two separate cinema screens and extending the current Maltings building to create a new 400 seat theatre.

A Multi-disciplinary design team have been appointed with MICA Architects as the lead designers.

The refurbishment, remodelling and extension of the existing Maltings Theatre building will provide:

- Main theatre auditorium - 400 seat capacity main auditorium of permanent configuration

- new build within the carpark footprint.
- Studio theatre - 120 seat capacity with removable seating, within the existing footprint.
- A 150-200 seat capacity main cinema space, within the existing footprint.
- A 80-seat capacity boutique cinema space within the existing footprint that caters for a growing market and removes scheduling conflicts with the live performance programme. This will enable The Maltings to run live events and cinema screenings simultaneously, increasing its capacity to welcome greater visitor numbers.
- A high-quality destination restaurant and bar, in its existing location.
- A flexible-use event, learning and rehearsal space.
- A high quality, modern, comfortable, environmentally friendly and highly accessible environment throughout, benefitting visitors and performers alike.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKC2 - Northumberland and Tyne and Wear

II.2.4) Description of the procurement

It is envisaged the successful main contractor and their supply chain will be responsible for the specialist fit out of the Theatre and Cinemas.

A Multi Disciplinary design team have been appointed with MICA Architects as the lead designers.

The exact procurement route is still to be determined. However, the contract is expected to be a JCT Design & Build.

Key Procurement Dates - Subject to procurement route:-

Approval of re design Single Stage Tender 20 Oct 23 Two Stage Tender 20 Oct 23

Public Consultation Single Stage Tender Dec 23 Two Stage Tender Dec 23

RIBA 3 Completion Single Stage Tender 26 Jan 24 Two Stage Tender 26 Jan 24

Submit Planning Application Single Stage Tender 2 Feb 24 Two Stage Tender 2 Feb 24

Contractor Procurement Single Stage Tender 5 April 24 Two Stage Tender 15 Dec 24

1st Stage / SQ

Contractor Award Single Stage Tender 1 July 24 Two Stage Tender 12 Jan 24

RIBA 4 Completion Single Stage Tender 12 April 24 Two Stage Tender 12 April 24

Planning Determination Single Stage Tender 24 May 24 Two Stage Tender 24 May 24

Contractor Develops Single Stage Tender 21 June 24 Two Stage Tender 24 May 24

Fixed Price

Approval Single Stage Tender 28 June 24 Two Stage Tender 31 May 24

Issue of FBC Single Stage Tender 26 July 24 Two Stage Tender 28 June 24

Maltings Decant Single Stage Tender June -July 24 Two Stage Tender May-June 24

SOS Single Stage Tender 19 Aug 24 Two Stage Tender 22 July 24

Practical Completion Single Stage Tender 14 Aug 26 Two Stage Tender 17 July 26

Formal Opening Single Stage Tender 11 Sept 26 Two Stage Tender 14 Aug 26

II.3) Estimated date of publication of contract notice

1 April 2024

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

