

## Important

This procurement was [cancelled](#) before the tender submission deadline.

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/041279-2025>

Tender

## **Design and build for the cultural and creative transformation works to the Passmore Edwards Building, Falmouth**

Falmouth Town Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-041279

Procurement identifier (OCID): ocds-h6vhtk-056214 ([view related notices](#))

Published 18 July 2025, 12:54pm

## Scope

## Reference

01-07/25

## **Description**

The Council invites response to this Invitation to Tender (ITT) from suitably qualified suppliers ("Suppliers") for the provision of a professional services design team for design services to overhaul the Passmore Edwards Municipal Building as well as the build contractor.

The appointed Supplier will act as the lead professional design team and build contractor for the works element for the major transformation of the Municipal Building.

It should be noted that works consist of the following:

1. Internal works to redesign the internal gallery space (see brief). Initially this is to undertake RIBA Stages 0-2 which will inform a submission for funding. If approved, there will be a second phase RIBA 3-4. The final stage RIBA Stages 5-6 will also be dependent on external funding applications.
2. The construction element of the internal redesign.
3. External works to undertake alterations to existing building comprising of thermal and energy related improvements, with associated repairs.
4. The external works are at RIBA Stage 2 and have both Listed Building Consent and planning permission.

Full details can be found in the accompanying documents with this Notice.

See accompany documents with this notice.

## **Total value (estimated)**

- £6,642,000 excluding VAT
- £7,970,400 including VAT

Above the relevant threshold

## **Contract dates (estimated)**

- 18 September 2025 to 31 December 2025
- Possible extension to 17 September 2029
- 4 years

Description of possible extension:

The initial end date is for the design element only - i.e. internal works to redesign the internal gallery space (see brief). Initially this is to undertake RIBA Stages 0-2 which will inform a submission for funding.

The contract then has further period of time to further work up the design and then transition into the build element. All of which will be subject to funding.

## **Options**

The right to additional purchases while the contract is valid.

Rights to vary and amend in line with JCT Design and Build Contract (DB 2024) Standard Contract, including but not limited scope and price.

## **Main procurement category**

Works

## **Additional procurement category**

Services

## **CPV classifications**

- 45212300 - Construction work for art and cultural buildings

- 45212310 - Construction work for buildings relating to exhibitions
- 45212311 - Art gallery construction work
- 45212312 - Exhibition centre construction work
- 45212313 - Museum construction work
- 45212330 - Library construction work
- 45212350 - Buildings of particular historical or architectural interest
- 45450000 - Other building completion work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71321000 - Engineering design services for mechanical and electrical installations for buildings
- 71322100 - Quantity surveying services for civil engineering works
- 71322200 - Pipeline-design services
- 71324000 - Quantity surveying services
- 71327000 - Load-bearing structure design services
- 71333000 - Mechanical engineering services
- 71334000 - Mechanical and electrical engineering services
- 71335000 - Engineering studies
- 71500000 - Construction-related services

### **Contract locations**

- UKK3 - Cornwall and Isles of Scilly

### **Justification for not using lots**

Contractual alignment for the design and build elements of this work.

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## **Participation**

### **Legal and financial capacity conditions of participation**

Please refer to accompanying Invitation to Tender

### **Technical ability conditions of participation**

Please refer to accompanying Invitation to Tender

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Enquiry deadline**

14 August 2025, 11:59pm

### **Tender submission deadline**

26 August 2025, 12:00pm

**Submission address and any special instructions**

Email: [procurement@falmouthtowncouncil.com](mailto:procurement@falmouthtowncouncil.com)

**Tenders may be submitted electronically**

No

**Languages that may be used for submission**

English

**Award decision date (estimated)**

8 September 2025

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**Award criteria**

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Quality Considerations	Sub Criteria: Understanding the brief Sub Criteria: The Design Team Sub Criteria: Delivery Method and Programme Sub Criteria: Construction delivery phase Sub Criteria: Partnering and Collaboration Please refer to accompanying Invitation to Tender	Quality	60%
Price considerations	Please refer to accompanying Invitation to Tender	Cost	30%
Social Value Considerations	Social Value - Please refer to accompanying Invitation to Tender	Quality	10%

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## **Other information**

### **Description of risks to contract performance**

Please refer to Invitation to tender documents

### **Conflicts assessment prepared/revised**

Yes

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## **Procedure**

## Procedure type

Open procedure

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## Documents

### Associated tender documents

[Above Threshold-ITT-Part A-Open Instruction\\_vFinal\\_18.07.2025.pdf](#)

Above Threshold-ITT-Part A-Open Instruction\_vFinal\_18.07.2025

[Above Threshold-ITT-Part B-Open Response\\_vFinal\\_18.07.2025.docx](#)

Above Threshold-ITT-Part B-Open Response\_vFinal\_18.07.2025

[Appendix 1 - Design and Build brief RIBA 0\\_7 Municipal 2025\\_07\\_15.pdf](#)

Appendix 1 - Design and Build brief RIBA 0\_7 Municipal 2025\_07\_15

[Appendix 2 - RIBA Stages Summary.pdf](#)

Appendix 2 - RIBA Stages Summary

[Appendix 3 - Key Contract Conditions.pdf](#)

Appendix 3 - Key Contract Conditions

[Appendix 4 - Asbestos Report MB FF RTP sept 2016.pdf](#)

Appendix 4 - Asbestos Report MB FF RTP sept 2016

[Appendix 4\(a\) Asbestos survey 2009.pdf](#)

Appendix 4(a) Asbestos survey 2009

[Appendix 5 - Falmouth Municipal Building Heritage Statement.pdf](#)

Appendix 5 - Falmouth Municipal Building Heritage Statement

[Appendix 6 Building Survey - Municipal Building, Falmouth Appendices-1.2.pdf](#)

Appendix 6 Building Survey - Municipal Building, Falmouth Appendices-1.2

[Appendix 7 - Passmore Edwards, Falmouth OCE October 24.pdf](#)

Appendix 7 - Passmore Edwards, Falmouth OCE October 24

[Appendix 8 - Cost Plan June 2025 - MEND Plus 6%.xlsx](#)

Appendix 8 - Cost Plan June 2025 - MEND Plus 6%

[P\\_0.1 - Dwg Falmouth library site plan.pdf](#)

P\_0.1 - Dwg Falmouth library site plan

[P240045 - 200 Location & Site Plans.pdf](#)

P240045 - 200 Location & Site Plans

[P240045 - 201 Municipal Building Existing Ground & Mezzanine Floor Plans.pdf](#)

P240045 - 201 Municipal Building Existing Ground & Mezzanine Floor Plans

[P240045 - 202 Municipal Building Existing First Floor & Roof Plans.pdf](#)

P240045 - 202 Municipal Building Existing First Floor & Roof Plans

[P240045 - 203 Municipal Building Existing Elevations.pdf](#)

P240045 - 203 Municipal Building Existing Elevations

[Price Schedule 1.xlsx](#)

Price Schedule 1

[Clarification Log\\_v0.1.xlsx](#)

Clarification Log\_v0.1 - Please use this document should you required the need to submit

a tender clarification question.

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## Contracting authority

### Falmouth Town Council

- Public Procurement Organisation Number: PHJR-4374-DDHW

The Old Post Office

Falmouth

TR11 3QA

United Kingdom

Contact name: Jackie George

Email: [procurement@falmouthtowncouncil.com](mailto:procurement@falmouthtowncouncil.com)

Website: <https://www.falmouthtowncouncil.co.uk/>

Region: UKK30 - Cornwall and Isles of Scilly

Organisation type: Public authority - sub-central government