



RYDE TOWN COUNCIL

TENDERING DOCUMENTATION FOR ST THOMAS'S CHURCH, RYDE FOR NETWORK RYDE ELECTRICAL WORKS

Issue date: 30/05/2023

Return date:13/06/2023

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Background

RYDE TOWN COUNCIL

Ryde Town Council is a progressive, forward-thinking town council looking for opportunities to benefit and support the town's diverse community. Ryde Town Council provides a wide range of services to the town including: Running Ryde Marina, Community Events, Civic Events, Maintaining Public Facilities, Allotments, Skate park, Network Ryde.

Facilities, building and areas.

ST THOMAS' CHURCH – OVERVIEW

The building known as Ryde Heritage centre was formerly St Thomas' Church and is a Grade II listed building. It was built by Thomas Player in 1719 and rebuilt in 1827 by George Player in the rudimentary gothic style with tall windows and perpendicular tracery. The church was in use until 1959 as a place of worship when its doors were closed for the final time. Since that time it has been used as a Heritage Centre and for temporary exhibitions, but has remained empty for at least the last ten years. Ryde Town Council purchased the disused building in January 2021. Ryde Town Council owns the St Thomas Church building and land surrounding it on a Freehold basis

The site covers 1,066 m² (11,474 ft² just over a quarter of an acre) and the building has footprint of approximately 447 m² (4811 ft²). The building itself comprises the main area of worship with some original pews still in place. The main area on the ground floor covers approximately 340m² (3,659 ft²) and it currently has a derelict toilet area to the rear. In the main entrance hall to the church there are 2 stone staircases allowing access to the first floor galleries which run along both sides of the church measuring approx.185 m² (1,991 ft²).

Hand washing and toilet facilities are available on site.

Access to site will be during normal working hours 8.30 to 5pm. However, access at weekends and evening if required can be arranged.

The building will be secured overnight.

Vehicle access to main church doors for removal/delivery is available but parking in front of the church is limited.

General requirements

The Company tendering must be able to clearly demonstrate an expertise and proven track record in the area of installation electrical installation and working on listed and heritage buildings. Tenderers must supply full CV and details of their website and ideally several project reports from similar projects.

Contract duration

Installation first fix from Late July/August 2023

Second fix from December 2023

PREAMBLE

Ryde Town Council's Project Plan for St Thomas –

The new home for Network Ryde

The project's aim is to provide a safe, welcoming and inclusive space for young people where they feel comfortable and confident to be themselves. Network Ryde will strive to provide opportunities and, signposting to other agencies to all young people who access us.

Site Address.

St Thomas Church
St Thomas Street
Ryde
Isle of Wight
PO33 2JQ

THE ST THOMAS' CHURCH PROJECT FOR NETWORK RYDE- OVERVIEW

The project will convert the disused St Thomas's Church, located in the very centre of the seaside town of Ryde on the northeast coast of the Isle of Wight into a community hub for young people under the management of Network Ryde - Ryde Town Council's award-winning youth service.

It will offer support, advice, and guidance to all young people (11-18 years old), along with supplying a safe space offering a variety of different sessions with room for adaption and flexibility based on the needs and wants of the young people. Youth Workers and trained volunteers are on hand during sessions to provide advice, guidance and support. There will also be purpose built confidential rooms which can also be used by other agencies to see young people such as Children's Social Care, Youth Offending Team and CAMHS. These agencies currently use our space at Network Ryde when sessions are not running however it is not ideal due to the full glass frontage.

The plan is to provide a safe, warm, welcoming, and confidential space for young people to spend time with their friends and to meet new people. They will have washing and showering facilities and cooking facilities and the opportunity to learn in a purpose built and designed kitchen area. The centre will also offer managed entertainment including Xbox, Wii, iPads, PCs, book, arts & crafts and board games.

Please note the project is high profile, being funded via a Government agency and of great importance to Ryde and the community. Successful suppliers will be advised of press and PR opportunities and requirements.

Instruction, information and service level agreement

Tenders are sought by Ryde Town Council for the
ELECTRICAL SYSTEM
for **ST THOMAS CHURCH RYDE FOR NETWORK RYDE**

The tenderer **MUST** tender for all specifications listed below.

The tenderer shall be deemed to have satisfied itself before submitting its tender as to the accuracy and sufficiency of the rates and prices stated in their tender which shall (except in so far as is otherwise provided in the Contract) cover all the Contractor's obligations under the Contract and the Contractor shall be deemed to have obtained for itself all necessary information as to risks and any other circumstances which might reasonably influence or affect the Contractor's tender.

The contract will be awarded based on the most economically advantageous tender received. The assessment will be based on the following criteria:

- 70% on Price

- 20% on Qualitative Criteria
- 10% on Social Value

The qualitative criteria will be based on the additional information to be provided by the contractor as detailed in the Tender Submission contained within this document.

Ryde Town Council will consider track record of contractors that have provided previous satisfactory work for Ryde Town Council and will evaluate references for similar contracts.

It is to be noted that the Council is not bound to accept the lowest tender and if no tenders are received or if the assessment of the tenders of all tenders based on the above criteria are equal, then the Council may make such alternative arrangements for procuring the goods or services or executing the works as it thinks fit.

Once completed a signed copy of the form of tender document, a filled-out pricing schedule and any other additional information you think might help your tender should be returned in the enclosed envelope. The envelope shall not bear any distinguishing marks to identify the tenderer. Please remember to ensure the correct postage is used. Ryde Town Council cannot be held responsible for non-delivery. The sealed envelope can be hand delivered to the office during the normal RTC office hours.

The sealed tender must be returned to Ryde Town Council at the address given in the Form of Tender by: **12:00 midday 13/06/2023**

SECTION 1 – PROJECT OVERVIEW

The project works will employ a sympathetic conversion, restoration and some conservation of the building to meet the needs of Network Ryde into the 21st Century, while still retaining the heritage and history of the original building alongside that. Its stained glass windows will be fully restored and its plaques and memorials conserved but a new chapter will be written by the addition of new heating and lighting systems, a full rewire, modern fully accessible showers and toilets with washing and drying facilities.

A kitchen and recreation area, dedicated “pods” for meeting and private areas and a new front office facility. The existing pews will be utilised as high speed internet and computer access areas and a new purpose built kitchen area will allow teaching and children to both cook and learn how to cook. The current floor has two dropped aisles which need to be filled in so the floor is a flat surface for both mobility access and no longer a trip hazard.

The building ceiling will be insulated, with a new heating system, solar panels with a possible option for a battery system and low energy flexible lighting. The project

will also significantly improve the external image of the church and develop the surrounding area as a quiet and traffic free meeting and relaxation area for residents and visitors to the town. In addition, this space will also be available for dedicated fairs and external events. As such we considerate to be a unique combination of the old and the new and a rare opportunity to utilize and reuse an amazing space for the community for decades to come.

SECTION 2 – CONTRACT DATES

ST THOMAS CHURCH RYDE FOR NETWORK RYDE ELECTRICAL WORKS

If required a limited photographic package is available. However interested parties are strongly advised to arrange a site visit. Email clerk@rydetowncouncil.gov.uk.

Procurement timetable -

Activity	Deadline date & time
Publication of advert	30/05/2023
Closing date for submission of tenders	13/06/2023
Tender opening process	14/06/2023
Report to Council	20/06/2023
Notice of contract award	19/06/2023
Contract award date	19/06/2023
Contract start date	TBA – as soon as possible
Contract end date	TBA by tenderer but not later than December 2023
Ratification of decision at committee meeting	20/06/2023

SECTION 3 – CONTRACT SPECIFICATION

FOR ELECTRICAL WORKS.

Tender must include a work and method statement.

ST THOMAS CHURCH ELECTRICAL SPECIFICATION

NOTES

The church has a live three phase supply.

At the moment all electrics in the building have been disconnected for safety due to water ingress and a single builders supply board provided.

A new full labelled distribution board for all areas to current commercial regulations will be required.

It is intended that a system of up to 28 solar PV panels may be installed. All electric systems and distribution boxes to be compatible and compliant with PV system.

It is proposed that the PV system may be accompanied by a battery system. All electric systems and distribution boxes to be compatible and compliant with a PV battery system

1.1 Overview

St Thomas' Church is currently empty and in need of strip out and rewiring.

Ryde Town Council is looking to create a unique and flexible space to match the requirements of Network Ryde, its staff and children while retaining the feel and heritage of the 200-year-old church.

It is assumed that in most cases a full rewire must be undertaken as many of the areas proposed are new developments and much existing wiring on visual inspection has been shown to be damaged by significant water ingress over some years. This cabling can be stripped out as required.

It is possible that subject to testing the main 16mm armoured cable to the current bathroom area might be repurposed for the kitchen area.

We would expect all bidders to visit the premises and meet with the Project manager before submitting their bid.

The building is Grade II listed.

LBC and Planning Consents are now in place.

A full asbestos survey has been completed and is available to tenderers on request.

A full set of plans is attached.

Office plans are attached.

A Bathroom layout plan is attached.

There will be skip facilities on site.

A toilet and hand washing is available.

The site is locked overnight and entrance is via a locked HERAS fence enclosure.

There will be a full central squirrel cage scaffold with full upper platform to allow works to the ceiling area and roof space above. Contractors are advised that the roof space will require safety harness when working.

The project can be broken down into the following sections.

1.2 Work Packages

To be quoted as line items -

Area 1. Offices

The plan is to create a semi-open space office solution including four 'bubble' or 'pod' meeting rooms along with an individual front office for staff.

The 'pod offices' will be constructed as per the attached plans from stud wall and plaster board, skimmed and decorated.

These offices will require new wiring to allow for four off double sockets and dimmable low voltage LED down lighters in each switched from inside the office adjacent to the doors.

The two side offices require 4 off low voltage LED, the side 6 off low voltage LED.

Switching to be inside office doors.

Provision in each office for a switched spur for an 1kW ceramic plate heater, heaters to be supplied by others.

The front area of the church will form a new office with a new ceiling installed with 5 dimmable LED down low voltage lighters and six double sockets in mid wall mounted 'dado' trunking with USB charging sockets.

Provision for a switched spur for an 1kW ceramic plate heater.

AREA 2 – KITCHEN

There will be a spacious, open plan, accessible kitchen area.

The kitchen will be an aisle design as shown on the attached plans equipped with a large fridge, coffee machine, filtered water facility, two off induction hobs with two ovens, two off extractor hoods and a dish washer.

Eight double sockets on a ring main to be provided to central aisle and both kitchen end units.

(There is no gas to the kitchen area).

Overall the client has requested that a single master isolator switch be provided to disconnect the whole kitchen area with the exception of the fridge.

AREA 3 – BATHROOM

There will be a new wheel chair accessible bathroom area with laundry facilities as per the attached plan.

Lighting to bathroom to be eight off IP65 LED down lighters or similar.

Connection for an electric hand-dryer and two washer driers will be installed along with two extractor fans over shower areas.

Power for emergency exit signage x 2 (Over fire exit and bathroom entrance)

Emergency pull cord alarm to be provided for wheel chair accessible toilet

Fused spur for heated towel rail.

AREA 4 – LEISURE AREA and A/V and CLOCK

4.1 There will also be a leisure area with up to 15 seats next to the kitchen area.

The eight existing socket positions can be replaced with a new ring main using 8 double sockets, with USB charging sockets. These to be brass/antique faced.

4.2 There will be an electric screen mounted on the balcony to descend in front of the rear pod/office walls which will require a switchable circuit controlled from office number 2.

4.3 A power feed is required in the centre of the main room to allow a portable projection system to be powered located in a concealed floor hatch. HDMI and audio cabling to be provided back from this position to the central office number 2 behind the screen.

4.4 Audio cabling will be required from office number 2 for four SONOS speaker to a high level position in the upper room with two further to be located under the mid balcony on the ground floor.

4.5 A light and double socket circuit is required to the clock tower to power the clock.

AREA 5 – MAIN ROOM LIGHTING

5.1 KITCHEN – Four focused down lights to be provided overhead from the balcony area.

5.2 REST AREA - A low voltage tension wire lighting system full length has been proposed. Alternative suggestions welcomed.

5.3 GENERAL HIGH LEVEL – Two LED strip lights to each of the five trusses has been proposed along with five separately switched central globe lights, on pendants, mounted on each of the five trusses under the king post.

All lights powered and wired back to the switch area in office 2.

Alternative suggestions welcomed.

5.4 LED HIGH LEVEL EVENT LIGHTING – 10 off LED RGB 5m strip lights to be mounted on upper trusses powered and wired back to switch area in office 2 that will also allow colours to be selected.

5.5 LED LOW LEVEL EVENT LIGHTING – 2 OFF 10M LED RGB strips to be mounted on the underside of the balconies to each side, powered and wired back to switch area in office 2 that will also allow colours to be selected.

5.6 OFFICE CORRIDOR LIGHTING – four down lighter low voltage LEDs to each corridor switched from either end.

Emergency lights required to corridor exits and main entrance x 4. These to be non-maintained.

5.6 IT AREA LIGHTING - A low voltage tension wire lighting system full length has been proposed. Alternative suggestions welcomed.

5.7 ENTRANCE HALL and MEETING ROOM – Globe LED lights to be installed in both sides.

Globe LED Lighting required to upper staircase area both sides switched from bottom of stairs.

Emergency light feed over main entrance.

5.8 UPPER HERITAGE AREA. – Two double sockets and three LED down lighters to be installed on the first floor balcony.

Two Globe LED lights required to either side over the children's pew areas.

Emergency light feed over both exits from upper balcony.

AREA 6- EXTERNAL LIGHTING

Externally a front terrace/patio area will be created, with metal railings and the main gate reinstated. A new, innovative and flexible external lighting system is required.

6.1 A single RGB LED flood to illuminate the front of the building in a protected enclosure.

6.2 A second RGB flood mounted on the south face of the roof to illuminate the main tower from the south east side.

6.3 Two RGB floods in vandal proof secure enclosures to be mounted (and fed) at ground level to the south side to illuminate the south aspect of the church.

These floods all to be on timed/programmed circuits, controlled from the front office that also allows simple change in colour as required.

6.4 Three PIR controlled white LED security lights will be required. One to the NW corner of the building, another externally over the rear bathroom fire exit. Another PIR light to be mounted over the main entrance.

AREA 7 – ST THOMAS PARK EVENT CABLE

An electrical external cable is required to provide power points around the entire south side park/grave yard using armoured cable mounted above ground against the wall to provide 4 off each side (total 8) secure external waterproof double electrical sockets in vandal proof enclosures. This circuit to be fed from the church via separate control/breaker box switched independently of all other building electrics.

Any trenching across the graveyard required will be undertaken by others.

AREA 8 – HEATING SYSTEM

A new, innovative and flexible heating system will be required for all areas. This project is out for tender.

At this time a PC sum to cable these systems as directed is requested. This to comprise power cabling to the proposed plant room located under the north staircase adjacent to the meeting room and possibly up to four fans mounted in the roof.

AREA 9- ALARM SYSTEMS & CCTV

The fire alarm system to the main entrance will require a live feed.

The security alarm system to the main entrance will require a live feed.

A separate ITT will be issued for the building fire alarm system to bs5839-1 pt1 2017, for the building security alarm system and for the provision of an external CCTV system to cover front entrance, and both sides of the church (North and South) including fire escapes is required.

At this time a PC sum to cable these systems is requested.

AREA 9 – IT SYSTEM

The lower pew areas are to be utilised as IT areas for computer access – an innovative design solution is sought for these areas that does not damage or alter the existing pew structure – with one computer desk in each pew area.

Each pew will require two double sockets.

The site will have a Wight fibre installation within the power area under the south stairs. This unit will require its own socket.

2. Other Notes and Site Requirements.

2.1 All costs involved with ferry transport to be included if required.

2.2 All materials and consumable costs must be included. No additional expenses will be covered.

2.3 Supplier is responsible for all elements of H&S involved with their works while on site.

2.4 Supplier personnel will be required to wear high visibility jackets, hard hats and safety equipment as appropriate while on site.

2.5 Suppliers personnel will be required to sign in on a daily basis and make their presence known to the site manager.

2.6 Note the earliest start date is July 2023.

3. Quotation to include

3.1 Relevant experience / track record in this area.

3.2 The completed due diligence form.

3.3 Any additional relevant information.

SECTION 4 - HEALTH & SAFETY

The successful contractor will be required to supply all up to date and relevant risk assessments and safe working method statements before the contract commences.

An up-to-date risk assessment and method statement must be provided each year.

The method statement will consider the various risks within the works and set out clear methods for avoiding injury to operatives, the public or property.

SECTION 5 - INSURANCE AND COMPETENCY

Tenders must provide up to date and relevant insurances including £5 million public liability, driving licence and car insurances, fully qualified and licenced professional information including S.I.A (Security Industry Authority) licence holders and First Aid Trained.

SECTION 6 - OTHER GENERAL SPECIFICATIONS

Meetings

A pre-contract meeting will take place to organise all specification outlines. Ryde Town Council will also arrange annual contract meetings to enable both parties to discuss the contract.

Emergency meetings can be called at any time and contractors can also call meetings when they feel appropriate.

Signage

Tenderers will provide and put in place their own signage at all locations with their company, key out of hours information and logo. These locations will be organised with a Facilities Officer in the pre-contract meeting.

Point of contact

Contractors will report to the facilities team throughout the duration of the contract.

Site visits

The contractor is strongly advised to visit the locations listed and fully inform themselves as to the nature of the works asked of them.

Due Diligence

All contractors wishing to tender must complete a Due Diligence checklist to be considered for the contract.

Information databases

In the pre-contract meeting Ryde Town Council and the tenderer will work together to make a database for tenders to provide information on all security checks provided. Once organised the database will be made and tenders are to use the database to update with any information appropriate after each visual check, call out, health and safety issues, securing of sites, criminal damage, police calls and other relevant information.

The database will then get updated weekly by yourselves and sent to facilities@rydetowncouncil.gov.uk on the designated day to ensure both parties are aware of all relevant information.

SECTION 7 - FORM OF TENDER FOR THE ELECTRICAL WORKS AT ST THOMAS CHURCH RYDE FOR NETWORK RYDE

Town Hall Chambers,
10 Lind Street,
Ryde,
Isle of Wight,
PO33 2NQ

Tuesday, 30 May 2023

Dear Sirs,

I / we have read the specification & contract terms and having understood, by site visits or otherwise, the requirements & the contract.

We offer to deliver the **ELECTRICAL WORKS** stated in the specification above for the fixed price sum(s) of £..... (Including VAT) (in words) Per Annum for each option.

The above prices are detailed in the supporting quotation checklist section (APPENDIX 4) and in a personal business quotation submitted including as much detail as possible.

I/we understand that Ryde Town Council is not bound to accept the lowest or any tender received. It can also accept either or both of the above at its sole discretion.

I/we undertake, in the event of your acceptance of this tender, to execute a formal contract containing the terms & conditions of the tender.

I/we certify that this is a bona fide tender, intended to be competitive and that the amount has not been fixed or adjusted by any arrangement with any other person or organisation.

I/we undertake to keep this tender open for 6 months from the tender return date.

By signing this document, I/We have read and understand Ryde Town Councils Data Protection policy (APPENDIX 1).

Signature:.....

Position:.....

Being authorised to sign tenders on behalf of:.....

Name of Contractor:.....

Address:.....