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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

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.

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)

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

Tenders may be submitted electronically

No

Languages that may be used for submission

English

Award decision date (estimated)

8 September 2025

Award criteria

Name	Description	Type	Weighting
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%

Other information

Description of risks to contract performance

Please refer to Invitation to tender documents

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

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.

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

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

Region: UKK30 - Cornwall and Isles of Scilly

Organisation type: Public authority - sub-central government