

PQQ for Repair and Refurbishment of 170-175 High St West, Sunderland rev 3

Background:

170-175 High Street West consists of a highly significant group of 3 properties in a very prominent position on the edge of Sunderland City Centre and within the City Centre High Street West Investment Corridor. They include two listed buildings dating from the 1790s.

The construction of the terrace is locally highly significant as it represents the first phase of expansion away from the medieval heartland of the riverside area and out along the High Street, linking together Sunderland and Bishopwearmouth to form the genesis of the modern day city. Coupled with this, the original architectural form and style of the buildings conveys something of the status of this area during this early period.

When built, this Georgian terrace would have been the height of style and fashion, combining commercial premises on the ground floor with residential lodgings above providing prestigious accommodation for the financiers and brokers funding the industrial expansion of the region. Of particular significance is the association of No. 170/1 with the Backhouse Bank that was a founding partner in Barclays Bank. The original bank vault still exists in the basement as does the strong room constructed to the rear of the building.

The properties have been in a vacant and derelict state for many years and in their current condition presents a negative image at one of the main gateways into the City Centre. The buildings had been converted to bed sits in the late 1980's and for the past decade have been subject to anti-social behaviour where all copper has been stripped from the building and partition walls have been smashed through. The urgent works already undertaken included needle removal and debris clearance.

Introduction:

Tyne & Wear Building Preservation Trust wish to bring this terrace of 3 buildings back into use 170/1, 172/3 and 174/5. They were originally built as houses in late 1700's, with their ground floors converted to retail/office very early on.

170/1 (figure 1, on the left) is in best condition and has two front doors (hence the double number). 172/3 has a different layout as it was converted to a department store by removing the first floor and building back into garden (middle building figure 2), which created a large space. This is now considered critical to significance of the ensemble. 174/5 (figure 1 on the right) is not listed, but found to be as old as the other two, which are listed, and also has two front doors (one for shop and one for upper floors).

The three buildings are owned Freehold by the TWBPT. They were gifted by Sunderland City Council in February 2018. The aim for the buildings (not a legal obligation) is to bring them back into use, and develop them for cultural use. Since, the TWBPT have made the buildings safe / stable, and have received planning permission for its proposed restoration, which includes a music venue with ancillary

café and a record shop, and office/workshop space for cultural companies and artists. The Trust were seen as the 'last option' by the council, if this attempt fails then the buildings could probably be lost. Once restored however, the buildings are expected to be a really necessary and positive addition to the street and help the revitalisation of the area, e.g. by increased footfall, floor space brought back into use, and pride.

Funding is expected from two main sources to repair the external fabric of the building and then allow basic use to be brought back to the ground floor.

Location:

170-175 High St West Sunderland SR1 1UP



Description of the Works:

1. Demolition of the rear fire damaged zone of 172/3 High St West and the rear tower to 174/5 High St West.
2. Complete strip and re-roof of the three main buildings 170/1, 172/3 & 174/5 and restoration of chimneys.
3. Strip and re-roof the rear 2 storey offshoot to 172/173 High St West
4. New cast iron gutters to the front and rear elevation.
5. Re-roof the rear porch and ground floor offshoot to 170/171 High St West and erect a new roof over the vaulted structure in the garden.
6. Window repairs and shopfront replacement.
7. Break through between 172/3 & 174/5 at basement and ground floor.

8. Install toilets to basement of 172/3.
9. Install new beam and block floor to 172/3 and 174/5. Then lay underfloor heating and screed on top of the structure.
10. Erect new wall to rear of 172/3 and install gates to the rear lane.
11. Install fire alarm, emergency lighting and basic electrics system to ground floor rooms.

Timescale:

Works on the eligible repairs are likely to be able to be commenced in mid October 2019 and will continue into April 2020.

The Pre Qualification Questionnaire return is 12:00 noon 24th June 2019.

The PQQs will be assessed and it is anticipate the 5 or 6 highest scoring contractors will be invited to submit a tender price.

The Invitation to Tender will be issued on Friday 28th June 2019 (subject to approval of the tender package)

The return of the tender 12:00 noon Friday 19th July 2019.

It is anticipated the tender assessment will be undertaken within a month of the tender return. The preferred contractor will then be selected and the details require further approvals from Sunderland City Council prior to commencement. The successful contractor will be appointed in September 2019.



PQQ & ITT Documents:

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

- A copy of existing and proposed drawings – draft
- A link to photographs in drop box.

The ITT will include the following:-

- A copy of existing and proposed drawings
- A location Plan
- Form of Tender
- Preliminaries
- Bill of Quantities
- Specification

Access:

Access to the interior of the buildings for inspection is limited given its condition and security, but access will be available on Thursday 20th between 12:00 to 17:00 when the front doors will be opened up and unboarded. Please contact Martin Hulse to arrange a time slot.

- Client – Martin Hulse of the Tyne and Wear Building Preservation Trust
martin@twbpt.org.uk

There will another opportunity to visit the site during the ITT process, time date to be confirmed.

Tender Return:

Please complete the Contractor Competency Form with attachments to the following address no later than 12:00 noon on Monday 24th June 2019. PQQ responses should be returned in an envelope marked 'High St West PQQ 1104' to the address below. Email returns to Tristan@doonanarchitects.co.uk are also acceptable.

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

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

The returns will be assessed on quality, 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 programme. It is anticipated the top 5-6 highest score returns will be invited to submit a tender price. The final assessment of these tenders will be determined using the quality score given in the PQQ and the tender price, on the basis of 50% quality and 50% price.

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).

