Important

This procurement was <u>cancelled</u> 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 alignmen	t for the design	and build eleme	nts 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)

Submission

Enquiry deadline

14 August 2025, 11:59pm

Tender submission deadline

26	Augus	st 2025.	12:00p	m
	, lugu	31 2020	, 12.000	

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	Туре	Weighting
Quality Considerations	Sub Criteria: Understanding the brie 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		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	ty	pe
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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