



Schedule 2 – Requirements Specification

TCA 3-7-1663 Contract for Montrose Coastguard Rescue Station Fit Out Works

1. The Works

- 1.1 You are invited to submit a tender for the works outlined on the spreadsheet attached as Appendix A to this document – Schedule of Works.
- 1.2 Montrose CRS has been on the Area 3 estates risk picture as a medium priority for some time due to ongoing coastal erosion which has heavily impacted the area. However, the requirement to prioritise this relocation has been compounded by the impacts of the recent Storm Babet. Following the storm, and prolonged heavy rainfall, significant parts of Montrose Promenade have collapsed leading to the closure of Triall Drive, Montrose which is the only access to and from Montrose CRS.

Montrose CRT are a busy Coastguard Rescue Team averaging 70 incidents per year over the last 5 years. There has been a discernible increase in the number of incident taskings over the past 3 years and this trend looks set to continue. The implementation of a mud rescue team at Dundee has also meant that the importance of this resource at Montrose to provide additional operational support is imperative.

Montrose CRS is sited centrally between two flank teams at Arbroath (25 miles) and Stonehaven (13 miles). Road networks between these respective flank stations are subject to closure (as indicated by the recent storm closures) and as such Montrose CRT are ideally placed to respond within their operational area.

Relocation to another premise within the footprint of Montrose would ensure operational response remains consistent.

1.3 Proposed works:

Fit out/refurbishment of industrial Unit 2, Brent Avenue, Montrose, DD10 9PB.

Main project activities include:

- Install timber stud partitioning, doors, windows and suspended ceiling to create the following rooms:

Training Room/Kitchen area
Office
Secure storeroom
Drying Room
Shower and changing room

- Electrical fit out including high level trickle chargers and EV point.
- Mechanical fit out including plumbing for kitchen, shower, washing machine and washdown/decontamination points, ventilation, and heating.
- Supply and fit new external door to side of building.
- Supply and fit fire detection system.
- Supply and fit intruder detection system.
- New fitted kitchen.
- Make good and decorate throughout, including Flowcrete floor finish in the garage/drying room and store. Carpet tiles in the training room and office and vinyl in the kitchen, WC and shower.

- 1.4 The Contractor will take on Design responsibility for the works, acting as Principal Designer and as the Principal Contractor – (Construction Design & Management Regulations 2015) - and should provide for compliance with and provision of necessary resources.
- 1.5 **Quality of Workmanship.** All works should be completed to a high standard, fit for purpose and in accordance with current British Standards, industry best practice and relevant Regulations for each work element. All electrical work is to be undertaken by a National Inspection Council for Electrical Installation Contracting (NICEIC) or equivalently accredited electrical engineer.
- 1.6 The contractor is to pay the necessary fees to all associated sub consultants, i.e., building control, data installation, local authority planning etc.
- 1.7 A viewing day for tenderers to visit site is expected to take place **Thursday 8th February 2024**. Visit to site can be arranged using the Messaging system on the Jaggaer Portal; timeslots will be allocated on a first-come-first-served basis. The first slot is anticipated to be 9am.

- 1.8 **General Specification.** All items listed on the Works Schedule are to include all sundry items required to fully complete their installation. All items are to be installed in accordance with manufacturer's guidelines. All disturbed surfaces must be made good with any penetrations through fire wall compartments being made good with temporarily during the works and completed with a permanent approved solution affording the same fire rating as the compartment.
- 1.9 **Health and Safety.** The works to be undertaken under the full remit of the Construction (Design and Management) (CDM) Regulations 2015. At this stage we do not anticipate that the project will be notifiable.
- 1.10 **Handover.** The contractor is to provide a handover file for the property, including copies of all Electrical Safety Test Certificates, maintenance/servicing information, building control certification, etc.

2. Pricing

- 2.1 Recommendations from the Tenderer for any additional works, not already included in the price, would be greatly appreciated, with separate quotes as optional extras.
- 2.2 The Tenderer should also submit the completed Works Schedule to fit out Unit 2, Brent Avenue, Montrose DD10 9PB.

3. Guarantee

- 3.1 We regard warranties as a key component of achieving overall best value for money. Full details of any warranties on the tendered equipment are required, including the period of cover.

4. Delivery

- 4.1 The MCA requires works to commence as soon as possible after contract award. Tenderers should state in their tender their lead time for commencing work and the expected time on site for completion of all works and handover to the MCA.

5. Payment

- 5.1 Payment shall be made upon completion of all works subject to the receipt of a valid and correctly submitted invoice. The MCA pays undisputed invoices 30 days in arrears.

6. Sustainability

6.1 The MCA is committed to sustainable procurement. This means making the necessary decisions to protect our environment and to operate its procurement activity in an economically, socially, and environmentally responsible way. Tenderers should indicate ways in which their organisation promotes and practices sustainable development and how this can impact on this contract.

6.2 Consideration should be taken to account for the following areas:

Origin and recycled/recyclable content of materials

- Tenderers should detail the quantities used and recycle content of the product.
- Recyclability of product once it has reached its end of life.
- Type of paints and coverings used.

Transport mode selected for freight

- Tenderers should detail options to identify and promote measures to reduce emissions during transport of goods. Including rail freight or low emission/fuel efficient heavy goods vehicles

6.3 More information on the environmental consideration can be found at:

<https://www.gov.uk/government/policies/making-sustainable-development-a-part-of-all-government-policy-and-operations>

<https://www.gov.uk/government/collections/sustainable-procurement-the-government-buying-standards-gbs>