

Invitation to Tender - Specification



Warehouse refurbishment and site remediation for the Revive Furniture Recycling Project.

Proposals to be submitted by: 24 May 2024 at 17:00

Thank you for your interest in this tender.

In this document you'll find all the information you need to submit your proposal.

About us

We are BEC. We build extraordinary communities that make a difference for people, places and partners, creating lasting value and unlocking the potential in our local communities through sustainable and responsible action.

As regeneration experts, we use money from our property portfolio to attract inward investment for developments that deliver lasting social and economic change. Think of us as property managers and developers with a difference.

Company details

Energy Coast West Cumbria Ltd t/a BEC

Ingwell Hall, Ingwell Drive, Westlakes Science Park, Moor Row, Cumbria CA24 3JZ

Telephone: 01946 595 200

Email: info@discoverbec.com

Registered in England and Wales. Company registration number: 02234442

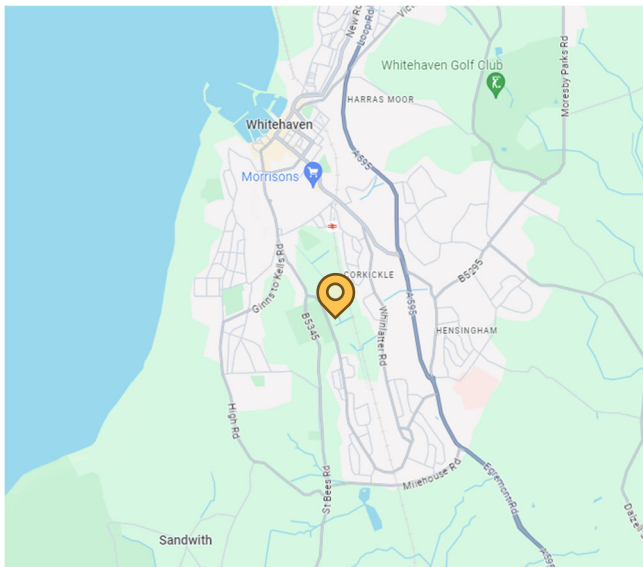
The opportunity

The Revive Furniture Recycling Facility is a grant funded initiative that will provide benefit to the local community, in particular vulnerable persons at risk of homelessness (such as those fleeing domestic abuse or care leavers). Revive will provide furniture packages and household goods at low/no cost to those individuals. The company will also create benefit by accepting furniture donations from the general public, local businesses and the local authority waste provider where these can be upcycled for resale or donation, diverting waste from landfill.

The Facility will also support skills development and job creation with the provision of training programmes and workshops on furniture repair, restoration, and upcycling.

Overall, our aim is that Revive has a positive social impact by promoting environmental consciousness, creating jobs, fostering community engagement, providing affordable options, facilitating education and supporting charitable initiatives.

We are looking for a Principal Contractor to undertake the refurbishment and remediation works of the former Focus Factory Site at Meadow Road.



Site address:

Unit 23 & 24
Meadow Road,
Industrial Estate,
Meadow Road, Mirehouse, Whitehaven, Cumbria
CA28 9HX

To arrange a site visit or for a copy of the site drawings and architectural plans contact Andrea Bird or Kian Graham on 01946 595 200 or email info@discoverbec.com.

If you're interested in tendering, have a read through the information below, check that you can provide us with what we're looking for (along with any related evidence) and impress us with your response.

Tender Specification

CDM Coordination and Health & Safety

Construction Phase Plan: Collaborate with the wider project team to develop and agree upon detailed design solutions. Prepare a comprehensive written construction phase plan that addresses risk management, scheduling, and resource allocation, Risk Assessments & Method Statements (RAMS). The Contractor confirms if the contract will be notifiable under CDM regulations and an F10 is completed by the Contractor if required.

Project Management: Plan, manage, monitor, and coordinate the entire construction phase to ensure project milestones are met while maintaining high safety standards. This includes close collaboration with the design team to ensure the construction phase aligns with design intent.

The Contractor will prepare a programme of works as part of the tender submission which estimates the time periods required for each element of the project.

Design Contributions: Provide input and manage aspects of project design that fall within the contractor's expertise, such as Mechanical, Electrical, and Plumbing (MEP) systems, cladding, rails and stairs, drainage, and security systems. Ensure designs are practical, cost-effective, and compliant with relevant standards and regulations.

Health and Safety Compliance: Maintain rigorous health and safety standards on site, adhering to British Standards and ensuring all activities are covered by suitable insurance. Implement measures to manage risks to workers, visitors, and the public.

Work Package Delivery: Oversee or directly manage specific work packages within the contract, such as fencing, plumbing, electrical installations, dry lining, cladding, curtain walls, windows and doors installation, decorating, signage, and the installation of bollards and traffic management systems.

Site Inductions and Information: Ensure all workers receive site-specific inductions and are provided with the correct information and training to perform their tasks safely and efficiently.

Site Security: Implement and maintain measures to prevent unauthorised access to the site, safeguarding equipment, materials, and workers.

Design Team Collaboration: Actively participate in ongoing design team meetings set up by the Client (BEC) to ensure construction activities are fully integrated with the design process, facilitating a smooth transition from design to construction.

Client Update: The Contractor will participate in a weekly meeting with the Client to discuss progress, Health & Safety, and any project risks. The timings & format of these catch ups are agreed at the pre – commencement meeting.

Compliance and Standards

British Standards: All construction activities and installations must comply with the relevant British Standards, ensuring quality and safety in building practices.

Insurance: Maintain comprehensive insurance policies to cover all aspects of the construction phase, including public liability, employer's liability, and contract works insurance.

Quality Assurance and Control

Quality Standards: Implement quality assurance and control measures to ensure all work packages meet or exceed project specifications and standards. Regular inspections and audits should be conducted to identify and rectify any deviations from the agreed quality levels.

Environmental Considerations

Sustainability: Adopt environmentally sustainable practices where possible, including waste management, recycling materials, and minimizing the carbon footprint of construction activities.

Communication and Reporting

Regular Updates: Provide regular updates to the BEC and project stakeholders on progress, challenges, and milestones. Maintain open and transparent communication to ensure any issues are promptly addressed.

Conclusion

Incorporating these detailed responsibilities and standards into the scope of works ensures that the Principal Contractor is fully aware of their obligations under the CDM regulations, and the expectations for health, safety, and project delivery. This comprehensive approach fosters a collaborative and efficient construction process, leading to a successful project completion.

1.0 Building Works

1.1 External Walls and Roof

Repair External Cladding: Address damaged and corroded external steel trapezoidal profile cladding at ground level.

Roof Sheeting: Inspect and repair roof sheeting as required.

Blockwork Repairs: Repair or rebuild damaged blockwork on the internal face of external walls.

Rooflights: Clean and repair rooflights if necessary.

Gutters and Rainwater Goods: Clean, repair, and re-decorate gutters and rainwater goods as needed.

External Cladding: Re-paint external cladding and apply graphics.

1.2 External Openings

Personnel Door Replacement: Remove personnel door on west elevation and replace with trapezoidal steel cladding and internal fair faced blockwork leaf.

Curtain Walling: Replace roller shutter with glazed metal framed curtain walling, including powered double entrance door.

Security Doors: Raise existing cladding rail, form new opening on south elevation, and install double flush steel security doors.

Vents and Openings: Make good redundant openings and form new openings for extract vents as required.

1.3 Internal Walls

Stud Partition Walls: Construct to infill openings and create new rooms.

1.4 Internal Floors

Mezzanine Extension: Extend mezzanine floor to form lid to new rooms, using plywood on timber joists.

Barrier Wall: Erect timber framed plywood barrier wall around open edge.

1.5 Access Ladder

Installation: Install retractable access ladder or ladder with lockable anti-climb shield.

1.6 Internal Openings

Doors and Screens: Install new internal doors and glazed screens, including architraves and trims.

1.7 Sanitaryware and Fittings

Accessible Toilet: Provide Doc M accessible toilet facilities.

Unisex Toilet: Install WC pan and whb.

Mirrors and Splashbacks: Included in both toilet areas.

Tea Point: Fit out with units, workbench, stainless steel sink, and drainer.

1.8 Service Installations

Lighting: Provide internal lighting to all areas, including emergency lighting.

Power: Install small power to all areas.

Alarm Systems: Include emergency alarm in accessible toilet, fire alarm, and security systems.

Heating and Ventilation: Install electrically powered heating and extract fans as required.

Drainage and Water Supplies: Implement above-ground waste drainage and hot/cold water supplies.

1.9 Decoration

Internal Finishes: Decorate internal blockwork, plasterboard walls, joinery, and apply floor paint as specified.

2.0 External Works

2.1 General Items

Removal of Structures: Remove redundant structures as identified.

2.2 Drainage

New Drainage: Install new below-ground drainage from facilities to existing manhole.

2.3 Hard Surfacing

Repairs and Markings: Repair existing concrete, apply line markings, and address tarmac areas.

Vegetation Removal: Clear vegetation and refurbish stoned surfacing areas.

2.4 Fencing and Bollards

Fencing Repairs and Replacement: Maintain and repair existing fencing, replace as necessary.

Safety Barriers: Install safety barriers and bollards at entrance areas.

2.5 External Lighting

Lighting Installation: Provide building-mounted external lighting for car park areas and building perimeter, including emergency lighting.

2.6 Water Supply

Potable Water: Ensure potable water supply to toilets and tea prep area.

How to apply and what to expect.

We invite you to submit a proposal outlining how you would approach this opportunity, this should be based on the content within this document and an overview of why you believe that together we could create an extraordinary partnership.

As a minimum, you should include the following: -

Who you are.	Tell us about your business and the team we'll be working with, their experience and what they will bring to the project.
How we know you can do it?	Tell us about recent, relevant clients and projects; you can include testimonials and contacts that would be willing to talk to us about your recent successes.
Are you insured?	You will need to evidence that you hold (or are willing to obtain) the following insurances: - <ul style="list-style-type: none"> Professional Indemnity - £5 million minimum.
What's your plan?	Explain to us how you'll deliver on the brief. We'd like to see a Programme of Works with clear timescales, milestones and deadlines in as much detail as you can provide.
How much will it cost us?	We'd like to see detailed cost estimates (net of VAT) broken down by phases or deliverables. Show us clearly how much we'll have to pay if we select you and any elements of risk/uncertainty.
How can we create an impact together?	As a social impact property developer, we work with partners that are invested in our local community and aim to create additional social value with our partnerships. Tell us how you create a bigger impact through the work you do and how this might be delivered as part of this tender.

If you have any questions on the invitation to tender, this should be email to info@discoverbec.com with the subject line: **Warehouse refurbishment and site remediation for the Revive Furniture Recycling Project.**

How will we score your submission?

Your proposal will be scored against the criteria below. As well as responding to what we think we need, you can highlight your knowledge and creativity. Think carefully about whether your support could benefit us in areas that we haven't even thought of yet. Be creative. Be innovative. Give us an extra incentive to work with you.

Criteria	Element	What are we looking for?	Weight (%)
1	Fit with BEC purpose	How does your company fit with our purpose, values, and behaviours? How can we create wider social value in West Cumbria through this partnership? We place huge importance on this. That's why it's top of the list; it's part of who we are and how we work.	15
2	Strategic approach	Have you considered all the points in the tender specification? Do we feel confident that you understand exactly what we're looking for and that you are able to deliver all the elements?	20
3	Methodology	What's your plan? Have you provided a detailed programme? How will you make sure you deliver to deadlines and keep to the budget? Have you convinced us you can work with us here in West Cumbria to make this happen?	10
4	Your track record	Have you blown us away with your achievements in this field and on similar projects? Have you convinced us you can deliver against this specification? Have you demonstrated you have the right people and skills to deliver? Have you delivered other similar initiatives in West Cumbria?	15
5	Price	Value for money is vital. Do we feel that you're offering us the expertise we need at a fair cost?	40
Bonus	What have we missed?	Have you added value with your response and shown us something we didn't think of?	10

If you would like to be considered, please submit your proposal as follows via email to info@discoverbec.com. By the deadline of **24 May 2024 at 17:00** with the subject line: **Warehouse refurbishment and site remediation for the Revive Furniture Recycling Project.**

Our Corporate Strategy

Purpose

"To **Build Extraordinary Communities** that make a difference for people, places and partners, creating value and unlocking the potential in our local communities through **sustainable** and **responsible** action."

Outcomes

These outcomes are the 'building blocks' that drive how we direct our activity and resources, they influence everything we do.

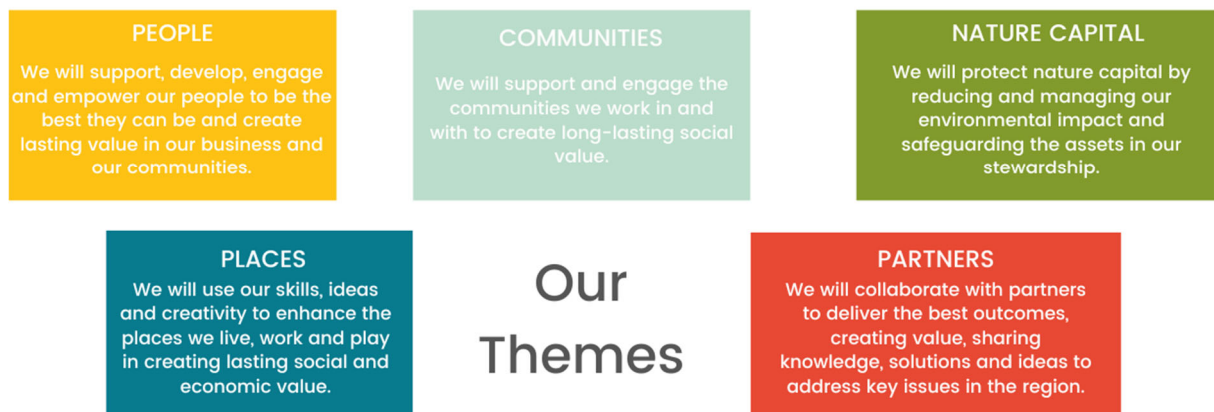
Develop distinctive destinations that stimulate a diverse local economy promoting enterprise and creating new employment opportunities.

Deliver better environmental outcomes that exceed our statutory obligations by embedding environmental considerations into all our activities.

Champion our local communities by engaging and collaborating to address key societal issues and generate long term social and economic value.

Exceed customer expectations by maintaining, safeguarding and modernising our assets to meet customer needs and wants now and in the future.

Deliver efficient and sustainable services investing in our people, our processes and our supply chain to improve our capacity and capability.



Our Values



Our Behaviours

<p>Working with integrity</p> <p>The only way to do business is the right way. We do the right thing for our reputation, the right thing for business and communities and the right thing for our employees and partners.</p>	<p>Responsible for our actions</p> <p>We take ownership of the situations we're involved in. We see things through and take responsibility for the result – good or bad. We don't blame others when things go wrong, we do our best to make things right.</p>	<p>Leadership- courage to shape a better future</p> <p>We are all leaders with the ability to transform and shape the future. We have the courage to shape a better future.</p>
<p>Being commercially astute</p> <p>We will have BECs best interest at heart in all business transactions. We will treat the business and its resources as if they were our own.</p>	<p>Environmentally responsible</p> <p>We are committed to delivering a greener, sustainable future. Consideration of the environment will be demonstrated in our individual actions.</p>	<p>Driven to make a difference</p> <p>We are serious about committing to and getting results by putting in the effort and working smart. We never settle for 'good enough'.</p>
<p>Partnering people and change</p> <p>We value partnering people – people who bring talent, expertise, energy and passion to our organisation.</p>		