

Part 2 – ITQ – Specification for Kettering Swimming Pool, London Rd. Kettering – Replacement Pool Water Heaters.

**SPECIFICATION FOR KETTERING SWIMMING POOL, LONDON RD. KETTERING –
REPLACEMENT POOL WATER HEATERS.**

PREAMBLE

General Requirements

Tenders are invited from Kettering Borough Council for Replacement Pool Water Heaters at Kettering Swimming Pool, London Road, Kettering, Northamptonshire. NN15 7QA.

Information, Costs and Expenses

Contractors are responsible for obtaining all information necessary for the preparation of their Quotation and all costs expenses and liabilities incurred in connection with the preparation and submission of a quotation.

Submission of Quotation

Your quotation should be submitted together with any Pricing Schedule and Supporting Information to: webprocurement@kettering.gov.uk

Further information and Queries

Please address any queries or requests for further information to:

webprocurement@kettering.gov.uk

Freedom of Information Act 2000:

- a. Information in relation to this tender may be made available on demand in accordance with the requirements of the Freedom of Information Act 2000.
- b. Contractors should state if any of the information supplied by them is confidential or commercially sensitive or should not be disclosed in response to a request for information under the Act. Contractors should state why they consider the information to be confidential or commercially sensitive. This will not guarantee that the information will not be disclosed but will be examined in the light of the exemptions provided in the Act.
- c. It is important to note that information may be commercially sensitive for a time (e.g. during a tender process) but afterwards it may not be. The timing of any request for information may be extremely important in determining whether information is exempt. However, contractors should note that no information is likely to be regarded as exempt forever.

OUTLINE SPECIFICATION

Location

Kettering Swimming Pool is located close to Kettering town centre next to a busy junction and a long stay car park at London Road, Kettering NN15 7QA and is managed by our leisure operator.

The Swimming Pool is part of a small complex that includes a reception area, gymnasium, changing rooms and offices associated with the buildings use.

Background

The Swimming Pool opened in 1984 with the last major works to the Swimming Pool Plant and equipment being undertaken approximately 15 years ago when the facility was expanded, the Pool area refurbished and re-tiled. In 2016 some minor works were undertaken around the Pool when the ceiling was repaired and lined without the pool being emptied.

There has been no major repair work to the Heating & Hot Water System for approximately seven years and is no longer working as originally intended.

Following a recent non-intrusive inspection of the Heating and Hot Water Systems it was found that:

1. HEATING BOILERS

The main Hoval heating boilers which provide a heat source for the Pool water, LTHW heating system & hot water were replaced in 2008. It was recommended that due to the corrosive atmosphere within the pool plant room the boilers are replaced with more efficient boilers as part of a system upgrade.

2. HEATING & CONTROLS FOR HOT WATER

The existing hot water systems primary heat source comes from the Hoval boilers supplying primary heating to the original hot water calorifier and the calorifier has a defective actuator meaning the hot water temperature has limited control. It was recommended that as the calorifier has reached the end of its useful life it should be replaced along with control valves, actuators and the existing hot water service pipework.

3. HEATING & CONTROLS FOR LTHW HEATING SYSTEM

The existing heating systems primary heat source comes from the Hoval boilers supplying heat to the existing radiators and pipework. The existing radiators are in poor condition and as are all the actuators and valves, there is no control of the heating system and has to be manually turned off during the summer. It was recommended the system is re-piped with new radiators and controls being installed.

4. ANCILLARY WORKS

The Showers should be replaced and a new Hot Water Heater installed to serve the Showers and Toilets. The existing Hoval Boilers, Radiators in Changing Rooms, the Heat Exchanger in the Plant Room and the Panel controlling the Heating, Hot Water and Ventilation system should be replaced by with an upgraded Control Panel for the Heating, Hot Water and Ventilation Systems that includes for remote control of the systems. The removal and proper disposal of the existing Hoval Boilers, redundant Pipework, Heat Exchange, Control Panels and associated fittings is part of the works.

Introduction and Outline of Works

The current Hoval Boilers are not as efficient as they were at the time of their installation and do not meet the latest standards.

The Controls, Valves and Pumps have not been replaced for a considerable number of years with some parts being the subject of temporary repairs pending replacement.

Contractors should note that the evaluation of the contract is predominately based Quality as it is essential that the Swimming Pool is closed for the minimum time if there is a failure of any of the parts in the Heating and Hot Water system and it becomes in-operational.

Core Works

Installation of Hot Water system and ancillary works as part of an exercise to undertake all repairs and updates to the Swimming Pool including works to the Plant Room and to the Ventilation system that have recently been completed.

It is intended to improve the Hot Water system at the Swimming Pool by:

1. Replacing the existing Boilers with new meeting all current standards that are more efficient and environmentally friendly than the existing Boilers.
2. Replace all the Controls, Pumps and Valves that are required to enable the Heating to operate efficiently.
3. Replacing any corroded pipework with new standard size readily available pipework.
4. Establishing a schedule of the Boilers, parts, fittings, controls, pumps and valves that form part of the Hot Water Systems and all the parts used to undertake this contract
5. Establishing contact with a supplier who can readily undertake any repairs to and servicing of the Hot Water systems to return them to being fully operational as speedily as is possible in the event of a breakdown.

It is intended that the all the installations will be tidier than those existing, generally hidden from view and more efficient than those existing with:

1. All existing pipework whether surface mounted or not being removed and recycled.
2. The Replacement Water Heaters being of smaller size than those existing
3. The installation being tidier than the existing and more easy to maintain
4. Improved Control of all of the Heating, Hot Water and Ventilation systems.

NOTE:

All Contractors are advised to visit the site and study the proposed drawing before completing Part 4 “Quotation Response” form and ensure any queries regarding the works by 17th October 2020.

It is envisaged that there will be a minimum of disturbance to customers and staff at the Swimming Pool complex.

Contractors should indicate the intended sites for storage of materials when submitting their tender.

Contractors should indicate the measures that they will take and the time that they have allowed to undertake the works and how they will allow the complex to be used during the period for which they are likely to be on site.

Having started some of the works at the Swimming Pool Complex, it has been necessary to procure fixtures and fittings to allow the Gymnasium and Foyer to Open.

The installation of the Showers and Hot Water Heater is part of a separate contract.

The replacement Radiators and Pipework has been installed and extended to the Plant Room wall in preparation for the installation and connection to the Pool Water Heaters that are included in this Invitation to Quote.

Essential Pool Plantroom Equipment

1. Supply and Installation of replacement hot water generators – Minimum 300Kw capacity to supply Hot Water to heat the Swimming Pool via a new 250 Kw. Heat Exchanger and with enough capacity to heat the Changing rooms via the installed Convactor Radiators.
2. Supply and Installation of a High Efficiency 250 Kw Heat Exchanger to replace the existing.
3. Supply and Installation of High Efficiency Grundfos Magna circulation pumps.
4. Removal and proper disposal of the existing Boilers, redundant pipework, pumps, fittings and control panel.
5. Supply and installation of Motorised Valves and control equipment
6. Supply and Installation of a Main control panel – New BES control to deal with all aspects of heating, hot water & ventilation system via a Trend control unit.
7. Installation of a touch screen to enable the unit to be accessed from the Plant room or via a remote PC or smart phone allowing the site manager to monitor pool temperature, heating temperature and hot water systems.

Execution of Works and Access to the Works Area

It is anticipated that all the works to the Pool Heaters and associated Pipework will be undertaken as a continuous operation with the Pool not being available to the public for the shortest practicable time.

Contractors should note that the Pool can be open and unheated for an estimated 48 hrs.

Contractors should include the number of days when the Pool will not be available in their quotation.

Access for the work will be via the double doors to the rear of the swimming pool from Kettering Borough Council's London Road Car Park.

Spaces for the Contractors equipment and vehicles adjacent to the Plant Rooms entrance to the London Road car park will be reserved whilst the works are being undertaken.

Contractors can undertake works during the normal opening hours for the Gymnasium at the site:

Monday to Friday inclusive: 07:00 to 22:00

Saturday: 07:00 to 17:00

Sunday from 07:00 to 20:30

Contractors must ensure that the Swimming Pool and Changing Rooms are available for use over Bank Holiday periods:

Contractors will be able to work in the Plant Room alone outside Opening Hours following a request to do so being approved by Hazelwebb@kettering.gov.uk.

Responsibilities

The Public Services Team is responsible for the contract with Legacy Leisure who manage the complex for Kettering Borough Council and for these works being executed.

Use of Site

The Swimming Pool Complex is used by occasional and regular users including Schools, Local Clubs, Local Specialist Groups and private hire.

Any bookings for use outside the normal opening hours are made at least 14 working days in advance and the successful contractor will be given 10 days' notice of any of these bookings.

It is essential that the works are arranged in a manner that does not allow the public to access the work areas from the public car park or areas within the swimming pool complex.

It is essential that the amount of time that the Pool is not available for use is minimised and it is not anticipated that any request to work outside opening hours will be refused. Contractors should indicate their working hours and the time that the Pool will be closed in their quotation return.

It is essential that the works area/s are secured when work is not being undertaken particularly overnight and at weekends to prevent any person/s having access to the site area.