

Fleet Air Arm Museum (Environmental sustainability and environmental resilience of Cobham Hall) - Design & Build PIN

1.0 Overview

1.1 The Fleet Air Arm Museum (FAAM) is part of the National Museum of the Royal Navy and houses the historic Naval aircraft element of the NMRN Collection. The reserve collection storage building (Cobham Hall) is situated at Yeovilton, Somerset, on a site positioned opposite the main Museum site and having its own access. It does not require any specific MOD approved access or security controlling other than through Communication with Fleet Air Arm Museum staff.

1.2 Cobham Hall was constructed in 1999 and represents a very high quality (at the time) state of the art, climatically controlled museum storage building. The store is a steel portal frame structure (approx. size 100m X 60m), with block walls with metal sheet cladding. Internally there is a large open storage area, mezzanine with supporting steelwork and further Office and storage rooms. The roof structure is of the type common in the year of construction 1999 with the insulation values required at the time, being a steel portal frame building with transverse purlins set at 1500mm centres supporting composite panels. This has been over-skinned since construction (estimated in 2005).

1.3 In March 2021 a comprehensive survey was commissioned by the surveyors 'Gleeds' which identified and costed a significant backlog of maintenance, making proposals for priority of works. At Cobham Hall the priority identified was work required to ensure the building remains watertight – provision of new finish coatings to roofing panels works, and replacement of rainwater goods, etc.

1.4 Since the survey, the priority has further increased to urgent as it is evident that Cobham Hall is vulnerable to extreme weather events. In May 2023, following a thunder-storm Cobham Hall suffered a significant flood with over 15,000 litres of water entering the building. The FAAM Team initiated the Emergency Salvage Plan and with their good work fortunately no collections were damaged. This has highlighted that new rainwater management measures are essential.

2.0 Scope of Work

2.1 This project will focus on works to Cobham Hall which will benefit the wider FAAM site. We have launched this PIN to highlight the provisional scope of these works, to gauge interest from contractors and to further refine the overall specification.

2.2 The project will appoint a single prime contractor on a 'Design and Build' contract to work with the NMRN Conservation Team and local FAAM Operation and Facilities Team, to design and install a package of works:

- a) Provision of a new roof coating across whole roof elevation and end panels of Cobham Hall. To include Delcote architectural coating system incorporating Seamsil to the edges and lap ends.
- b) Provision of new rainwater management system (rainwater goods).
- c) Installation of Photovoltaic (PV) Solar Panels to 30% of Cobham Hall south-west roof elevation (the maximum given roof loading data), with associated battery storage, estimated at 440 panels providing 176kWp
- d) Installation of additional ground-level PV array to north-west of Cobham Hall, estimated at 200 panels providing 132 kWp
- e) Installation of energy-efficient light-fittings throughout Cobham Hall.

2.3 *These requirements may change in scope so this is currently indicative of at the time of writing. The Museum is not willing to split the scope of work into 'lots', but contractors can appoint sub-contractors to complete some elements of the work.*

3.0 Tender Process

3.1 Once the PIN period has ended the NMRN will post an Invitation to Tender (ITT), this will contain final specification and details on the full tender process. This will be published in such places as 'Contracts Finder' but will also be notified to any contractor declaring interest as part of this PIN.

3.2 An indicative timeline can be seen as below: -

Completion date:	Milestone
w/c 03/07/2023	Issue Prior Information Notice
w/c 07/08/2023	Design & Build ITT issued
w/c 18/09/2023	Contractor Appointed.
w/c 16/10/2023	Contractor Mobilise to Site – Fabrication, Install, Phased Commissioning & Handover
w/c 26/02/2024	Project completion

3.3 It is absolutely imperative, and a condition of our project funding, that all works are complete and invoiced prior to the 26th February 2024.

3.4 In compliance with CDM regulations, The Tenderer will act as Lead Designer and Principle Contractor for the project.

4.0 How to Apply?

4.1 Suppliers interested in participating should register their interest by Midday of 30th July 2023, during this time we can engage in dialogue with interested suppliers. Experience working in Historic/Heritage settings would be preferred for suppliers applying.

4.2 Please send an email expressing your interest to marc.farrance@nmrn.org.uk, please ensure to also copy in tenders@nmrn.org.uk

5.0 Supporting Information Available on Request

- Fleet Air Arm Museum & Cobham Hall: Energy Usage profiles, 2021/22- 2022/23.
- Cobham Hall: Site and Building Plans.
- 'Gleed's Survey, 2021 of Cobham Hall: Includes Condition Photographs'.
- Cobham Hall Floods, May 2023: Photographs.
- Solar Scoping Assessment Proposals.