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Tender

Toilet Demolition, Design and Rebuild

Wareham Town Council

F02: Contract notice

Notice identifier: 2024/S 000-033839

Procurement identifier (OCID): ocds-h6vhtk-04af47

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Section I: Contracting authority

I.1) Name and addresses

Wareham Town Council

Town Hall, East Street

WAREHAM

BH204NS

Contact

Samuel Dickins

Email

deputyclerk@wareham-tc.gov.uk

Telephone

+44 1929553006

Country

United Kingdom

Region code

UKK25 - Dorset

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.wareham-tc.gov.uk>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

https://www.wareham-tc.gov.uk/_UserFiles/Files/ToiletSpec.pdf

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Regional or local Agency/Office

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Toilet Demolition, Design and Rebuild

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Wareham Town Council invites tenders from experienced and qualified contractors for the demolition, design, and construction of the public toilets located in Howard's Lane, Wareham, BH20 4HU.

This project must meet the Council's requirements for modern

public amenities, be sensitive to the historic character of the area, and include pay-to use functionality, as well as disability-friendly provisions.

The contract value for this project is £140,000, inclusive of all works, in accordance with UK public procurement legislation and the Public Contracts Regulations 2015, which govern this tender process.

II.1.5) Estimated total value

Value excluding VAT: £140,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKK - South West (England)

Main site or place of performance

Howard's Lane, Wareham, BH20 4HU

II.2.4) Description of the procurement

SCOPE OF WORK

Demolition Works

- Safe demolition and removal of the existing public toilet structure.
- Disposal of all waste materials in accordance with environmental and regulatory standards.
- Ensuring practicable measures to minimise disruption to the surrounding area and residents during demolition.
- Ensuring and arranging cap off work for utilities on site for the required duration.

3.2 Potential for Rectification of Structural Integrity Issues

Wareham Town Council will also consider tenders proposing works which will rectify existing structural integrity issues within the building such as rising damp in place of a demolition.

Should the tender proposal rectify the building's structural integrity issues, the redesign of the facilities within the building must still be in-keeping with the Council's vision for the facility outlined below.

Design Requirements

- Architectural Design: The new toilet block must reflect the character and heritage of the Wareham Conservation Area. The design must incorporate traditional materials (e.g., brick, stone, timber) and be sensitive to the heritage of the area, as outlined in the Wareham Neighbourhood Plan.

Functional Layout: The facility must be well-planned to offer:

- Unisex, self-contained toilet facilities integrated with accessibility features such as wide doorways, grab rails, and accessible cubicles.
- A pay-to-use entry system, designed to ensure ease of use for all visitors, including those with disabilities.
- Baby changing facilities in all sections.
- Durable fixtures and fittings that are vandal-resistant and easy to clean.

Pay-to-Use System: A pay-to-use entry mechanism must be installed. This system should:

- Be modern and robust allowing contactless payments (e.g., via card or mobile payment).
- Be fully accessible for individuals with disabilities.
- Include appropriate signage and user instructions.

Sustainability and Accessibility: The facility should be energy and water efficient, incorporating low-flush toilets, sensor-activated lighting, and eco-friendly materials where practicable, cost-effective and in keeping with planning requirements. The toilets

must comply with UK building regulations, including Part M (Access to and Use of Buildings), and should ideally avoid the need for a separate disabled cubicle by incorporating accessibility into the main male and female sections.

Construction Works

- Construction of the toilet block in line with approved designs and compliance with all relevant building regulations.
- Installation of utilities (water, drainage, electricity), the pay-to-use system, and fixtures.
- External landscaping, if required, to integrate the building within its surroundings.
- Ensuring the safety of the site throughout construction and minimising disruption to the public.

Health and Safety

The contractor must submit a detailed Health and Safety Plan covering both the demolition and construction phases of the project. This plan must include:

- Measures for ensuring worker and public safety on and around the site.

- Compliance with the Construction (Design and Management) Regulations 2015 (CDM Regulations) and provision of a Construction Phase Plan to be approved by the Town Council prior to work commencing on-site.

Planning Permission and Building Regulations

The successful contractor will be responsible for ensuring that all works comply with the planning permissions and building regulations applicable to the project. The design

and construction must adhere to:

The Wareham Neighbourhood Plan and guidelines for the Wareham Conservation Area.

- Relevant sections of the Town and Country Planning Act 1990.
- UK Building Regulations, particularly Part M (Access to and Use of Buildings) and any additional local conservation requirements.

The contractor carries the onus and final responsibility for securing planning and any other required permissions.

Sustainability and Accessibility The design and construction of the new public toilets must promote environmental sustainability and full accessibility for all users. In line with best practices, the contractor must:

- Utilise eco-friendly materials and construction methods, including the use of recycled materials where feasible and low VOC paints.
- Wareham Town Council favours designs and constructions which incorporate or include sustainable energy generation features such as solar panels, photovoltaic equipment, etc.
- Incorporate energy-efficient technologies, such as low-flush toilets, sensor activated lighting, and other water- and energy-saving devices.
- Ensure compliance with Part M of the Building Regulations, providing wide doorways, grab rails, and accessible cubicles integrated within the male and female facilities. Tactile signage should be installed for visually impaired users.

These sustainability and accessibility features should be clearly outlined in the contractor's design proposal and will be a key evaluation criterion.

Defects Liability Period

The successful contractor will be required to provide a Defects Liability Period of 12 months

from the date of practical completion of the works. During this period, the contractor shall be responsible for rectifying any defects or faults arising from the

construction at their own cost.

Retention

The retention amount to be held over the Rectification Period will be 2.5% of the contract sum. Subject to the satisfactory remedying of all defects the retention will be released to the contractor at the expiry of the Rectification Period which shall be

mutatis mutandis the Due Date for Payment.

Defects Correction

During the Defects Liability Period, any defects identified must be corrected by the contractor within a reasonable timeframe, not exceeding 14 days from notification. Persistent failure to correct defects may result in the council seeking remedial action at

the contractor's expense.

Warranties and Guarantees

The contractor shall provide a minimum two-year warranty for the pay-to-use entry system and other major installations (e.g., plumbing and electrical systems). Any equipment or systems installed must be backed by a manufacturer's guarantee,

ensuring that the Town Council is protected from potential future maintenance issues.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £140,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

31 March 2025

End date

30 June 2025

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: Yes

II.2.11) Information about options

Options: Yes

Description of options

Proposed timeline available in tender specification.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

31 January 2025

Local time

11:59pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.7) Conditions for opening of tenders

Date

5 February 2025

Local time

10:00am

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

Wareham Town Council

Town Hall, East Street, Wareham, Dorset

Wareham

BH20 4NS

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+44 7950940215

Country

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