

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/066616-2025>

Tender

LNI - 6151840 - Enniskillen Replacement Library - C000927LAA

Northern Ireland Library Authority - Libraries NI

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

Notice identifier: 2025/S 000-066616

Procurement identifier (OCID): ocids-h6vhtk-05a074

Published 20 October 2025, 10:48am

Changes to notice

This notice has been edited. The [previous version](#) is still available.

An Extension to the receipt Deadline has been granted and the Tender Return Date has been updated to 24/10/2025.

Scope

Reference

6151840

Description

Libraries NI wishes to redevelop the public library facilities in Enniskillen to better meet customer needs and deliver additional and enhanced services. The proposed new library will replace the existing building, built in 1978 and deemed no longer 'fit for purpose'. The new library will be in the existing location on Halls Lane, Enniskillen, County Fermanagh, BT74 7DR. The new library will seek to provide an energy-efficient, two storey building of c.1600msq which will facilitate independent access and use, comply with all current health and safety and fire regulations, achieve BREEAM 'Excellent' status and offer an open, inviting space which will make best use of its position overlooking the river. The project will include the removal of asbestos, demolition, additional site investigation and site clearance of the existing Enniskillen Library site prior to the full construction works required to deliver the new library facility, this will include but is not limited to mechanical and electrical services, achievement of BREEAM 'Excellent' and external and site development work. A full description of the Works is available in the ItP-Part B.

Total value (estimated)

- £4,300,000 excluding VAT
- £5,160,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 29 April 2026 to 24 October 2028
- 2 years, 5 months, 26 days

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work
- 45212310 - Construction work for buildings relating to exhibitions
- 45214000 - Construction work for buildings relating to education and research

Contract locations

- UKN - Northern Ireland

Submission

Enquiry deadline

24 October 2025, 3:00pm

Submission type

Requests to participate

Deadline for requests to participate

24 October 2025, 3:00pm

Submission address and any special instructions

<https://etendersni.gov.uk/epps>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

29 April 2026

Award criteria

Name	Description	Type	Weighting
Price	Price	Price	70%
Quality	Quality	Quality	20%
Social Value	Social Value	Quality	10%

Other information**Conflicts assessment prepared/revised**

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This is Participation Stage and is to provide the Authority with sufficient information to allow Suppliers to be shortlisted to proceed to the Tender Stage. Suppliers shortlisted from the Participation Stage process may be invited to the Tender Stage.

Contracting authority

Northern Ireland Library Authority - Libraries NI

- Public Procurement Organisation Number: PJDM-5737-VCLH

Lisburn City Library 23 Linenhall Street

Lisburn

BT28 1FJ

United Kingdom

Email: construc.info@Finance-ni.gov.uk

Region: UKN0E - Lisburn and Castlereagh

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

CPD - Construction Division

Summary of their role in this procurement: The Authority (Libraries NI) has appointed Construction & Procurement Delivery (CPD) as the CoPE to provide procurement advice and to administer this procurement competition on its behalf as a buyer.

- Public Procurement Organisation Number: PBPX-2845-LQQH

303 Airport Road West

BELFAST

BT3 9ED

United Kingdom

Email: construc.info@Finance-ni.gov.uk

Region: UKN06 - Belfast

Contact organisation

Contact [CPD - Construction Division](#) for any enquiries.