

## **Tender for Repair and Refurbishment of All Saint's Church, Newcastle rev 3**

### **Background:**

All Saints' Church is a late 18th-century elliptical church in Lower Pilgrim Street, Newcastle upon Tyne, England, which replaced a medieval church on the same site. It is a Grade I listed building.

All Saints' Church consists of a Tower with spire with an overall height of 62m. There are two single storey wings to the east and west of the tower and a central portico to the south. To the north is an elliptical Nave, with a floor to ceiling height of 16m, which is topped with a conical slated roof. The nave as a gallery space around the north, south and west sides. To the east and west of the Nave are two slightly lower apses, one houses the altar and one houses the staircase.

The building was deconsecrated in the early 1960's. In the early 1980's some refurbishment works were undertaken, including the insertion of a floor into the west wing to create toilets with office to the first floor. The church has been used intermittently since, although over the last number of years it has not been in use.

### **Introduction:**

The Gateshead Presbyterian Church wish to bring this Grade I listed church back into use. The Church dates to the 1796.

The works are a mix of necessary repairs to keep the building in good order, along with upgrades necessary to make the building useable for a modern congregation.

The upgrades include significant improvements to the mechanical and electrical installations. The tender is to include the mechanical upgrades, which will need to be designed by your mechanical sub-contractors, as the layouts are indicative only. The electrical works to be included within the tender are focused around the toilet and office refurbishment.

There are a number specialist systems to be installed, i.e. lighting, CCTV, intruder alarms, fire alarm, emergency lighting, audio visual and secondary glazing. It is anticipated these works will run in parallel and it is expected the main contractor will liaise, coordinate and provide general attendance with these installers, but these specialists will be employed directly by the client.

In addition, elements of the works may be undertaken by some of the Church's parishioners and direct labour during the contract period.

It is likely there will be additional external works to be undertaken, such as resurfacing and creation of car parking at the south portico, the installation of a ramp and potential parking within the graveyard. This work may be negotiated with the appointed contractor. This additional work is not guaranteed, but is added to the contract such additional work will not be tied to the occupation date of the end of September and would could be completed after this date.

Funding is subject to a number of grants and donors. This includes Historic England, who may be funding grant eligible repair works, i.e. leadwork, stone repairs, window repairs and renewal of windows. Although a grant is being sought from Historic England please note the employer for the contract will be the Gateshead Presbyterian Church.

Given the uncertainty on the level of funding available and the potential for works to be carried out by the Church's direct labour the scale of the works proposed may be adjusted once firm tenders have been received.

The scale and scope of the works carried out by the Church's direct labour and volunteers will be agreed with the successful contractor prior to the signing of the building contract. The works may include the following works:-

- The stripping out of the existing toilet area.
- Decoration of the windows.
- Internal Decoration
- The installation of the underfloor heating pipework and manifolds
- The installation of the tiled floors
- The formation and installation of the ground floor toilet area.

**Location:**

All Saints Church, Pilgrim Street, Newcastle, NE1 6SF

**Description of the Works:**

The repair works include repair of the lead roof below the spire, repairs to the internal tie bars, masonry repairs to the spire and tower, concrete repairs to the internal floors to the tower, decoration of the windows to the tower, roof repairs to the nave, a new lead gutter, parapet and cornice to the Nave, a new lead capping to the two wings either side of the tower, stone repairs to the nave and side wings, the repair and replacement and decoration of windows throughout, the complete refurbishment of the toilet and office area, the decoration internally throughout, the formation of a new opening in the Nave wall, alterations to the central rail, new flooring to the Nave, Gallery, Vestry, Baptistry, adaptations to the Altar floor, repositioning of the fonts, the buildings work in connection with the mechanical and electrical installations, the mechanical installation and the partial electrical installations.

**Timescale:**

Works on the eligible repairs are likely to be able to be commenced in early August 2019, however there is potential for an earlier site possession and the commencement of works on the non-eligible work elements. Ideally the internal works and window installation need to be completed by the end of September 2019 as there is a conference at All Saints Church in early October 2019. The client recognises the short time scale and understands some of the works may not be completed, however it is hoped the internal works, i.e. the M & E installations, the refurbished toilet area, window repairs/renewal, new flooring and decoration will be largely completed by this date with external works being completed after this date.

It is anticipated the tender assessment will be undertaken within one week of the tender return. The successful contractor will be informed following the tender assessment, however this may need to be adjusted to suit grant application processes. The successful contractor will be expected to attend a pre-contract meeting within one week of notification.

**Tender Documents:**

The tender documents will be issued digitally upon request. To receive copies of the tender documents please contact [tristan@doonanarchitects.co.uk](mailto:tristan@doonanarchitects.co.uk)

- A copy of drawings 1195.E01-E03, P01-P17
- A location Plan
- A copy of the Form of Tender
- A copy of the Schedule of Works
- A copy of the Preliminaries

**Access:**

Access to the Church for inspection can be made by arrangement with:-

- Client – Bill Schweitzer [w.m.schweitzer@gmail.com](mailto:w.m.schweitzer@gmail.com)
- Project manager – Martin Hulse of the Tyne and Wear Building Preservation Trust [martin@twbpt.org.uk](mailto:martin@twbpt.org.uk)
- Architect - Tristan Spicer of Doonan Architects Ltd [tristan@doonanarchitects.co.uk](mailto:tristan@doonanarchitects.co.uk)

**Tender Return:**

Please complete the Form of Tender and the Contractor Competency Form, and fully price the Schedule of Works and return to the following address no later than 5:00pm noon on Thursday 30th May 2018. Tenders should be returned in an envelope marked 'All Saints Tender 1195'. Tender returns by Email are also acceptable to [Tristan@doonanarchitects.co.uk](mailto:Tristan@doonanarchitects.co.uk)

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

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

The tenders will be assessed on a 40% price and 60% quality which will be assessed 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 timescale.

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](mailto:tristan@doonanarchitects.co.uk) 01434 601020).