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Tender

Redevelopment of The Former Viking Pub into a Community Building

Sprowston Town Council

F02: Contract notice

Notice identifier: 2023/S 000-031114

Procurement identifier (OCID): ocids-h6vhtk-040df4

Published 20 October 2023, 6:10pm

Section I: Contracting authority

I.1) Name and addresses

Sprowston Town Council

Recreation Ground Road

Norwich

NR78EW

Contact

Guy Ranaweera

Email

townclerk@sprowston-tc.gov.uk

Telephone

+44 1603408063

Country

United Kingdom

Region code

UKH15 - Norwich and East Norfolk

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.sprowston-tc.gov.uk/>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://www.sprowston-tc.gov.uk/viking-centre-redevelopment-project-open-tender/>

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

Body governed by public law

I.5) Main activity

Other activity

Town Council

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Redevelopment of The Former Viking Pub into a Community Building

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Sprowston Town Council acquired the site in 2021 and are seeking to convert and extend the building to form a new multi-purpose facility for use by the public and local community.

It is proposed the existing building will be fully refurbished internally including the removal of all existing redundant plant and equipment. As part of the refurbishment works, a large single storey extension of 187m² of new floor space will be built to the rear of the building.

II.1.5) Estimated total value

Value excluding VAT: £850,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45212172 - Recreation centre construction work

II.2.3) Place of performance

NUTS codes

- UKH15 - Norwich and East Norfolk

Main site or place of performance

Site: Former Viking Public House , Tills Road, Norwich, Norfolk, UK, NR6 7QZ.

II.2.4) Description of the procurement

On the ground floor, two self-contained function rooms, will be formed, each containing storage, toilets and tea-making facilities. In addition to the function rooms a café bar will be created in the central rotunda of the building, which again will be self-contained, having its own toilet facilities and services along with a stock room allocated within the cellar.

The first-floor layout will be converted into 3no. small, office units, serviced by toilet and tea-making facilities.

The extension will create an additional 187m² of new floor space and will be single storey, standing at a height of 6.00m at its highest ridgeline, reducing to 3.4m at the lowest eaves line to the north-east boundary.

Remedial works will consist of extensive works to the roof and dormer windows and the replacement of all fenestration with modern casement window units.

The facing brickwork façade will be treated to a 'through-colour' render to first floor level, which will tidy-up and improve poor remedial work carried out under previous ownership, whilst also making-good to blocked-up openings.

The extension will be a steel framed structure, located to the rear of the original building, filling the space formed by the 'embrace' of each wing. The walls will be finished with a high-quality, facing blockwork.

The wedge shape of the extension has been designed to maximise floorspace and internal height within the hall without dominating the original building or neighbouring boundaries.

The extension will be connected by a low-level link that will abut the original structure below eaves level to minimise impact to the rear elevation at high-level, forming a small section of flat roof area between the two buildings, that can be easily access from the first floor.

The wedge-like roof structure will be finished with a highly insulated, polyester powder coated, profiled composite cladding panels, incorporating rooflights to the north-east pitch.

The front boundary to Tills Road will be enclosed by 1.2m high, bow-topped, steel fencing with gates. All existing boundary fences and walls will remain unaffected, unless in need of repair/replacement.

The existing carpark will be resurfaced and re-lined to accommodate 16 no. car parking spaces and two accessible access spaces for both staff and visitors in clearly demarcated areas. In addition, 6 no. wall-mounted, electric car charging points will be provided.

Dedicated, covered cycle storage will be provided and a bin store enclosure will be formed to the south-east boundary of the site.

A raised external decking area will be formed to the front of the building to serve the café bar. Access to the telecommunications tower will be maintained and agreed with the operator.

The existing FW & SW drainage is dispersed via a combined sewer. New SW volume is proposed to be dealt with via new soakaways located under the car park, subject to testing of ground conditions.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

7

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: Yes

Description of options

The lead time and duration of the build can be extended slightly, if needed.

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

III.2) Conditions related to the contract

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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: No

IV.2) Administrative information

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

Date

1 December 2023

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

Tender must be valid until: 1 March 2024

IV.2.7) Conditions for opening of tenders

Date

1 December 2023

Local time

1:00pm

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

Sprowston Town Council

Sprowston Town Council Office, Recreation Ground Road

Norwich

NR7 8EW

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townclerk@sprowston-tc.gov.uk

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