

Tender for Repair and Refurbishment of Phoenix Hall, Sunderland rev 1

Background:

Phoenix Hall is a unique grade I listed building located within the Old Sunderland Conservation Area, the latter included in Historic England's Heritage at Risk Register. Phoenix Hall is the oldest purpose-built masonic hall still in use by Freemason's anywhere in the country. The building was constructed in 1783-1785 by John Bonner of Phoenix lodge to replace their previous hall and consisted of a rectangular lodge room (or temple), with a small room to either side under a sloping roof (known as the east and west pents). The building has been extended and altered throughout its history, principally in phases carried out in 1890 and 1923. However, the lodge room has been little changed and is a remarkable survival.



Introduction:

The building is owned by the Queen Street Heritage Trust and continues to be used by the masons of Phoenix Lodge and a number of other masonic lodges.

The property is within the Sunderland Historic High Streets Heritage Action Zone (HAZ), a partnership initiative between Historic England, Sunderland City Council and local partners aimed at reviving Sunderland City Centre's Historic High Streets and surrounding environs. Phoenix Hall is one of the most important buildings within the HAZ and identified as a key repair project in the initiative's Delivery Plan.

The project seeks to undertake the essential repairs to bring the building back into a good state of repair to ensure the significant interior of the Temple is fully protected, and to improve its current embattled appearance.

The project is to be partially funded by the Queen Street Heritage Trust, and the successful tender will inform a grant application to Historic England for Urgent Repair Works and the commission of the works will be subject to funding being granted.



Main temple space



Basement below temple floor

Location:

Phoenix Hall, Queen Street, Sunderland, SR1 2HT.

Description of the Works:

The works include the repair of roof slates, and the re-slating of the southern roof face of the Temple, however there is an option to re-slate the entire Temple roof – subject to funding. In addition, the rainwater goods are to be repaired and adjusted with improvements to the rainwater drainage, areas of the external walls are to be repointed, the windows are to have the bars removed, some windows will be repaired and others where they are beyond repair will be replaced. Internally the Temple floor is to be strengthened, and this will include the replacement of the existing lino patterned floor.

Timescale:

The works are subject to listed building consent, which we expect at the end of July and to funding being granted (the grant application process will run alongside the LBC application). Therefore, if funding is granted, we anticipate commencement in August 2021.

It is anticipated the tender assessment will be undertaken within two weeks of the tender return. The successful contractor will be informed following the tender assessment, however this may need to be adjusted to suit grant application processes. The successful contractor will be expected to attend a pre-contract meeting within one week of notification.

It is hoped that the building will be in operation during the works, however it is recognised the temple will be out of operation for some part of the works.

Tender Documents:

The tender documents will be issued digitally upon request. To receive copies of the tender documents please contact tristan@doonanarchitects.co.uk

- A copy of drawings 1355.E01, 1355.P01, P02 & P03
- A copy of the Form of Tender
- A copy of the Schedule of Works
- A copy of the Specification
- A copy of the Preliminaries

Access:

Access to the Hall for inspection can be made by arrangement with:-

- Client – Dave Dorward d.dorward1@yahoo.com
- Architect - Tristan Spicer of Doonan Architects Ltd tristan@doonanarchitects.co.uk

Tender Return:

Please complete the Form of Tender and the Contractor Competency Form, and fully price the Schedule of Works and return to the following address no later than **12:00 noon on Monday 28th June 2021**. Tenders should be returned in an envelope marked 'Phoenix Hall 1355'. Tender returns by Email are also acceptable to Tristan@doonanarchitects.co.uk

Doonan Architects Ltd, 16 Hallstile Bank, Hexham, Northumberland, NE46 3PQ

Please ensure the Competency Form is fully completed and any requested documents are included with your tender, including the reference for undertaking similar works to a listed building.

The tenders will be assessed on a 40% price and 60% quality which will be assessed based upon the contractor's competency form, i.e. previous examples of work, methodology, experience, health and safety and reference together with availability and project timescale.

We look forward to receiving your tender. If you require any further information please do not hesitate to contact Tristan Spicer (tristan@doonanarchitects.co.uk 01434 601020).