



Schedule 2 – Requirements Specification

TCA 3-7-1662 Contract for Aberdovey/Tywyn Coastguard Rescue Station Fit Out Works

1. The Works

- 1.1 You are invited to submit a tender for the works outlined on the spreadsheet titled Appendix A– Schedule of Works.
- 1.2 The site at Aberdyfi (Aberdovey English variant spelling) is a critical part of the Coastguard Rescue Service within this part of the UK. The team is quite isolated with its flank teams being 1 hour in either direction, separated by large estuaries with inland bridging points. The team based on site in addition to being a Search & Water Safety/Rescue team are also a specialised mud rescue team. The site is located within one of the most popular tourist destinations in South Snowdonia.

The identified potential new site would also be an identified operations hub due to proximity to both northern and southern teams, having a large indoor storeroom for equipment and a rear carpark for secure storage of Area equipment such as the Operational support Vehicle, Full Time Officer response vehicles and Area backup flood & rope trailers.

As a training venue it will be central to Area 14 and provide a suitable venue for a variety of training courses including new entry courses, mud rescue, casualty care and missing person searching. This training hub will enhance factoring in the recent restructure of Area 14 which included the addition of three more Coastguard Rescue Teams to the north and the redistribution of Full Time Officers within the Area.

1.3 Proposed works:

Full refurbishment of the Former Fire Station, Frankwell Street, Tywyn, LL36 9LW.

Main project activities include:

- Upgrade works as detailed in the HTC Feasibility Report dated August 2023.
- Increase rear garage door opening.
- Supply and fit new electric roller shutter door to rear of building.
- Create an opening between the front office and the main hall.
- New opening complete with door between the main hall and store.
- Relocate kitchen to the front of the building (existing office)
- Remodel existing kitchen and WC to provide wet room with WC and separate WC.
- Supply and fit suspended ceiling to lower the height in the main garage area.
- Supply and fit intruder detection system.
- New fitted kitchen
- Make good and decorate throughout, including Flowcrete in the garage/store areas. Carpet tiles in the training room and office and vinyl in the kitchen, WC and shower.

- 1.4 The Contractor will take on Design responsibility for the works, acting as Principal Designer and as the Principal Contractor – (Construction Design & Management Regulations 2015) - and should provide for compliance with and provision of necessary resources.
- 1.5 **Quality of Workmanship.** All works should be completed to a high standard, fit for purpose and in accordance with current British Standards, industry best practice and relevant Regulations for each work element. All electrical work is to be undertaken by a National Inspection Council for Electrical Installation Contracting (NICEIC) or equivalently accredited electrical engineer.
- 1.6 The contractor is to pay the necessary fees to all associated sub consultants, i.e., building control, data installation, local authority planning etc.
- 1.7 A viewing day for tenderers to visit site is expected to take place **Monday 12th February 2024**. Visit to site can be arranged using the Messaging system on the Jaggaer Portal; timeslots will be allocated on a first-come-first-served basis. The first slot is anticipated to be 9am.
- 1.8 **General Specification.** All items listed on the Works Schedule are to include all sundry items required to fully complete their installation. All items are to be installed in accordance with manufacturer's guidelines. All disturbed surfaces must be made

good with any penetrations through fire wall compartments being made good with temporarily during the works and completed with a permanent approved solution affording the same fire rating as the compartment.

- 1.9 **Health and Safety.** The works to be undertaken under the full remit of the Construction (Design and Management) (CDM) Regulations 2015. At this stage we do not anticipate that the project will be notifiable.
- 1.10 **Handover.** The contractor is to provide a handover file for the property, including copies of all Electrical Safety Test Certificates, maintenance/servicing information, building control certification, etc.

2. Pricing

- 2.1 Recommendations from the Tenderer for any additional works, not already included in the price, would be greatly appreciated, with separate quotes as optional extras.
- 2.2 The Tenderer should also submit the completed Works Schedule to refurbish the Former Fire Station, Frankwell Street, Tywyn, LL36 9LW.

3. Guarantee

- 3.1 We regard warranties as a key component of achieving overall best value for money. Full details of any warranties on the tendered equipment are required, including the period of cover.

4. Delivery

- 4.1 The MCA requires works to commence as soon as possible after contract award. Tenderers should state in their tender their lead time for commencing work and the expected time on site for completion of all works and handover to the MCA.

5. Payment

- 5.1 Payment shall be made upon completion of all works subject to the receipt of a valid and correctly submitted invoice. The MCA pays undisputed invoices 30 days in arrears.

6. Sustainability

- 6.1 The MCA is committed to sustainable procurement. This means making the necessary decisions to protect our environment and to operate its procurement activity in an economically, socially, and environmentally responsible way.

Tenderers should indicate ways in which their organisation promotes and practices sustainable development and how this can impact on this contract.

6.2 Consideration should be taken to account for the following areas:

Origin and recycled/recyclable content of materials

- Tenderers should detail the quantities used and recycle content of the product.
- Recyclability of product once it has reached its end of life.
- Type of paints and coverings used.

Transport mode selected for freight

- Tenderers should detail options to identify and promote measures to reduce emissions during transport of goods. Including rail freight or low emission/fuel efficient heavy goods vehicles

6.3 More information on the environmental consideration can be found at:

<https://www.gov.uk/government/policies/making-sustainable-development-a-part-of-all-government-policy-and-operations>

<https://www.gov.uk/government/collections/sustainable-procurement-the-government-buying-standards-gbs>