

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/034836-2022>

Planning

## **Building Contractor - Kings Lynn Library**

Norfolk County Council

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-034836

Procurement identifier (OCID): ocds-h6vhtk-038c01

Published 8 December 2022, 4:06pm

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

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

Norfolk County Council

County Hall, Martineau Lane

Norwich

NR1 1DH

#### **Email**

[sourcingteam@norfolk.gov.uk](mailto:sourcingteam@norfolk.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKH15 - Norwich and East Norfolk

#### **Internet address(es)**

Main address

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

Buyer's address

<https://in-tendhost.co.uk/norfolkcc/asp/Home>

### **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**

Building Contractor - Kings Lynn Library

Reference number

NCCT42488

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Norfolk County Council (NCC) have developed a vision for the new Multi-User Community Hub at King's Lynn. It is therefore NCC's intention to appoint a contractor from the start of RIBA stage 2 under a 2 stage D&B contract

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

This contract is divided into lots: No

### **II.2) Description**

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

- 45000000 - Construction work
- 45210000 - Building construction work

#### **II.2.3) Place of performance**

NUTS codes

- UKH16 - North and West Norfolk

#### **II.2.4) Description of the procurement**

Norfolk County Council wants to award a contract to a building contractor to work on

redeveloping the Argos building in Kings Lynn to a new Multi-User Community Hub (MUCH) .The MUCH should be a place where residents can access a range of public services they value, alongside information and advice they trust, with library and learning at the heart. It is therefore NCC's intention to appoint a contractor from the start of RIBA stage 2 under a 2 stage D&B contract, as the project will have significant MMC elements and the design contractor needs to engage in design much earlier than in a standard 2-stage D&B. Appointing the main contractor in this manner will result in there not being a typical client-side design team and would produce performance specifications up to end of RIBA stage 3. The client therefore retains a small team from each of the companies, responsible for the RIBA stage 1 report, as technical guardians. The purpose of the design guardians, is to check and ensure the integrity of the stage 1 report and its intentions around sustainability is not compromised. This will not exclude the companies from partnering with contractors bidding for the works. A clerk of works will also be appointed client side. The budget for the construction element of this project is £8,734,000 inclusive of construction prelims, overheads, and profits. Norfolk County Council wishes to engage with building contractors prior to issue of a contract notice. If you wish to engage with us, please express an interest in this project (after registering on intend. The website address is <https://in-tendhost.co.uk/norfolkcc> ) and use the correspondence facility. We anticipate that any planned pre-tender contractor engagement meeting will be conducted over Teams during early February 2023.

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

8 December 2022

---

## **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