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Tender

Commissioners House - Design and Build of Mechanical and Electrical Services

CHATHAM HISTORIC DOCKYARD TRUST(THE)

F01: Prior information notice

Call for competition

Notice identifier: 2023/S 000-037472

Procurement identifier (OCID): ocds-h6vhtk-0428ad

Published 20 December 2023, 1:39pm

Section I: Contracting authority

I.1) Name and addresses

CHATHAM HISTORIC DOCKYARD TRUST(THE)

Fitted Rigging House,Main Gate Road The Historic Dockyard

CHATHAM

ME44TZ

Contact

Nigel Howard

Email

nhoward@chdt.org.uk

Telephone

+44 1634823818

Country

United Kingdom

Region code

UKJ41 - Medway

Charity Commission (England and Wales)

292101

Internet address(es)

Main address

<https://thedockyard.co.uk>

I.3) Communication

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://the-email-address-above-i.e--nhoward@chdt.org.uk>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Recreation, culture and religion

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Commissioners House - Design and Build of Mechanical and Electrical Services

II.1.2) Main CPV code

- 45300000 - Building installation work

II.1.3) Type of contract

Works

II.1.4) Short description

Information regarding this Expression of Interest is available by emailing a request for information from:

nhoward@chdt.org.uk in the subject for the email please type "CH EOI M&E - Company Name"

The Commissioner's House is an exceptionally significant Schedule Ancient Monument (category A) building that occupies a landmark position at the centre of the Historic Dockyard Chatham.

The project objective is to carry out the necessary urgent infrastructure, maintenance, and repairs, to safeguard the Commissioner's House, its contents and collections and to facilitate the Trust's vision for its future sustainable use. This includes the renewal and upgrading of all Mechanical and Electrical installations within the house.

CHDT aim to short list expressions of interest to three possibly four suppliers/contractors who can demonstrate that they have the relevant design and build experience, in a historic environment and that they can fulfil all the employers requirements for their particular design and delivery discipline.

The Trust are seeking expressions of interest from Design and Build Contractors for:

- Lot 1 - Mechanical Services
- Lot 2 - Electrical Services

Those companies that can provide both services, can submit expressions of interest for both, but they must be separate. This is to allow the Trust to select the strongest suppliers for each of the respective discipline.

Most of the professional team have been appointed and have delivered a RIBA 3 design which supported the MEND3 funding application and will be shared on request.

MEND3 funding decisions will not be formally announced until mid-April 2024 but the Trust are preparing the way for an efficient project start up.

For those companies that request information, the documents issued will include:

- Instructions to Suppliers with site visit arrangements and Expression of Interest information to be submitted details
- Project Brief
- RIBA 3 Designs
- Standard Suppliers Questionnaire which includes qualitative questions

Following the evaluation of the Expressions of Interest returns, if the MEND3 funding application is successful, then the Trust will seek tenders on the basis of a "Restricted Tender basis" for a Design and Build Two Stage Tender for each Lot.

The appointed Mechanical and Electrical suppliers will then join the Professional team to develop the RIBA Stage 4A (Detailed Design) and 4B (Procurement) design.

At the end of RIBA 4A the appointed suppliers will submit their Stage Two Contractors Proposals Tenders (Lump sum with some provisional sums).

Providing the tenders are affordable the respective suppliers will then proceed to deliver the schemes (RIBA Stage 5 and 6).

Should the MEND3 funding application fail then the works scope will be reduced to suit the available budget.

END

II.1.5) Estimated total value

Value excluding VAT: £605,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 2

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Lot 1 Mechanical and Lot 2 Electrical

II.2) Description

II.2.1) Title

Commissioners House - Design and Build Mechanical Services

Lot No

1

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work

II.2.3) Place of performance

NUTS codes

- UKJ - South East (England)

Main site or place of performance

The Historic Dockyard Chatham

II.2.4) Description of the procurement

The RIBA 3 Design scope includes the following mechanical services:

- Heating system renewal (ASHP and Gas back up) and reinstate the heating to the upper floors.
- Automatic gas shut off.
- Cold Water and Domestic Hot Water services renewal including removal of the cold-

water storage in the loft.

- Water Treatment and Flood Prevention (leak detection system at incoming supplies).
- BMS and associated controls

The Trust aim that the new installations are driven by whole life costs and sustainability for example:

- Install Air Source Heat Pumps which will be supported by buffer vessel/s and high efficiency gas (hydrogen ready) boilers, to provide space heating requirements. Utilising low temperature difference distribution systems and emitters to help future proof the installation.
- Efficient hot water heating services using a combination of Air Source Heat Pumps to provide base load domestic hot water which is then topped up by gas boilers and or point of use electric heaters. This includes the rationalisation of the storage and circulation systems.
- Removal of tanked cold-water storage in the loft space to mitigate the risk of a flood in the Attic which would damage the lathe and plaster ceilings and Hawthorne painting below.
- Improved Building Services Control Systems. To allow zoning and close control throughout the building.

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: £315,000

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

Start date

1 April 2024

End date

27 February 2026

II.2) Description

II.2.1) Title

Commissioners House - Design and Build Electrical Services

Lot No

2

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work

II.2.3) Place of performance

NUTS codes

- UKJ - South East (England)

Main site or place of performance

The Historic Dockyard Chatham

II.2.4) Description of the procurement

The RIBA 3 Design scope includes the following electrical services:

- Fire Compartmentation and associated detection (L1) and alarm renewal. Upper floors to allow for future hotel accommodation.
- Electrical distribution system renewal - complete with Arc Fault Detection Devices (AFDD)
- Lighting systems including exhibition lighting
- Audio Visual systems - (Design by others but supplies and controls to equipment e.g. projectors by Lot 2 supplier)
- Lightning Protection
- Access control
- Mechanical controls BMS etc

The Trust aim that the new installations are driven by whole life costs and sustainability

for example:

- Low energy usage
- Photovoltaic panels subject to statutory consents

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: £250,000

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

Start date

1 April 2024

End date

27 February 2026

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Refer to Expression of Interest documentation available from

email nhoward@chdt.org.uk

III.1.3) Technical and professional ability

List and brief description of selection criteria

The supplier must be able to demonstrate Design and Build experience for their respective services within a historic building environment

III.2) Conditions related to the contract

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

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

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.2) Time limit for receipt of expressions of interest

Date

26 January 2024

Local time

12:00pm

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

English

IV.2.5) Scheduled date for start of award procedures

15 March 2024

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The Historic Dockyard Chatham

The Historic Dockyard Chatham Trust, 1st Floor, Fitted Rigging House (North)

Chatham

ME4 4TE

Email

nhoward@chdt.org.uk

Telephone

+44 1634823818

Country

United Kingdom