

1. Introduction

Beckford's Tower Trust (BTT) seeks expressions of interest for a main contractor to manage the repair and conservation of Grade I listed Beckford's Tower in Bath, as part of the National Lottery Heritage Funded project, 'Our Tower'.

Construction is set to start in March 2023, with Practical Completion set for February 2024. The capital works budget is approximately £1m.

About us

The Beckford Tower Trust aim is to preserve and maintain for public benefit buildings, features and objects of historical and architectural interest relating to the life and work of William Beckford (1760-1844), in particular Beckford's Tower in Bath. In 1993 Bath Preservation Trust (BPT) became the sole Trustee of the Beckford Tower Trust. It aims to maintain the Tower and Museum collection as a public museum, and to educate the public in the life and work of William Beckford.

Bath Preservation Trust is an independent charity, based in Bath, Somerset, which exists to safeguard the historic character and amenities of the city, a UNESCO World Heritage Site, and its environs.

Originally founded in 1934 as a small pressure group, our first successful action was to fight off plans to pull down parts of the Georgian city, to make way for a new road. Since this victory, BPT has saved hundreds more listed buildings from demolition and has successfully confronted many similar threats to the city's architectural heritage.

Today BPT has approximately 1,400 subscribing members from the UK and overseas supporting its work. We also operate a number of museums within the City, The museum of Bath Architecture, Beckford's Tower, Number One Royal Crescent and the Herschel Museum of Astronomy.

2. Beckford's Tower

In 1826 William Beckford commissioned an extraordinary landscape - a garden between his Lansdown Crescent home and the retreat now known as Beckford's Tower, where he could escape from the city within the natural environment. Many features within this landscape are now lost or have become detached from each other, yet the Grade I Beckford's Tower, still stands above the UNESCO World Heritage Site of Bath, the only museum dedicated to William Beckford in the world.

Beckford's Tower is now almost 200 years old and stands in an exposed location above the city. Like many historic buildings, age, pollution, weather, and the challenges of climate change threaten the fabric of the structure. There is now an urgent for repair and conservation, particularly to address water ingress at high level within the belvedere & lantern. This despite a programme of works undertaken at the end of the last century.

The tower is Grade I listed, and set within Lansdown Cemetery, a closed burial ground and Grade II listed park and garden.

Beckford's Tower was added to the national 'Heritage At Risk' Register in October 2019.

3. 'Our Tower'

BTT will secure the long-term future of this nationally important building through the '*Our Tower*' project. This will address urgent repair and conservation needs, bring new parts of the tower into use, and upgrade services and visitor infrastructure. BTT will also use the project as an opportunity to develop the visitor experience, engage wider audiences and reconnect the Tower with its lost landscape, through new experiences, interpretation and access.

The total project cost of Our Tower is estimated at £3.9m, with a capital works element estimated at £1m.

The design team is in place, and is as follows;

- Architect & Lead Designer: Clive England, Thomas Ford & Partners
- Structural Engineer: Ed Morton, The Morton Partnership
- Principal Designer: Steve Hayes, Shore
- Project Quantity Surveyor: Chris Goucher, Stenning & co in partnership with Greenwood Projects Ltd.
- M&E Consultant, Oliver Fuller, QODA

The project will be conducted under the JCT Intermediate Contract 2016, with the architect acting as Contract Administrator.

4. Indicative Programme

Key dates for the project are as follows;

- Expressions of interest should be made by 4th November 2022
- A Pre-Qualification Questionnaire will be issued November 2022
- Shortlisted contractors will be invited to tender January 2023
- The successful Main Contractor will be appointed February 2023
- Commencement - March 2023
- Practical Completion - February 2024

5. Capital Works Requirement

Project works are focussed on Beckford's Tower, its surrounding landscape, and surviving architectural features within that landscape.

Primary areas of proposed works are as follows

- Resolution of complex & long-standing issues with rain water disposal primarily to the lantern & belvedere - gutters, sumps, joinery etc
- Masonry repairs to building envelope.
- Scaffolding
- Repair of external doors and windows
- Removal of modern windows, and blocking openings
- Reinstatement of original fenestration and associated decorative ironwork
- M&E works, including provision of new heating system
- Upgrade & repair of internal spaces
- Provision of decorative ironwork including gates and handrails
- Excavation, repair and presentation of grotto tunnel
- Construction of new grotto stairs
- New ironwork including gates and handrails
- External landscaping, including some demolition, fencing & 'soft' car parking.

BTT will be undertaking other works as part of the Our Tower project, including interpretation, and public engagement, and there will be a requirement to coordinate and engage with these activities.

6. About the Contractor

We will be looking for contractors with experience in the successful management and delivery of comparable building conservation projects, this to be demonstrated as follows;

- Managing conservation works on Listed Buildings, especially at Grade I & II*
- Conservation works at a comparable value
- CDM considerations, particularly managing risk with works at height
- Experience of managing National Lottery Heritage Fund projects
- Managing the Interface with Interpretation schemes
- Managing & meeting the expectations of a demanding client

7. Application Process

Prospective tenderers should first satisfy themselves that they fully meet the experience requirements set forth within section 6.

Expressions of Interest should be made no later than 5pm on 4th November 2022 via email to BPT's nominated point of contact, Capital Works Director Simon Butler - sbutler@bptrust.org.uk. This can be in short form, there is no expectation that additional detail and/or evidence should be provided at this stage.

A Pre-Qualification Questionnaire will be issued to all parties submitting an Expression of Interest.

Invitations to Tenders will be issued to a shortlist of four contractors, drawn from review of submitted PQQs. Tenders will be assessed against price and quality, with details of the assessment process included within the ITT.

The procurement timeline is included in section 4.

8. Queries

Any questions or queries relating to the project should be addressed to the employer's representative Simon Butler, by email - sbutler@bptrust.org.uk .