

RIDDEL'S WAREHOUSE PROJECT

EVALUATION CONSULTANT
INVITATION TO TENDER



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1. PURPOSE OF COMMISSION

- 1.1 Hearth Historic Buildings Trust (HHBT) is seeking to select a specialist Evaluation Consultant to undertake the evaluation of the project to restore the historic Riddel's Ironmongery Warehouse which is supported by The National Heritage Lottery Fund.

The scope of the commission is indicated at Section 7.0

2. INTRODUCTION

- 2.1 Hearth Historic Buildings Trust (HHBT) wishes to appoint an Evaluation Consultant for the Riddel's Warehouse Project to repair and redevelop the Grade B+ listed Victorian warehouse, Belfast.
- 2.2 The appointment will run for RIBA Stages 0-6 inclusive, with a break point after Stage 3, pending the outcome of The National Lottery Heritage Fund delivery funding application estimated to be submitted in Q1 2025. Progress to Stages 4-6 is entirely dependent on securing a Delivery Stage grant.
- 2.3 The Evaluation Consultant will be expected to work in collaboration with the client.
- 2.4 Other specialists expected to be appointed directly by HHBT include an Integrate Consultant Team (ICT) lead by Conservation Architect, consultants to provide Interpretation and Exhibition Consultancy and a Community Engagement Officer has been appointed. It will be essential for the successful tenderer to work with these consultants to align the work of all.

- 2.5 **Deadline for Queries:** 10th May 2024 at noon.
Submission Deadline: Wednesday 24th May 2024 at noon.

1. ABOUT THE CLIENT

- 1.1 Hearth Historic Buildings Trust's mission is to rescue and restore historic buildings at risk for the enjoyment and benefit of all.
- 1.2 Hearth was established in 1972 by the National Trust and the Ulster Architectural Heritage Society with a view to rescuing modest historic buildings that were under threat. It is the longest established and most active building preservation trust in Northern Ireland and has restored some forty houses and a variety of larger buildings that now house restaurants, a theatre and community facilities.
- 1.3 Almost all were derelict and at risk of demolition when acquired by Hearth, but many are now well-known landmarks in cities, towns and villages across Northern Ireland. They include Portrush Town Hall, restored in 2005, and Sion Mills Stables, restored in 2015.

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2. BACKGROUND TO RIDDEL'S WAREHOUSE

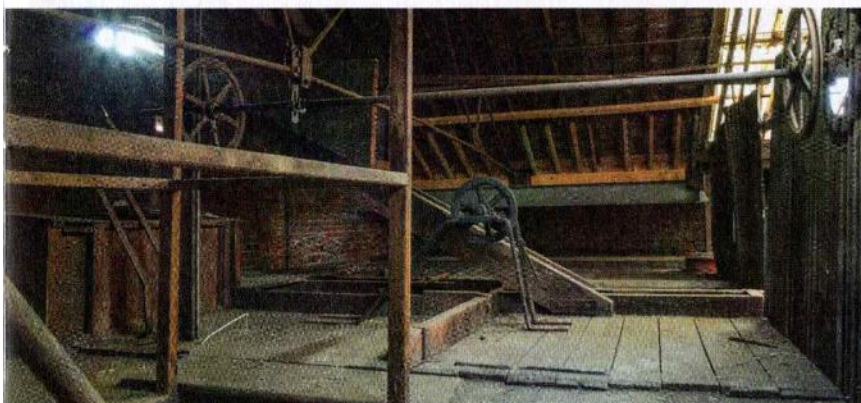
- 2.1 One of the most remarkable survivals from industrial 19th century Belfast is the four-storey ironmongery warehouse built for John Riddel and Co in 1867 to the designs of Thomas Jackson and Sons.
- 2.2 The historic building, at 87-91 Ann Street, Belfast was listed at Grade B+ on 03.05.1989. Listed Building Reference HB26/50/050.
- 2.3 Behind its lively polychromatic facade is a unique atrium with five storeys of galleries supported by cast iron columns and heavy timber beams arranged around three sides of a glass roofed courtyard.
- 2.4 When it was in use it was regarded as a conventional working space and, whilst no photographs exist of it in operation, it is an extraordinary survival which has changed little since the days when Riddel's imported ironmongery from England and Scotland, and served retail ironmongers in Belfast and further afield. Domestic customers were served from other Riddel's premises in Donegall Place and Fountain Street, with the Ann Street premises catering mainly for agricultural customers.
- 2.5 The Ann Street warehouse operated until 1973 when a series of firebomb attacks (none causing major damage to the building) and the difficulty of operating within the security barriers then around the city centre forced them to move elsewhere. The building lay empty for several years until acquired by the Police Service, who used part of the rear of the building but otherwise simply mothballed it. Most of the building still carries the patina of many years of daily use as an ironmongery warehouse.
- 2.6 Hearth has been able to acquire the building thanks to a loan from Ulster Garden Villages and has carried out holding repairs to prevent further deterioration.

- 2.7 The building has no mains services but with the installation of a temporary generator is made available for meanwhile uses and has hosted over eighty events by theatre companies, artists, musicians, film companies and others.
- 2.8 A site location plan is included as Annex 1.



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3. HEARTH'S VISION

- 3.1 The descriptive paragraphs below are provided to outline Hearth's vision for the project, and to inform the work to be undertaken as part of this commission.
- 3.2 In developing the project, the consultant team should keep to the fore that Hearth desire to preserve the fundamental character of the building. Whilst the front elevation represents an imposing and well considered exercise in street frontage, the offices behind and the galleried warehouse are robustly constructed industrial working elements. These latter two elements exhibit the inevitable marks of use accumulated over time, and which are a physical palimpsest of the building in occupation.
- 3.3 Whether it is the worn floor boarding at the turns in the timber stair, the oxidised rust on the cast iron columns, or the quality of filtered light cast into the galleries from the central atrium it is these elements, amongst others, which are a record of the building in use and which infuse it with unique character.
- 3.4 Thus, it is important that any works of preservation, restoration, or alteration and addition do not alter, or gentrify, the essential 'feel' of the interior spaces. (Whilst acknowledging the need for the incorporation of appropriate current and future building constructional, working, safety and fire standards.)

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4. ABOUT THE PROJECT

The project aims for Riddel's Warehouse are as follows;

- 4.1 **Returning the warehouse to active use:** The comprehensive repair and conservation of the vacant Grade B+ Ironmongery warehouse, to create a flexible performance venue with exhibition space and heritage interpretation, with rehearsal space, and co-working offices and creative lets. Designed in a way to enable the interior space to be used for other flexible uses such as indoor markets and events.
- 4.2 **Develop adjoining site:** Investigate the feasibility of full or partial utilisation of the adjoining site (also in HHBT ownership) to supplement and complement the warehouse building.
- 4.3 **To help tackle the climate emergency through use of sustainable techniques and technology throughout:** We want to make a statement of our commitment to environmental sustainability through this project. As an integral part of the design process, we wish to explore well considered retrofit solutions and innovative green energy opportunities.
- 4.4 **Create a café space:** Providing opportunities for leisure and socialisation for building occupants, commuters and visitors. Café surplus revenue will be earmarked to support project legacy whilst creating ongoing employment opportunities and other revenue opportunities, such as events and potentially weddings.
- 4.5 **Tell the story:** To widen access to the story of the industries that built Victorian Belfast. Heritage interpretation/exhibition spaces within the warehouse and online will help bring this to life.
- 4.6 **The Warehouse is integrated with the Lagan Waterfront:** Ensuring the warehouse is accessible as an integral element of the Lagan Waterfront and its communities.
- 4.7 **To build a sense of community affinity and attachment:** Undertake a programme of education, activity and outreach associated with the project, intended to create an ongoing link with the local community. The long-term legacy of this project should be a sense of 'ownership' among local people. A Community Engagement Officer will be appointed separately to develop this in more detail.
- 4.8 **To encourage creative activity:** To support those working in the creative industries by providing performance and exhibition spaces, high quality co-working offices, meeting spaces and creative lets. This is also intended to create synergies by accommodating creatives and artisans within the space.
- 4.9 **To develop audiences:** To provide opportunities to deepen engagement with local communities and young people. The Community Engagement Officer will develop this in more detail.
- 4.10 **To improve access:** To take proactive steps to engage new and diverse audiences, removing physical and cultural barriers to access.

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5. OUTLINE SCOPE OF COMMISSION

- 5.1 This is an open tender process. We are inviting you to submit a tender which demonstrates your approach to evaluation specific to the Riddel's Warehouse Project. Please also provide examples of work relevant to this type of project which should include work on other National Lottery Heritage Fund projects as well as a minimum of two references.
- 5.2 Shortlisting will be carried out by a panel made up of Hearth committee members and will be based on your response as outlined above.
- 5.3 Hearth seeks the appointment of an Evaluation Consultant, to undertake a sequence of studies for:
- 5.3.1 **Set up and administer evaluation procedures:** (RIBA 1-3) Work with the Client to set up a strategy and tools to evaluate the ongoing project.
 - 5.3.2 **Monitoring:** (RIBA 1-3) Work with the Community Engagement Officer and provide guidance on tools and data collection.
 - 5.3.3 **Reporting:** (RIBA Stage 4-6) Provide written reports to the client demonstrating the evaluation methods, present evidence-based data analysis (qualitative and quantitative) and outcomes. Report on the successes and failures of the project and why. Provide clear conclusions and recommendations to help enable stakeholders to identify and apply any lessons learned. An interim report is expected to be provided at the end of the development phase and to be agreed with the client.

6. PARTICULARS OF APPOINTMENT

6.1 The Employer

The employer, under the terms of this appointment is Hearth Historic Buildings Trust (HHBT).

6.2 Employers Point of Contact

The Employers' representative is Mari McKee who can be contacted at mari@hearthni.org.uk, or by telephone on 07442 840829.

6.3 Payment Terms

The stated fee constitutes a fixed price for the works and is not to be varied without the expression written agreement of the client. The fee to provide the services indicated, is to include all reasonable expenses and disbursements. Payment is as per standard contract terms, as set forth in the letter of engagement.

7. TENDER ASSESSMENT

7.1 Tender responses will be evaluated on the basis of both **quality and price (40:60)** to establish that which offers the best value for money for HHBT. Assessment details are included in the table in section 14.11.

7.2 The price should be presented to show a breakdown of the services proposed and attaching timescales. Abnormally low costs will be subject to scrutiny and may be rejected.

7.3 Combination of the team, experience and references and price scores will give a total out of 100 marks. The highest combined mark will be the preferred appointee, provided the total score is 70 or above. *Tenders failing to reach this mark will not be considered further.*

7.4 The Employer (HHBT) reserves the right not to proceed to award a commission. No reason needs to be given and no costs are recoverable by tenderers.

7.5 Assessment Panel

7.6 The panel is expected to comprise:

- HHBT committee members

7.7 HHBT reserves the right to amend the composition of the assessment panel and will inform the competitors accordingly in writing or via email.

7.8 The Client does not bind itself to accept the lowest or any quotation. Late, or incomplete submissions may be rejected at the Client's sole discretion. The quotation is to be kept open for acceptance for a period of not less than 16 weeks.

7.9 Tender Evaluation Scoring

The quality will be scored on the basis of the scoring below:

Assessment	Score	Interpretation
Unacceptable	0	No response or unacceptable information provided.
Very Poor	1	Falls significantly short of requirements and expectations.
Poor	2	Fails to meet several key requirements and expectations.
Below Average	3	Meets only some require elements and expectations but is lacking in many areas.
Fair	4	Meets basic requirements but has significant room for improvement.
Average	5	Meets most requirements and expectations but could be improved.
Above Average	6	Generally good, meets most requirements, and exceeds some expectations.
Good	7	Exceeds requirements and meets most expectations, with room for minor improvement.
Very Good	8	Exceeds requirements and consistently exceeds expectations.
Excellent	9	Exceptional performance that consistently exceeds all expectations.
Outstanding	10	Exemplary performance that far exceeds all requirements and expectations.

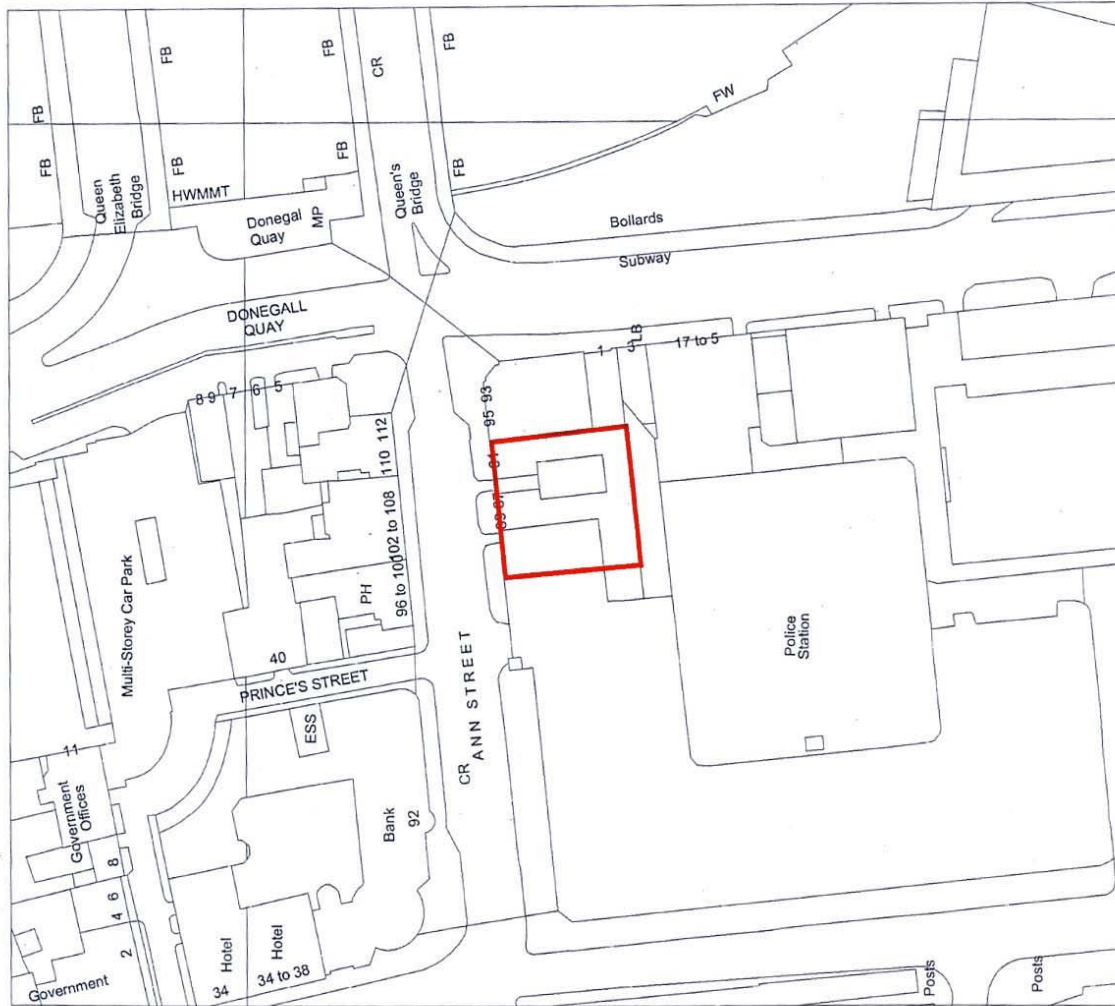
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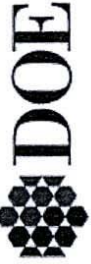
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ANNEXES

ANNEX 1 Site Location Plan



Search Reference: CUJ2014/05548	 The Property Service County Buildings 15 East Bridge Street ENNISKILLEN BT74 7BW	Scale: 1: 1250
Map Sheet Reference: 13013SE2		Date: 19-Mar-2014
Property Address: RIDDELS BUILDING 87-91, ANN STREET BELFAST BT1 4EH	<p>This material is Crown Copyright and is reproduced with the permissions of Land & Property Services under delegated authority from the Controller of Her Majesty's Stationery Office, © Crown Copyright and database right 2010. NIMA No. EMOU 206.1</p>	

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ANNEX 2 IMAGES

