1. **Introduction**

Tilbury on the Thames Trust (TTT) wishes to appoint a Main Contractor with experience in the repair and conversion of listed buildings, to manage and undertake Back on Track, the project to repair and reconfigure the Grade II\* listed Tilbury Riverside Station.

This project is slated to commence August 2025, with an anticipated construction period of one year. The projected contract value is anticipated to be in the region of £3.6m.

The project has been made possible with the generous support of the National Lottery Heritage Fund, and the Towns Fund.

1. **‘Back on Track’ – The Project**

‘Back on Track’ is the project undertaken by Tilbury on the Thames Trust to repair and celebrate the Grade II\* Tilbury Riverside Station which forms part of the historic port and cruise Terminal located on the Thames Estuary. The project is funded by the National Heritage Lottery Fund, and the Towns Fund.

The Riverside Station (which closed to rail traffic in 1992) will sit at the heart of a reinvigorated river front, with a new event & community spaces, ‘creative let’ workshops for local makers & entrepreneurs, along with improved landscaping, visitor facilities and café.

The project will also celebrate Tilbury’s unique heritage, both through a purpose-built exhibition space to be housed in the former ticket office, and through events, interpretation and community grant making. As the arrival point of the Empire Windrush, Tilbury will be central to national conversations about our multicultural identity as we approach the 75th and 80th anniversary of Windrush in 2023 and 2028.

1. **Principal Capital Works**

The principal works to be undertaken as part of the project are as follows;

* ***Repair of Railway Station Interior to provide event & community space***
* ***Repair of external masonry***
* ***Creation of new glazed openings to north elevation***
* ***Repair of doors, windows and original features***
* ***Reconfiguration of outdoor viewing area including restoration of glazed canopy to create new café space***
* ***Installation of new M&E systems, to include lighting, toilet upgrades, alarm upgrades, drainage, heating system & provision of new roof mounted PV array***
* ***Conversion of ticket office to create heritage interpretation/exhibition space:***
* ***Conversion of waiting rooms & offices to new ‘creative lets’ spaces***
* ***External Landscaping***

1. **The Client**

Tilbury on the Thames Trust (TTT) is a successful community organisation, with a board comprised of representatives from the Port of Tilbury, local business and local people. Their vision, approved in 2019 is:

*“By 2030, we will celebrate the restored Grade II\* Cruise Terminal and Railway Station complex, an architectural gateway on the Thames with cultural significance for trade, military and migration. We will safeguard the heritage for the future by working collaboratively with the Port of Tilbury, community and commercial users. Local people and partners will be part of our story through leisure and skills development opportunities that anchor the Cruise Terminal complex within our community, whilst positioning it as the fulcrum of the River Thames.”*

The client defines their mission as follows:

* To secure resources and work in partnership for the restoration and celebration of the Grade II\* Terminal complex
* To combine community and commercial uses to realise a fully utilised Grade II\* Terminal complex
* To support people into work through skills development opportunities and community activity
* To celebrate the global connections at the Cruise Terminal as a culturally significant part of the national story

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1. **Tilbury Riverside Station**

Designed by Sir Edward Cooper, Tilbury Riverside Railway station, along with its baggage hall, ticket office, and floating landing stage were completed in 1924. Owned by the Port of London Authority, the complex closed in 1990, but re-opened in 1995 for leisure cruise use.

The Riverside Station, including floating landing stage, Tilbury, Essex is listed at Grade II\* for its architectural interest, and because of its historical association with the arrival in 1948 of the SS Empire Windrush.

The Riverside Station closed to rail traffic in 1992.

Further details on the building can be found at the official list entry, number 1111547

The project will be undertaken within the confines of a busy commercial port, and there will be a requirement to liaise with port personnel, and coordinate works accordingly.

1. **The Project Team**

The client has appointed an experienced professional team to guide the project, which has been developed to RIBA Stage 3.

* Architects – Pringle Richards Sharratt
* Project Quantity Surveyors – Greenwood Projects
* Project Manager – Heritage Works
* Structural Engineers – Alan Baxter Associates
* M&E Consultants – SVM

1. **The Main Contractor**

We are looking for a main contractor who can demonstrate competence and experience in the repair and conversion of listed buildings at comparable value and scale.

The successful organisation will also be able to demonstrate an exemplary record of, and a commitment to the health and safety of its staff, project stakeholders and members of the public.

The port complex will be a challenging working environment, with significant operational constraints, and a requirement for exceptional site management and coordination.

Potential candidates should note that a project to undertake external works to the foreshore area adjacent, funded by the Towns Fund will be undertaken alongside Back on Track. This appointment will be made separately, though any potential contractor may be considered for both projects .

The client organisation, and the building both form an important part of the local community, and the project represents an opportunity for public engagement that we are keen to explore through education, events and outreach, which will be detailed at tender stage. Comparable experience of such engagement would be advantageous, and a commitment to engagement will be essential.

1. **Procurement**

The Main Contractor is to be appointed under a restricted procedure.

Initial expressions of interest should be submitted to [simon@hworks.co.uk](mailto:simon@hworks.co.uk) no later than midnight 20th January 2025. All expressions of interest received will be added to the procurement long list.

For the avoidance of doubt, a simple email confirming interest is adequate at this stage. There is no requirement to submit a formal submission, and no advantage to be gained by doing so.

Pre-Qualification Questionnaires (PQQ) intended to establish organisational and financial standing, along with technical capability will be issued to all long-listed candidates on 21st January 2025, with returns submitted within five weeks of issue.

Following review, no more than six contractors will be shortlisted. Invitations to tender will be issued on 14th April 2025, with a five week tender period for completion and return. Tenders will be assessed against price (40% of mark) and quality (60% of mark).

Following assessment, candidates may be asked to interview, following which the successful candidate will be appointed.

1. **Questions**

Any queries should be directed to the client’s representative Simon Butler via email -simon@hworks.co.uk