

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/026342-2024>

Planning

## **St George's Guildhall & Creative Hubs Main Contractor Procurement**

Borough Council of King's Lynn and West Norfolk

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-026342

Procurement identifier (OCID): ocids-h6vhtk-0491d6

Published 19 August 2024, 4:05pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Borough Council of King's Lynn and West Norfolk

King's Court, Chapel Street

King's Lynn

PE30 1EX

#### **Contact**

Jane Mitchell

#### **Email**

[jane.mitchell@west-norfolk.gov.uk](mailto:jane.mitchell@west-norfolk.gov.uk)

#### **Telephone**

+44 7803813161

**Country**

United Kingdom

**Region code**

UKH16 - North and West Norfolk

**Internet address(es)**

Main address

[www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk)

**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**

General public services

---

## Section II: Object

### II.1) Scope of the procurement

#### II.1.1) Title

St George's Guildhall & Creative Hubs Main Contractor Procurement

Reference number

BCKLWN329

#### II.1.2) Main CPV code

- 45000000 - Construction work

#### II.1.3) Type of contract

Works

#### II.1.4) Short description

St George's Guildhall in Kings Lynn is the largest surviving medieval Guildhall in the UK and the oldest theatrical space in the UK still in use, with performances occurring every century since the 1400s. The Borough Council of King's Lynn & West Norfolk, the National Trust and Norfolk Museums Service are working in partnership with the Town Deal Board to redevelop the site. Upon completion, it will be operated by the St George's Guildhall and Creative Hub CIO, a charitable organisation established with the objective of preserving and conserving the historic Guildhall. The client is seeking a main contractor with:

- considerable experience/ expertise in carrying out works on historic/ listed buildings, e.g. conservation packages
- theatre/ performing arts project experience advantageous
- National Trust/ English Heritage project experience advantageous
- experience managing construction logistics in constrained sites

Construction works will include the following key packages:

- concrete foundations & slabs
- structural steelwork
- structural carpentry
- roofing – zinc sheet, clay pantile, corrugated steel
- external walling – block/ brickwork
- external walling – timber cladding
- architectural metalwork
- joinery
- internal partitions & ceilings
- internal finishes
- internal doors
- external windows & doors
- curtain wall glazing
- building services
- theatre technical services including stage engineering
- firestopping
- sanitaryware
- FFE
- Signage
- hard landscape & planting
- asbestos removal works

Contract terms to be JCT Standard Building Contract with Quantities

#### II.1.5) Estimated total value

Value excluding VAT: £14,000,000

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 45212350 - Buildings of particular historical or architectural interest
- 45453000 - Overhaul and refurbishment work
- 45454000 - Restructuring work
- 45454100 - Restoration work

### **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 Guildhall site is managed by the Borough Council of Kings Lynn & West Norfolk (BCKLWN), also the client body for the refurbishment project, and owned by the National Trust. BCKLWN intend to procure the works via the Open Market. The works are to be procured via a two stage Restricted Procedure (Selection Questionnaire and Tender). The design will be completed up to RIBA Stage 4 with minor areas specified as Contractors Design Portion. The works are to be awarded to a single supplier. The successful contractor will work in conjunction with the Client/Design Team to discharge all planning/listed building consent conditions as part of the contract award whilst also undertaking the role as Principal Designer for the duration of their appointment. St. George's Guildhall is a unique heritage asset with enormous potential to become a major visitor attraction and education resource, a landmark performance venue and a vibrant campus for culture, creativity, and local enterprise. As the largest surviving medieval Guildhall in the UK, the refurbishment project gives the opportunity to restore the historic and theatrical potency of this unique space. The ambition for the Guildhall site is to be a thriving heritage attraction by day, helping to tell the story of medieval Guilds in King's Lynn and beyond, and the theatrical history of the site including likely performances by Shakespeare and Robert Armin. The site will cater for self-directed visitors, guided tours and educational groups with a varied programme of events, workshops and festivals. By

night, the main Guildhall becomes an intimate and distinctive performance space for drama, spoken word, comedy, music and more for audiences of over 300 people, as well as other private hire events. The Undercroft, Fermoy Gallery and White Barn can be used for exhibitions, workshops and performances for more informal shows such as comedy, cabaret, band nights, open-mic or stand-up events. The Creative Hub aims to establish a flourishing community of local creative enterprises, craftspeople, artists, makers and start-ups housed in a range of re-purposed historic warehouses and barns, stretching from King Street to the Great Ouse. The refurbished White Barn has the potential to become a nationally recognised gallery space for touring exhibitions as well as local shows. A new foyer at the heart of the site in the north range and Red Barn contains a cafe bar to animate the whole site by day and night. The Riverside restaurant is retained and refurbished with new level access. The entire site aims to be an exemplar of sustainable heritage redevelopment and regenerative design with landscaped courtyards, biodiverse gardens and low-carbon building service systems.

#### **II.2.14) Additional information**

The project has submitted a Planning and Listed Building Consent application to the Local Authority over the course of the Summer. Additional details can be found on the following link: <https://online.west-norfolk.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=SFQOWPIV0JA00> Please refer to documents in the Tender for further information and to respond to this opportunity.

#### **II.3) Estimated date of publication of contract notice**

11 October 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: Yes

---

## Section VI. Complementary information

### VI.3) Additional information

The Project is targeting the following key dates for this procurement process: -Market Engagement Session – w/c 07th October 2024 -Selection Questionnaire Issued to Market – Friday 11th October 2024 -SQ Period – 4 weeks -SQ Returns – Friday 08th November 2024 -Notification of successful Contractors for tender shortlist: Friday 13th December 2024 -Tender Pack Issued to Market – Monday 24th February 2025 -Tender Period – 8 weeks -Tender Returns – Friday 02nd May 2025 -Notification of Successful Contractor: June 2025 The project will be hosting a Market Engagement Session during w/c 07th October 2024. This will be held at the St Georges Guildhall and Creative Hub Site. This will be an opportunity for potential Contractors to visit the site, understand the client's ambition for the site and ask questions in relation to the opportunity. Suppliers are requested to complete and return the appended questionnaire so that invitations to the session can be coordinated.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-King%27s-Lynn:-Construction-work./9DZQ8C9D7B>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/9DZQ8C9D7B>

GO Reference: GO-2024819-PRO-27429174