RAUNDS TOWN COUNCIL

Invitation to Tender (ITT)

Raunds Town Council

Remedial Works to Retaining Wall – Saxon Hall, Thorpe Street, Raunds, NN9 6LT

1. Introduction

Raunds Town Council (the "Client") invites tenders from suitably experienced and qualified contractors to carry out remedial structural and geotechnical works to an existing retaining wall at Saxon Hall, Thorpe Street, Raunds. The wall has shown signs of structural distress, including bulging, cracking, and masonry deterioration. The purpose of the works is to restore structural stability and prevent further movement through the installation of tension micropiles, masonry repairs, and associated tasks.

2. Background

A structural inspection (David Smith Associates LLP Report Ref. 24/55514) identified defects in a 40m-long masonry retaining wall at Saxon Hall, where a large ivy bush and general deterioration are causing bulging and cracking. A geotechnical design prepared by Nova Geo Consulting (Report Ref. 25-071-R-01-0) proposes permanent remedial action via the installation of R32 self-drilling tension micropiles into the Rutland Formation bedrock.

2.2 Site Description

- Location: Saxon Hall, Thorpe Street, Raunds NN9 6LT

- Wall Height: approx. 4.10m total, with 3.00m retained height

- Length: approx. 40m

- Adjacent Structures: Two residential properties within 1m of wall top

- Access: Restricted, with potential low-headroom conditions and need for careful logistical planning

3. Scope of Works

The successful contractor will be responsible for the following:

3.1 Preliminaries

- Site mobilisation, welfare facilities, and security

- CDM compliance (Principal Contractor role)

- Confirm service locations (GPR scanning or equivalent) prior to drilling

3.2 Vegetation Removal

- Careful removal and disposal of overgrown ivy and other vegetation from the wall structure and its rear

3.3 Temporary Works

- Design, install, and maintain temporary propping to support the distressed section of wall prior to permanent works

- Temporary works design to comply with BS 5975

3.4 Micropile Installation

- Drill and install **12 No. R32 tension micropiles**, inclined at 20°, with minimum 5m embedment into Rutland Formation

- Micropiles must:

  - Use self-drilling hollow steel bars with grout flush

  - Include corrosion protection as per design (e.g. galvanised or epoxy coating)

  - Be installed through pre-cored holes in existing wall

3.5 Pile Testing

- **Install and test 1 No. trial micropile**:

  - Apply a test load of **34kN**

  - Displacement limit: **≤5mm**

  - Provide full test report to the Engineer for design verification

- On approval, install and tension remaining piles

- Lock-off load: **9kN per pile**

3.6 Masonry Works

- Remove and reinstate loose, displaced or damaged masonry in the retaining wall

- Repoint and make good using lime-based mortar compatible with existing masonry

- Rebed coping stones as required

3.7 Site Restoration

- Reinstatement of soft and hard landscaping disturbed during works

- Removal of all temporary structures, plant, and materials

4. Technical Requirements

All works must comply with:

- **BS EN 1997-1 (Eurocode 7)** for geotechnical design

- **BS 8081:1989** for grouted anchors

- **BS 8500 / BS 5628** for masonry repair

- Manufacturer specifications for Minova MAI Self Drilling Systems (ETA-11/0134 or equivalent)

- Approved temporary works design standards

5. Contractor Requirements

Tenderers must demonstrate:

- Proven experience with geotechnical ground anchoring systems

- Skilled operatives trained in self-drilling anchor systems (R32, Minova or similar)

- Qualified structural masonry repair operatives

- In-house or subcontracted temporary works designer

- Public Liability Insurance: **Minimum £5 million**

- Employers Liability Insurance: **Minimum £10 million**

- Professional Indemnity Insurance: **Minimum £1 million**

6. Tender Submission Requirements

Bidders must submit the following:

Requirement	Description
Technical Proposal	Method statement outlining the approach to vegetation clearance, drilling, anchor testing, and masonry repairs
Programme of Works	Detailed timeline with start, completion, and milestone dates
H&S Documentation	Site-specific Risk Assessments, Method Statements (RAMS), and CDM compliance evidence
Company Experience	Examples of similar past projects (within last 5 years)
Personnel	CVs or qualifications of key staff
Pricing	Itemised breakdown including: prelims, micropiling, testing, masonry repair, and reinstatement
Insurance	Certificates of insurance
References	Minimum of 2 client references for similar works

7. Contract & Payment

Contract: JCT Minor Works Building Contract with Contractor's Design. Payment: Monthly valuation. Retention: 5%. Defects period: 12 months.

Form of Contract: JCT Minor Works Building Contract with Contractor's Design (MWD) or equivalent

Payment Terms: Monthly valuation based on certified progress

Defects Liability Period: 12 months

8. Procurement Timetable

ITT Issue: 18 June 2025
Site Visits: 23 June – 18 July 2025
Clarification Deadline: 21 July 2025
Submission Deadline: 25 August 2025 (12:00 noon)
Evaluation: 29 Aug – 5 Sep 2025
Award: 9 September 2025
Start: 1 October 2025

9. Evaluation Criteria

Tenders will be scored as follows:

Criterion	Weighting
Technical Quality & Methodology	35%
Relevant Experience	20%
Cost / Price Competitiveness	30%
Programme & Resourcing	10%
Health & Safety	5%

Only compliant submissions that meet mandatory criteria will be evaluated.

10. Submission Instructions

Submit tenders by 12:00 noon on 28 July 2025 to:
Town Clerk, Raunds Town Council
The Hall, Thorpe Street, Raunds, NN9 6LT
Email: clerk@raunds-tc.gov.uk
Subject: Tender Submission – Saxon Hall Retaining Wall

Late or incomplete submissions will not be considered.

11. Further Information

Site visits must be arranged by email between 23 June and 18 July 2025. Clarification queries due by 21 July 2025. Responses by 28 July 2025.