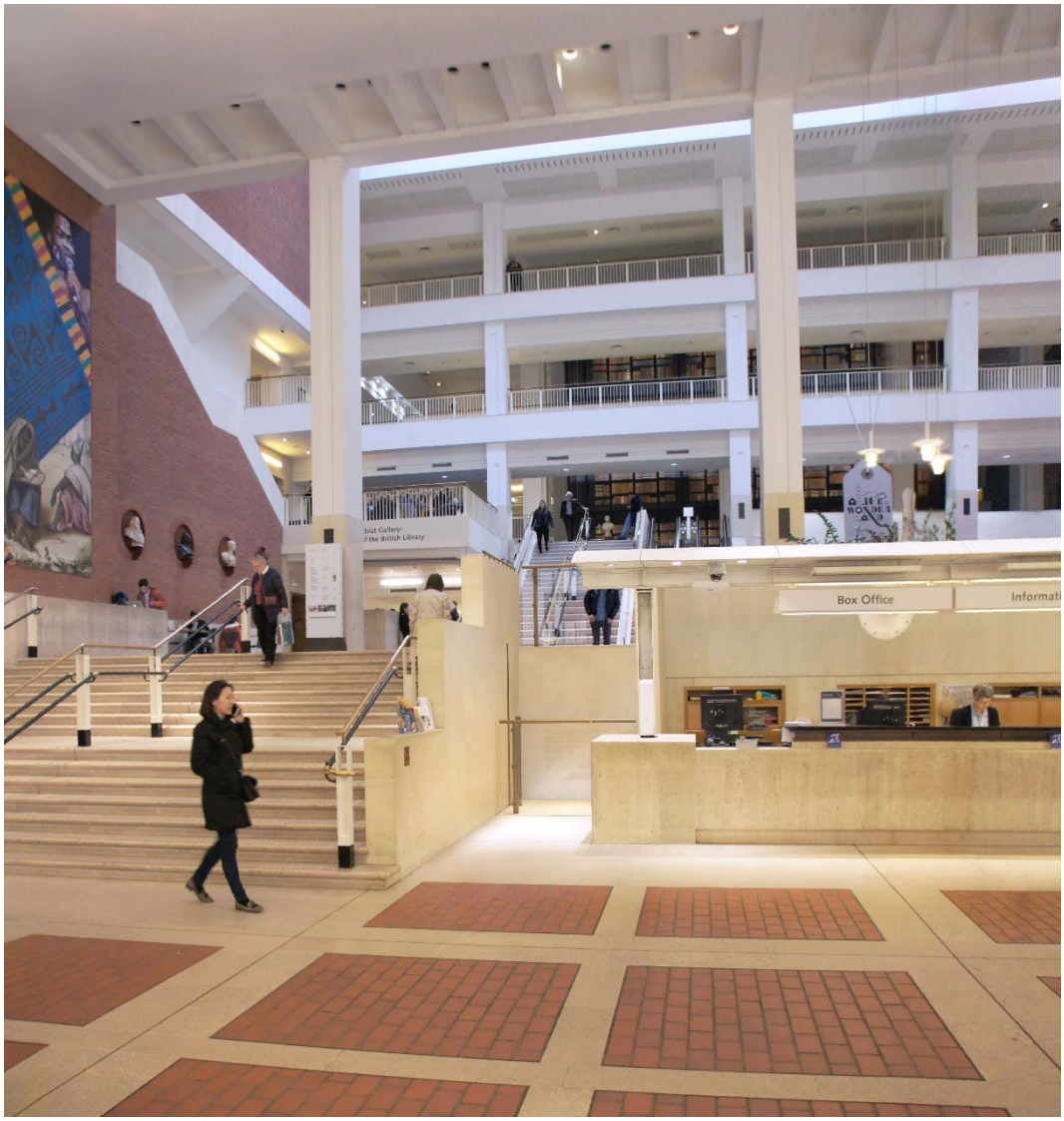
RKA

Rolfe Kentish Architect Ltd

British Library, St Pancras – Estates & Facilities

Front Entrance Hall Accessible Platform Lift

Pre-notice of Invitation to Tender –



Proposed platform lift - platform down

25 August 2023

This document and associated information gives advance notice of an invitation to Main Contractors to tender ITT for the installation of an accessible platform lift in the entrance hall of the British Library, St Pancras.

Site visits can be arranged with BL Estates and Facilities and the architect can be present. Please see covering email for contact details, as well as for any queries.

Please kindly confirm agreement to accept an invitation to tender (ITT) or otherwise by response to the covering email, ideally by Friday 15 September 2023, and no later than Friday 6 October 2023.

The budget estimate order of cost for the scope of work current at 1Q23 was £400,000 - ££500,000. This is inclusive of OHP and the specialist platform lift, and is exclusive of fees, VAT etc.

An outline draft programme v6 is attached at the back of this notice. It is anticipated that tender documents will be issued early in November with returns due mid-December 2023.

It is planned that as much of-site work and preparation will be done before work starts on site mid-spring 2024.

The standard form of contract for the works will be JCT IFC 2016 WCD with quantities. Drawings and specifications, including NBS and original, and bills of quantities will be provided.

The design team is:

Employer	British Library Board – Estates & Facilities
Architect	Rolfe Kentish Architect Ltd
Structural engineer	Price & Myers LLP
M&E services engineer	AGP Consultants Ltd
QS	Huntley Cartwright
Principal designer	Rolfe Kentish Architect Ltd
Lift consultant	Butler & Young Lift Consultants Ltd
Inclusive access consultant	David Bonnett Associates Ltd
Project manager	*To be appointed*
Contract administrator	*To be appointed*

The works include the careful installation of an accessible platform lift in the existing main entrance hall of the British Library, St Pancras, London. Existing reinforced concrete structure, stone cladding, metal and plasterwork, M&E services will require alteration.

The library will remain in normal operation during the works.

All works are to comply with BL requirements regarding access, storage, working hours, noise and vibration restrictions, method statements etc. See separate documents.

The contractor will verify existing and/or carry out all necessary investigations, opening-up, surveys, condition reports etc before starting work.

All dimensions and assumptions are approximate and are to be confirmed on site.

All visible new materials to match existing, including Travertine, Portland stone, Purbeck stone, brick pavers, quarter sawn American White Oak, unlacquered brass, white polyester powder coated mild steel, white painted fibrous plaster etc.

A site compound will be made available in the area to the back of the BL with vehicular access from the site entrance off Midland Road.

Very limited storage will be possible in the immediate site work areas on the Lower Ground, Ground and Upper Ground floors.

PLEASE SEE SUPPORTING INFORMATION IN THE FOLLOWING FOLDER

https://www.dropbox.com/sh/l0k99nifpxb2112/AAC5jF-GJYDD5wfNjHeRJGGGa?dl=0

Outline schedule of work

Read with design team sketches and drawings.

Temporary works

1.1 Protection

Provide robust physical protection to all finishes in and adjacent to and within working areas, as well as to agreed access routes to them, as necessary. This includes the balustrade and handrail to the main stair, all joinery etc and the canopy to the reception desk. All floors, walls, and ceilings.

1.2 Temporary reception desk

Build, offsite, temporary reception desk in painted MDF, general configuration to match existing.

Provide temporary wiring in three compartment trunking under counter.

Please see: Platform Lift_Worksite_Hoarding_Images_BL

1.3 Temporary screening

Build 2400 mm minimum high 18mm thick ply screens around working areas as indicated on the LG, including undercroft, GG, and UGF floor plans. Provide access doors as required with brush seals to all four edges. Provide dust proof lid to screened areas as necessary. UGF screen and lid will need to clear height of lift plus working height area.

A temporary handrail to the hoarding on the right hand side of the of the main stair will be required.

Screens between the LGF undercroft and all other areas are to be 2-hour fire-rated for stability, integrity and insulation.

1.4 M&E services

Isolate all M&E services to be affected by the works including power, data, telephones, coaxial, wireless, air ducts, hot and cold water pipes, sprinklers etc.

Provide temporary or permanent M&E services diversions as necessary. In particular LFG supply duct.

Please see: AGP Consultants Ltd: Reception_Lift_MandE_Scope-of-Works_2022-07-21

2 Strip out and demolition works

Please see: Architectural and Price & Myers structural sketches 30356 SK01-03 Mark up, and 30356-SK04 Rebar Mark up.

NB: The UGF pit in the slab for the gate will no longer be required. The gate pivot mechanism will be hung below the UGF slab.

2.1 Lower ground floor – Undercroft

2.1.1 Re-route 500x300mm air duct. DL4040-LGF-04D-3042-R. Re-size, provide access as necessary.

2.1.2 Re-route 400x150mm air duct, VCD, AP2 and AP4. DL4040-LGF-04D-3042-R. Re-size, provide access as necessary.

2.1.3 Re-route electrical services in conduit, including light fittings, detectors and alarms, as necessary.

2.1.4 Provide route and electrical supply and lift controls from lift controller to lift pit, including 2-hour fire rated for stability, integrity and insulation, and smoke, barrier at all wall penetrations.

2.2 Lower ground floor – Former telephone booth area

2.2.1 Carefully remove oak and Purbeck stone telephone booths and retain for reinstallation.

2.2.2 Remove any redundant M&E services.

2.2.3 Carefully remove local area of ceiling and light fittings etc adjacent to new platform lift opening and hand undamaged plaster ceiling tiles and fittings etc to BL.

2.2.4 Re-route all M&E services in affected ceiling void area.

2.2.5 Cut new opening in brickwork LGF to UGF opening in 216mm thick or more to allow installation of lift gate pivot mechanism to underside of UGF slab in existing Fletton brickwork wall. Leave alternate toothed staggered courses for bonding-in new work later.

2.3 Ground floor – Reception desk area

2.3.1 Carefully isolate, divert as necessary and remove M&E services in side reception desk, gate and rear counter, and ad hoc trunking etc on rear Travertine wall.

2.3.2 Carefully dismantle oak side counter, including panel at north side of travertine canopy plinth, oak gate, low oak partition and part of rear counter, to next appropriate joinery construction joint.

Retain gate, hinges, latch and gate posts for re-use.

Take up carpet and raised access floor under counter, gate and back counter, into working area, to east of new fin wall, as necessary. Hand remaining joinery to BL.

2.3.3 Carefully take down brass and glass leaflet rack on flank wall to stair and hand to BL for repair, refurbishment, and reinstatement by others elsewhere.

2.3.4 Carefully remove UGF brass handrail and supports. Hand to BL for reuse.

2.3.5 Remove travertine copings to north wall, in area of new platform lift and hand to BL.

Carefully take down travertine wall cladding to north wall. Retain good stone and hand to BL for reuse. Stone to be removed so that whole stones are removed up to the half-lap vertical joints to the east of the new flank wall to the lift shaft.

2.3.6 Remove travertine copings to stair flank wall and retain for reuse. Carefully take down travertine wall cladding to west wall, Retain good stone to and hand to BL for reuse. Stone to be removed so that whole stone slabs are removed up to the half-lap vertical joints to the south of the lift shaft.

2.3.7 Carefully remove Portland stone flooring to nearest joints outside area of new lift pit, retain for reuse. Take up bedding and screed, dispose of it.

2.3.8 Prop GF slab and edge beam off LGF slab, to structural engineer's details.

2.3.9 Cut shaft hole in 200mm thick solid RC GF slab, to structural engineer's details.

2.3.10 Cut away 225mm wide x 600mm high upstand edge beam to GF slab, as required to form lift shaft and landing entrance, to structural engineer's details.

2.4 Upper ground floor – circulation area at top of main stair

2.4.1 See removal of handrail and copings at 2.3.4, 5, and 6.

2.4.2 Carefully remove travertine cladding to the parapet up to the next vertical joints in the dado and skirting, and stair the parapet, away from lift shaft area, and sufficiently to allow for the cutting of the RC parapet upstand and slab edge to structural engineer's details.

2.4.3 Carefully take up flooring adjacent to lift landing entrance to allow cutting of slab under.

2.4.4 Cut away the 1025 mm high x 275 mm thick UGF RC parapet upstand down to UGF slab level.

2.4.5 Cut away the edge of the solid margin to the 400 mm thick UGF RC coffer slab to structural engineer's details. Make good reinforcement and concrete cover. Approximate size of made good notch 1810w x 395d x 400h mm.

3 New works

3.1 Lower ground floor – Undercroft

3.1.1 Build new 216 mm thick Fletton brick wall around platform lift pit. Brick wall to be dry packed to support GF slab over, while slab is temporarily propped. To structural engineer's details. Tooth new walling into south wall of former telephone booth area.

3.2 Lower ground floor - Former telephone booth area

3.2.1 Complete 216 mm thick brick returns at lift gate mechanism housing.

3.2.2 Install new Travertine wall dado lining and skirting to south wall of former telephone booth area.

3.3 Ground floor – Reception desk area

3.3.1 Construct new steel frame to support Travertine cladding and coping to east side of new lift shaft. Steel frame to structural engineer's detail.

3.3.2 Make good existing cut edges to RC where not covered elsewhere.

3.3.3 Clad new steel frame to east fin wall of lift shaft in Travertine. To be co-planar with 3.2.9 Travertine cladding to LGF brickwork below. Re-cladding required for possible lift shaft fixings and to obtain true alignment.

3.3.4 Re-clad existing RC upstand wall to main stair in Travertine. To be co-planar with 3.2.9 Travertine cladding to LGF brickwork below. Re-cladding required for possible lift shaft fixings and to obtain true alignment.

3.3.5 Reinstate Portland stone flooring at newly formed lift landing threshold and to side of reception desk, where joinery removed.

3.3.6 Reconstruct oak gate between end of Travertine fin and canopy plinth, with oak jambs, hinges, and latch.

3.3.7 Reconstruct end of oak back counter up to side of Travertine flank wall.

3.3.8 Reinstate 150 mm nominal raised access floor, including oak step riser and non-slip contrasting nosing at repositioned gate.

3.3.9 Re-fix restored brass and glass leaflet rack on to east wall of main stair.

3.4 Upper ground floor – circulation area at top of main stair

3.4.1 Reinstate Portland and Purbeck stone floor finish to new lift landing entrance threshold using reclaimed material where possible.

3.4.2 Reinstate Travertine parapet wall lining – dado and skirting – and coping to the east of the new lift shaft using reclaimed material where possible.

3.4.3 Reinstate brass handrail and supports to top of parapet wall.

3.4.4 Make provision for 2 no. wall mounted double switched power sockets and 2 double data sockets. To match existing brass faceplates and inserts.

4 New platform lift

4.1 Detailed design work has been carried out for the platform lift by Sesame Access Systems Ltd. Sesame will be a named subcontractor to the main contract.

See Sesame Access drawings 1-6 issue 2.

NB the position of the door pivot mechanism will be changed to be below the UGF slab to reduce structural intervention. A pit will not be formed.

4.2 The new platform lift will have the following performance features:

- It will serve the ground and upper ground floors.
- The lift platform will be accessed through automatic glass gates.
- The gates will have push button to open controls located at the landing entrances and be accessible by wheelchair users.
- The lift platform will have a minimum floor size of 1550 x 1690 mm (well in excess of 1100 x 1400 mm - Part M).
- The landing gate entrances will have a minimum clear opening with of 900 mm (800 mm – Part M).
- The platform lift will be rated for a 500kg load.

4.3 The new lift will have the following physical features:

- Lift gates and panels will be clear laminated low-iron, eg Pilkington 'Opti-white', glass.
- Steelwork and all steel lift components will be finished with polyester powder coating.
- Landing gate entrances and other features will be formed in bronze solid or sheet for durability, as the other public lifts in the BL.
- The lift platform will have open sides, using the existing and new Travertine wall linings, with glazed doors to front and rear.
- The floor of the car will be Portland stone to match existing adjacent.
- Lighting of the platform will be discrete so as not to distract attention at the reception desk and elsewhere.
- Audible announcements will be made via dispersed and focused low-level loudspeakers so as not to distract attention at the reception desk and elsewhere.

British Library - St Pancras

Entrance Hall platform lift

DRAFT outline programme for discussion v.6

RKA

ID	Task Name	Duration	Start	Finish	%
0	BL13_Platform-lift_230807	899 days	01/02/21	20/08/24	37%
1	RIBA Stage 2 - Concept design	85 days	01/02/21	03/06/21	100%
20	RIBA Stage 3 - Developed design - Inc. Listed Building application	197 days	04/06/21	16/03/22	100%
34	RIBA Stage 4 - Technical design & tender	115 days	14/08/23	24/01/24	0%
35	Platform lift A/S/MEP drawing, design, & subcontract docs	20 days	21/08/23	18/09/23	0%
36	Platform lift tender & appointment	5 days	19/09/23	25/09/23	0%
37	Place order for platform lift	0 days	25/09/23	25/09/23	0%
38	Platform lift SC shop drawings & approval	20 days	26/09/23	23/10/23	0%
39	Platform lift SC shop drawings 'Status A'	0 days	23/10/23	23/10/23	0%
40	Architectural drawings for tender	20 days	14/08/23	11/09/23	0%
41	Architectural specification for tender	10 days	12/09/23	25/09/23	0%
42	Structural design & drawings for tender	30 days	14/08/23	25/09/23	0%
43	M&E drawings & specification for tender	30 days	14/08/23	25/09/23	0%
44	Building Regulations application and approval	30 days	26/09/23	06/11/23	0%
45	Tender list	30 days	12/09/23	23/10/23	0%
46	Bills of Quantities & pricing schedule	20 days	26/09/23	23/10/23	0%
47	CDM Pre-construction information	20 days	26/09/23	23/10/23	0%
48	Tender documents	10 days	24/10/23	06/11/23	0%
49	Tender period	30 days	07/11/23	18/12/23	0%
50	Tender appraisals and recommendation	15 days	19/12/23	10/01/24	0%
51	Appointment of main contractor	10 days	11/01/24	24/01/24	0%
52	RIBA Stage 5 - Construction phase 1 - Off site	60 days	25/01/24	19/04/24	0%
53	Mobilisation	20 days	25/01/24	21/02/24	0%
54	Survey	5 days	15/02/24	21/02/24	0%
55	Stone shop drawings & approval	15 days	22/02/24	13/03/24	0%
56	Metalwork shop drawings & approval	15 days	22/02/24	13/03/24	0%
57	Joinery shop drawings & approvals	15 days	22/02/24	13/03/24	0%
58	Samples & approval	30 days	22/02/24	05/04/24	0%
59	Platform lift - off site	50 days	08/02/24	19/04/24	0%
60	Temporary reception desk - off site	10 days	08/04/24	19/04/24	0%
61	Reception desk - off site	20 days	14/03/24	12/04/24	0%
62	RIBA Stage 5 - Construction phase 2 - On site	75 days	22/04/24	06/08/24	0%
63	Temporary reception desk & hoardings	5 days	22/04/24	26/04/24	0%
64	Removal of floor, wall & ceiling finishes & joinery	5 days	29/04/24	03/05/24	0%
65	M&E services diversions	5 days	07/05/24	13/05/24	0%
66	Concrete cutting & reformation	5 days	14/05/24	20/05/24	0%
67	Fin wall	5 days	21/05/24	28/05/24	0%
68	Platform lift - first fix	5 days	29/05/24	04/06/24	0%
69	Reinstatement of wall, floor & ceiling finishes	15 days	05/06/24	25/06/24	0%
70	Platform lift - second fix	25 days	26/06/24	30/07/24	0%
71	Platform lift - commissioning	5 days	31/07/24	06/08/24	0%
72	Reception desk alterations, joinery & wiring - on site	5 days	31/07/24	06/08/24	0%
73	RIBA Stage 6 - Handover & close out	10 days	07/08/24	20/08/24	0%
74	RIBA Stage 7 - In use / rectification period - 1 year	0 days	20/08/24	20/08/24	0%