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Planning

Gun Wharf Refurbishment Works

Medway Council

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-066341

Procurement identifier (OCID): ocds-h6vhtk-05cee9

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Scope

Description

Gun Wharf Refurbishment – Project Overview (Brief)

Gun Wharf, a Grade II listed building designed by Arup Associates and completed in 1978, presents a unique challenge: modernising a historically significant structure while preserving its architectural integrity. This refurbishment project seeks to enhance several key areas, including the entrance reception, canteen, restrooms, external social spaces, and car park. A central objective is to improve the spatial relationships within the building to foster a more cohesive and efficient working environment.

The initial driver for the refurbishment was the need to address Reinforced Autoclaved Aerated Concrete (RAAC) issues, ensuring the building's long-term structural integrity. While this issue is now being resolved, the project also presents an opportunity to deliver broader improvements.

A major focus is the proposed upgrade to mechanical and electrical (M&E) systems, aimed at enhancing the building's atmosphere, safety, and sustainability. Remaining fluorescent lighting will be replaced with energy-efficient LED fixtures, prioritising dedicated luminaires over less effective retrofit solutions. External lighting will be redesigned and upgraded, with feature lighting introduced in the reception and canteen

areas to create more welcoming and visually engaging spaces. Enhanced lighting controls will support flexible schemes and maximise energy savings.

This refurbishment represents a significant investment in Medway Council's civic infrastructure. By tackling essential maintenance, improving energy performance, and optimising the workspace, the project will ensure Gun Wharf remains a functional, sustainable, and welcoming public building for years to come.

The attached outline drawings provide an initial indication of the proposed refurbishment approach.

Anticipated Date:

- Issue Tender Documents 28th November 2025
- Appoint Contractor 20th April 2026
- Start on Site 18th May 2026
- Sectional Completion: Section 1 - 21st December 2026
- Sectional Completion: Section 2 - 24th September 2027

Section 1 includes completion of Level 5, Level 4, the north side of Level 3 (includes the Canteen and Council Chambers) and the reception area.

Exclusions / Assumptions

1. The programme is based on estimated costs as the full extent of the works have not been determined by the client and may be subject to design refinement and value engineering.
2. Design development between Stage 4A and Stage 4B is excluded from this programme.
3. The Programme is subject to change and redefining of priorities.

Anticipated Budget

Overall Contract Budget would be in the region for £15-£16 million

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<https://www.kentbusinessportal.org.uk/delta/viewNotice.html?noticeId=987843056>

Total value (estimated)

- £16,000,000 excluding VAT
- £19,200,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 18 May 2026 to 24 September 2027
- 1 year, 4 months, 7 days

Main procurement category

Works

CPV classifications

- 45213100 - Construction work for commercial buildings

Contract locations

- UKJ41 - Medway

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

28 November 2025

Enquiry deadline

23 January 2026, 5:00pm

Tender submission deadline

23 January 2026, 5:00pm

Submission address and any special instructions

<https://www.kentbusinessportal.org.uk/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

20 April 2026

Procedure

Procedure type

Open procedure

Contracting authority

Medway Council

- Public Procurement Organisation Number: PWYH-3898-LDQR

Medway Council Gun Wharf, Dock Road

Chatham

ME4 4TR

United Kingdom

Contact name: Nigel Ford

Email: nigel.ford@medway.gov.uk

Region: UKJ41 - Medway

Organisation type: Public authority - sub-central government