SPECIFICATION FOR DESBOROUGH LEISURE CENTRE, IRONWOOD AVENUE, DESBOROUGH – REPAIRS TO SPORTS HALL FLOOR AND ANCILLARY WORKS.

PREAMBLE

General Requirements

Tenders are invited from Kettering Borough Council for Repairing the Sports Hall Floor and Ancillary Works at Desborough Leisure Centre, Ironwood Avenue, Desborough Northamptonshire. NN14 2JJ.

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:

1. Information in relation to this tender may be made available on demand in accordance with the requirements of the Freedom of Information Act 2000.
2. 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.
3. 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, contactors should note that no information is likely to be regarded as exempt forever.

OUTLINE SPECIFICATION

Location

Desborough Leisure Centre is located off Ironwood Avenue in Desborough at the end of a cul de sac. There is a skateboard area close to the centre with open spaces and Pitches in the surrounding land. The facility is owned by Kettering Borough Council and is managed by the Council’s leisure operator.

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

Background

The Leisure Centre opened in 2013 and approximately 4 years ago it was noticed that there were some depressions in the Sports Hall Flooring with cracks being found in the surrounding doorways and storage rooms.

Approximately 5 years ago work was undertaken to repair cracks in the access corridor which appear to have been caused by settlement or poor and incorrect compaction of the Floor Screed.

The Sports Hall Floor deformation has been carefully observed and has gradually worsened over the last 3 years but with no extension in the length or area of the deformations.

Flooring experts and Engineers have visited the site and the Flooring has not failed but with an increase in the depth of the deformation/s work is now required to repair the damaged areas of the flooring.

There is an Underfloor Heating system that had not been working properly for several years and was either turned off or switched to the Maximum which may have caused some Thermal shock damage to the floor.

Records show that the Contractor responsible for the Leisure Centres construction went into Liquidation before all of the identified remedial works were completed and it is likely that the Sports Hall Floor Screed was not installed in accordance with the specification.

Following a recent non-intrusive inspection of the Flooring it was found that:

1. FLOORING

The contract specification for the Flooring included Gerflor Vinyl Flooring on Power Floated and well compacted sand / cement screed.

There is no evidence to suggest that the Vinyl in the Sports Hall was supplied by Gerflor or that the screed was Power Floated.

The sports hall floor is believed to be 2.0m wide Tarkett Omnisports Compact following a visit by a Tarkett representative and examining a partial roll of that material which was left on site.

1. FLOOR SCREED

The Screed beneath the Vinyl flooring may not have been allowed to fully dry before the covering was laid and may well have been hand finished with little or no compaction.

There is evidence that the floor screed has cracked but there is no evidence to indicate the Underfloor heating pipework.

1. UNDERFLOOR HEATING

The existing underfloor Heating has recently been repaired and serviced and as a result can be properly controlled with sudden changes in temperature and the potential for Thermal Cracking being virtually eliminated.

1. ANCILLARY WORKS

The storeroom doors catch the existing flooring and the doors need to be removed and trimmed to ensure that they do not catch the flooring in the future.

The floor screed is cracked just inside the stores and this requires repair and Threshold Strips installed to protect the edges of the flooring.

Introduction and Outline of Works

The current flooring was installed over 7 years ago and shows the usual signs of wear associated with its general purpose usage.

Core Works

It is intended that the Flooring is removed, the screed repaired and the damaged sections of flooring are replaced with new flooring being installed over the repaired sub-floor / screed.

It is anticipated that the works will include the following:

1. The careful removal of approximately 60m length of 2.0m wide Tarkett Omnisports Vinyl Flooring.
2. The Preparation of the edges of Flooring to allow the installation of new flooring where the existing has been removed.
3. The cleansing of all revealed surfaces and the removal of any loose sub-floor / screed material.
4. The repair of the Sub-floor / screed.
5. The sealing of all the surfaces in preparation for the installation of replacement flooring.
6. The installation of replacement flooring.
7. The removal, trimming and replacement of Storeroom doors.
8. The repair of Sub-floor / screed in storeroom doorways.
9. The installation of Threshold strips in storeroom doorways.
10. The proper disposal of all waste

NOTE:

All Contractors are advised to visit the site before completing Part 4 “Quotation Response” form and ensure any queries regarding the works by 26th October 2020.

It is envisaged that there will be a minimum of disturbance to customers and staff at the Leisure Centre.

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.

Execution of Works and Access to the Works Area

It is anticipated that all the works to the Sports Hall Floor and doorways will be undertaken as a continuous operation with the Leisure Centre being available to the public during the works.

Contractors should indicate if a Minimum of 50% of the Sports Hall is not available for use whilst the works are being undertaken.

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

Access for the work will be via the Fire Exit doors to the Sports Hall.

Spaces for the Contractors equipment and vehicles adjacent to the Sports Hall doors in the 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 Desborough Leisure Centre are available for use over Bank Holiday periods:

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

Responsibilities

The Pubic 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 Leisure Centre 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 Leisure Centre Complex.

It is essential that the amount of time that the Sports Hall 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 Sports Hall may not be available for use 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.