

Horden Parish Council

*Horden Social Welfare Centre
Seventh Street
Horden
Peterlee
County Durham
SR8 4LX
Tel: 0191 518 0823*

3rd March 2025

NOTICE OF TENDER **South Terrace Wall Project**

Your fixed, lump sum tender is invited for the works described in the following documents:

- BBA drawings refs 2123.1A and 2123.3;
- BBA Preliminaries, Conditions of Contract and Schedule of Work document dated 23.02.25;
- BBA PCI document dated 23.02.25.

Your completed Form of Tender and fully priced Schedule of Work must be returned to the client in the tender return envelope (to be forwarded to you by post) to be received no later than 12 noon on Monday 31.03.25

Details can be found on our website at [Horden Parish Council Tenders and Contracts](https://horden-pc.gov.uk/tenders-and-contracts/) (<https://horden-pc.gov.uk/tenders-and-contracts/>)

Samantha J Shippen FCG, FSLCC, CMC
Clerk to the Council

PRE-CONSTRUCTION INFORMATION



Boundary wall rebuilding and South Terrace access works

HORDEN WELFARE PARK
for
Horden Parish Council

23rd February 2025

1.0 DESCRIPTION OF THE PROJECT

1.1 PROJECT DESCRIPTION

This project involves the demolition of an unstable boundary wall and reconstruction generally to match the existing.

Additionally, improvement works to the south-east pedestrian access are required, together with works to extend the current on-site car parking provision.

1.2 PROJECT LOCATION

Horde Welfare Park

Horde, Peterlee SR8 4DE

1.3 APPLICATION OF THE WORKPLACE (HEALTH, SAFETY & WELFARE) REGULATIONS 1999

The completed work is not a Workplace.

1.4 PROGRAMME DETAILS

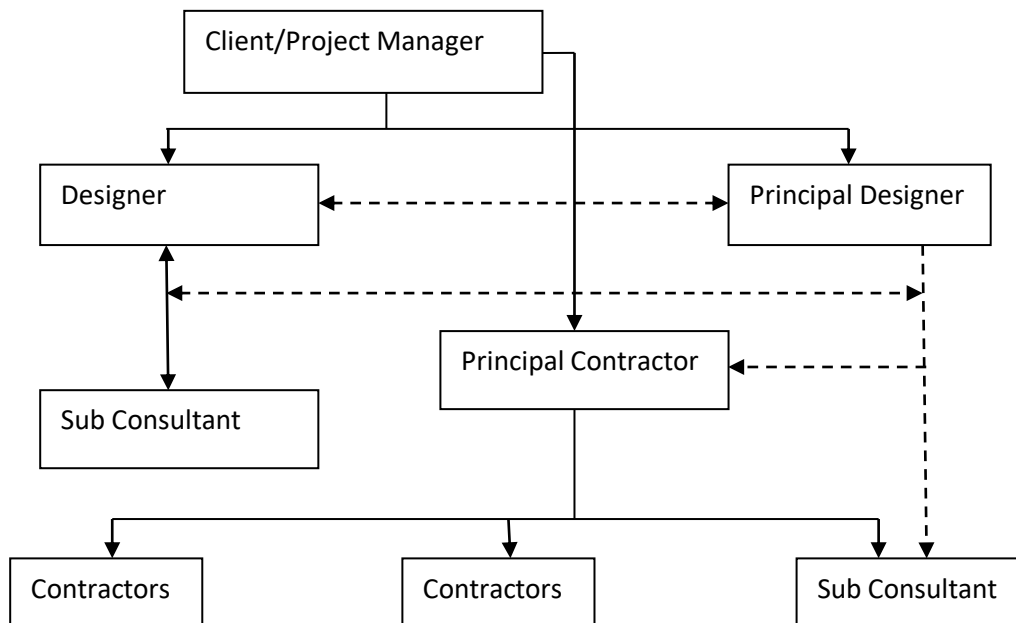
The current programme key milestone dates are as below:

○ OUTLINE DESIGN PERIOD	COMPLETE
○ PLANNING & DETAILED DESIGN	COMPLETE
○ APPOINTMENT OF SPECIALIST DESIGNERS	COMPLETE
○ TENDER INVITATION	MARCH 2025
○ CONTRACT AWARD (approx.)	APRIL 2025
○ TIME ALLOWED FOR CONTRACTOR MOBILISATION	4 WEEKS
○ START ON SITE	MAY 2025
○ CONSTRUCTION PHASE DURATION (IN WEEKS)	20 WEEKS

2.0 CLIENT'S CONSIDERATIONS AND MANAGEMENT REQUIREMENTS

2.1 PLANNING FOR MANAGING THE CONSTRUCTION WORK

2.1.1 ORGANISATION STRUCTURE



2.1.2 CONSTRUCTION PHASE PLAN

The Principal Contractor (PC) shall prepare the Construction Phase Plan (CPP) in accordance with the requirements set out in regulation 23 of CDM 2015, which is to be submitted to the Principal Designer (PD) as early as possible, but no later than seven working days prior to the planned start of the construction phase. The PD is to review and advise the client of its compliance / non-compliance with Regulation 16.

No works will be allowed to commence until the CPP is deemed compliant by the PD on behalf of the client and an instruction is given by the client for commencement.

The PC must plan, manage and co-ordinate work during the construction phase taking account of the information contained in the Pre-Construction Information (PCI) provided by the PD on behalf of the client and any other information provided by contractors.

2.2 PROPOSED COMMUNICATION / LIAISON PROCESS

The client / architect /contract administrator will be visiting the site during the works; a communication / liaison process will be agreed with the contractor to comply with the mutual QA procedures.

It is mandatory that the PD is informed of the following:

- Appointment of any designers
- Design changes where safety considerations are required
- Proof that safety is considered for all design changes / variations

The following procedures shall be adopted by the principal contractor;

- Designers shall liaise with the PD with regard to Health and Safety elements of their detailed design
- Health and safety arising from any unforeseen occurrences are submitted to the PD as soon as possible after the event
- Details of health and safety issues including the results of appropriate risk assessments shall be submitted to the PD for information

2.3 SITE SECURITY

The principal contractor must liaise with the client regarding the issues of site security and storage of equipment.

The PC shall ensure, so far as is reasonably practical, that members of the public are segregated from the working area and that their employees shall ensure that the site is clean and tidy at all times and that no tools, construction materials and the like are left unattended.

The PC's measures to prohibit unauthorised access to all working area shall comply with HSE guidance note 151 'Protecting the public – your next move' and HSE guidance note GF7 'Accidents to children on construction sites'.

Arrangements shall be fully detailed in the CPP.

2.4 WELFARE PROVISION

The PC is to provide full welfare provision for the site using portable cabins and the like in accordance with Regulation 13 (7), 22 (1) (c) and Schedule 2 of the CDM regulations.

Proposals shall be fully detailed in the CPP submitted to the client for review under Regulation 16 and shall include a schematic of the compound layout and welfare facilities.

2.5 CLIENT'S REQUIREMENTS RELATING TO HEALTH & SAFETY

2.5.1 SITE HOARDING / FENCING REQUIREMENTS

The PC shall liaise with the client / contract administrator to ensure that all site hoardings meet their approval. The PC should acknowledge that any site hoarding should not create additional hazards to members of the public.

2.5.2 SITE TRANSPORT / VEHICLE MOVEMENT RESTRICTION

The PC must ensure that access is maintained at all times for all users of the site and adjacent land. Access to the site is via Eden Street.

2.5.3 CLIENT PERMIT TO WORK SYSTEM

There are no 'permit to work' systems specific to this project.

2.5.4 FIRE PRECAUTIONS

N/A

2.5.5 EMERGENCY PROCEDURES / MEANS OF ESCAPE

N/A

2.5.6 DESIGNATED CONFINED SPACES

N/A

2.5.7 PARKING

Both on-site and on-street parking is available.

3.0 ENVIRONMENTAL RESTRICTIONS AND EXISTING ON-SITE RISKS

3.1 SAFETY HAZARDS

3.1.1 ACCESS TO SITE

Vehicular access via Eden Street.

Pedestrian access via South Terrace and Eden Street.

3.1.2 BOUNDARIES

See site plan.

3.1.3 RESTRICTIONS ON DELIVERIES AND WASTE REQUIREMENTS

None.

3.1.4 ADJACENT LAND USE AND KNOWN CONSTRUCTION ACTIVITY

N/A

3.1.5 EXISTING STORAGE OF HAZARDOUS MATERIALS

There are no known hazardous materials stored on site.

3.1.6 EXISTING SERVICES

- Gas – note the incoming gas supply pipe location
- Water – N/A
- Electric – redundant floodlight cables
- Telecommunications – N/A

The above does not remove the principal contractor's requirement to carry out safe working practices in relation to overhead and underground services.

3.2 HEALTH HAZARDS

3.2.1 ASBESTOS

The client is not aware of asbestos on site.

3.2.2 CONTAMINATED LAND

The client is not aware of any contaminated land within the confines of the site.

3.2.3 HAZARDOUS MATERIALS WITHIN STRUCTURES

N/A

3.2.4 HEALTH RISKS FROM CLIENT'S ACTIVITIES

There are no known health risks from any client activities.

4.0 SIGNIFICANT DESIGN AND CONSTRUCTION HAZARDS

4.1 SIGNIFICANT DESIGN ASSUMPTIONS AND SUGGESTED WORKING METHODS

No assumptions have been made by the designer in respect of methods of working.

4.2 ARRANGEMENTS FOR CO-ORDINATION OF ON-GOING DESIGN

The client's representative/architect/contract administrator will visit site and will be responsible in conjunction with the designer for co-ordination. A communication/liaison process will be agreed with the PC to comply with mutual QA procedures.

It is essential that the PD is informed of the following:

- Appointment of any designers
- Any design work still to be carried out
- Design changes where safety considerations are required
- Proof that safety is considered for all design variations (however minor)

4.3 INFORMATION ON SIGNIFICANT RISKS IDENTIFIED DURING DESIGN

The key significant issues identified by the designers are summarised as follows;

- Demolition works
- Working in proximity to public highway
- Working in proximity to gas supply pipework

4.4 MATERIALS REQUIRING PARTICULAR PRECAUTIONS

The designers have not identified substances which will require health precautions.

5.0 HEALTH AND SAFETY FILE

5.1 CLIENT'S REQUIREMENTS

The Health and Safety File (HSF) is to be prepared for the project and is to be made available for use by all those who will have responsibility for the ongoing maintenance of the structure/scheme.

Contractors, designer(s) and client, shall, where applicable, provide the PC with all relevant information for inclusion in the HSF.

The HSF should be substantially complete and available at the time of project handover/practical completion; to facilitate this, all parties shall co-operate fully with the PC in its duty to prepare and meet agreed deadlines for submitting the requisite information.

5.2 FILE ARRANGEMENT

The PC, contractors and designer(s) shall ensure that information is collated during the project and issued at the relevant stages in readiness for the provision of the final document, which is to include the following as a minimum;

- Copies of all consents and approvals obtained
- Emergency procedures, including telephone numbers for emergency call –outs.
- Copies of manufacturer’s current literature for all products including COSHH data sheets and manufacturers recommendations for cleaning and maintenance.
- Names, addresses, telephone and email addresses of all contractors, sub-contractors, suppliers and manufacturers.
- Details of construction methods and materials, which may present significant residual hazards with respect to cleaning, maintenance or demolition.

The file is to be made available as a draft for comment, prior to finalisation in electronic format.



CONDITIONS OF CONTRACT PRELIMINARIES & SCHEDULE OF WORK

Boundary wall rebuilding and South Terrace access works

HORDEN WELFARE PARK
for
Horden Parish Council

23rd February 2025

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GENERAL DESCRIPTION

This contract involves the demolition and rebuilding of the existing South Terrace boundary wall to Horden Welfare Park, together with improvements to the main pedestrian access from South Terrace and extension of the existing car parking area.

SECTION 1 - CONDITIONS OF CONTRACT

1. This work will be a fixed price contract.
2. Work to be completed to the satisfaction of the Contract Administrator / client.
3. Contractors tendering for the work should visit the site and satisfy themselves as to all the site conditions, access and the general situation.
4. Contract period: 20 working weeks or less.
5. Defects liability period to be six months following practical completion.
6. Retention to be 5% of the Contract Sum, reduced to 2.5% at Practical Completion.
7. There will be liquidated and ascertained damages of £500 per week for delays after the completion period stated on the contract documents.
8. All materials and work to be carried out to manufacturer's recommendations and to comply with all current, relevant standards.
9. The JCT Agreement for Minor Building Works MW 2016 edition will be used.

Insurance - Clause 5.4.B applies

Minimum levels of cover required;

Contractor's All Risks Insurance - £5M

Third party and public liability insurance - £2M

10. Tenders to be open for 90 days from the date of return.
11. In order for the tender return to be compliant, a completed Form of Tender and fully priced Schedule of Work MUST be returned in the provided tender return envelopes, on or before the required return time and date noted in the tender invitation..

SECTION 2 - PRELIMINARIES

GENERAL DESCRIPTION

The Contractor will be held to have read the Conditions of Contract, visited the site, have satisfied himself with regard to and made allowance for local conditions, the full extent and nature of the intended operations, the supply of (and all existing or possible conditions affecting) labour, and any difficulties to be overcome in the execution of the Contract generally. No claim on the grounds of lack of such knowledge will be entertained.

The Contractor shall be responsible for the co-ordination of all trades and services to be provided by himself, sub-contractors and specialists.

The Contractor shall arrange with all sub-contractors, suppliers and specialists as to the sequencing of the Works as to times for commencement of work on site, including delivery of materials, marking out, inspection, remedying defects, and any other operations necessary to complete the Works. The Contractor must liaise closely with the Client on all matters relating to the project.

All materials are to be used in accordance with the manufacturer's instructions.

All materials and workmanship shall conform in all respects with the standards described in the Specification and where applicable, they are to be of the respective kinds and standards set out in the latest British Standard for Building Materials and Components or British Standard Codes of Practice, for which the abbreviations BS or CP is used hereafter.

SPECIFICATION

This specification details materials and manufacturers that have been pre-approved or selected for use on this project to meet special requirements, including those detailed in specifications by the Architect/Employer.

At tender stage, alternative manufacturers / materials may be offered if these are equal to the specified in all respects. If alternatives are offered, full details of all alternatives proposed should be provided. However, the offer will be deemed to be based upon the specified items unless specific permission to use alternatives is granted by the Employer.

Should the Employer elect not to use the alternative manufacturers proposed, then the contract price shall be deemed to include for the provision of the specified items. Where alternative manufacturers are not identified at the time of tender, no further alternatives will be considered.

SITE

The contractor is to allow for providing all temporary buildings for welfare and safety measures to a suitable standard for work people on site and for keeping same in a clean and decent condition. Maintain for the duration of the works and make accessible for all sub-contractors including client direct appointment specialists.

The contractor will be held responsible for and will be called upon to make good any damage to existing buildings, roads, pathways, grassed areas, drains etc.

Provide secure Heras type fencing to contain the work area; obtain footpath closure permits and the like and pay all fees and charges.

PROTECTION

Provide all necessary protection and coverings to protect the works from frost and wet. The contractor will be held responsible for any damage due to lack of such protection.

SCAFFOLD

Allow for the design, erection, maintenance and removal of any scaffold, sufficient to execute the works.

WATER AND POWER

Subject to fair use, the client will make water and power available free of charge.

TOOLS, PLANT AND ATTENDANCE

Provide all machinery, tools and plant necessary to execute the work and make plant available and provide attendance to any sub-contractors.

DISPOSAL

All rubbish, debris and useless materials arising from the works carried out under this contract are to be carted away from time to time and at completion. Pay all fees and charges in this respect.

SUB-TOTAL SECTION 2 - PRELIMINARIES

£

3.1 MAIN SOUTH TERRACE BOUNDARY WALL

- 3.1.1 Carefully take down the existing advertising signs from the north side of the existing boundary wall and set aside for client reuse.
- 3.1.2 Take down the existing metal gate and frame, set aside and protect for re-fixing.
- 3.1.3 Reduce existing ground levels along the full length of the boundary wall within the Park and grade out as indicated. Note that the existing gas main is to be maintained and protected at all times. There are known, redundant electrical cables running parallel with the section of the original walling within the Welfare ground, corresponding with the walling requiring a new foundation. Grub up these cable and remove all other excavated materials from site.
- To the east of the access to Welfare Park (existing wall panel 35) allow for re-setting the existing water stop tap cover to suit the reduced levels.
- 3.1.4 Sequentially demolish the whole of the boundary wall to the east and west of the existing pedestrian access, retaining the more modern brick piers and low level walling to the entrance as noted on the drawings.
- 3.1.5 Allow for selecting, cleaning and setting aside sufficient of the original bricks to allow for building 2 panels either side of the pedestrian access as noted on the drawings. Remove all other useless materials from site.
- 3.1.6 Remove brickwork to expose the existing foundation, which is to be retained, cleaned off and made good ready for the new construction. The extent of the existing foundation is as noted on the drawing.
- 3.1.7 Where the drawing notes no existing foundation, allow for excavating and laying a new, stepped 500 x 150 foundation in C35 mix.
- 3.1.8 Construct the new boundary wall panels and piers generally in smooth red FL quality wirecut/extruded facing brickwork to sizes and details as noted on the drawings and with bucket handle pointing:

Dimensional tolerance - T2
Dimensional range - R1
Soluble salts - S2
Water absorption - 7%
Manufactured to BS EN 771-1

- 3.1.9 Two feature panels either side of the main entrance to be constructed in the reclaimed brick, as noted on the drawings.

Lay bricks in 3:1 sand cement mortar generally with a bucket handle pointed finish; reclaimed brickwork to have a hessian rubbed, flush, 'bagged' finish.

- 3.1.10 Supply and fix precast artificial stone copings and cappings throughout as detailed; provide actual stone sample colour range for CA choice.
- 3.1.11 Build in wall ties and expansion joints as the work proceeds with Aerofil joint filler and approved colour polysulphide pointing.
- 3.1.12 Re-install the existing metal gate and frame and allow for preparation and redecoration in 2 coats of Hammerite Ultima Matt in colour to the CA's choice.
- 3.1.13 Upon completion, thoroughly clean down the existing footpath and allow for Stihl saw cutting a 300mm wide strip to the full length of the wall. Remove the existing finish and lay new tarmac to match existing levels.

3.2 SOUTH TERRACE PEDESTRIAN ACCESS

- 3.2.1 Remove the existing bollards, guard rails and metal fencing; uplift all surface finishes and reduce levels ready for new. Remove all useless materials from site.
- 3.2.2 Power-wash clean the existing low level copings and retained brickwork.
- 3.2.3 Install 5 no. mitred top Broxap 'Sheffield' 154mm diameter stainless steel bollards (Grade 316, Root Fixed, Height 750mm) in concrete pits.

3.2.4 Install a flat top, flush concrete pin kerb edging in concrete haunching at the junction with the new tarmac (described later); supply and lay new Marshall Fairstone Sawn Versuro® flag paving in a range of 285, 570 and 855mm sizes in a colour to the CAs choice and to an approved layout pattern, on a sand cement bed and consolidated sub-base. Neatly cut around the new bollards and point throughout in Sika Fastfix self-setting jointing compound in a colour to the CAs choice.

3.2.5 Render the retained brickwork in Parex silicone render in a colour to the CAs choice; include for all stops and beads in stainless steel.

3.2.6 Supply and fix precast bespoke artificial stone cappings as detailed to the retained brickwork, to match the new main south boundary wall.

3.2.7 All fencing panels are to be replaced in hot-dipped galvanised mild steel to match the existing design in all respects.

Decorate in 2 coats of Hammerite Ultima Matt in colour to the CA's choice.

Allow for specialist core drilling of the copings in the position of the new fencing panel supports fixings and secure in position to the pre-drilled fixing positions with SIKADUR 32 epoxy resin, or equal and approved, completely to manufacturer's recommendations.

3.2.8 Include a provisional sum of £1,500 for the supply and installation of a new sign.

3.3 EXTENDED CAR PARK

3.3.1 Identify and protect any existing underground services and drainage.

3.3.2 Remove all vegetation, marker stones, existing redundant kerbs and excavate to reduced levels over the area of the extended car park. Remove all useless materials from site.

3.3.3 Supply and lay new precast concrete pin and half battered kerbs to the positions and layout as detailed.

3.3.4 Install new ACO MultiDrain M150 self-sloping drainage channels with Intercept Profile galvanised steel grating and all necessary fittings and fixtures; connect to the existing adjacent drainage system and make good.

3.3.5 Extend the existing tarmac car park to the specification as noted and ensure no ponding upon completion.

3.4 EXISTING CAR PARK

3.4.1 Include a provisional sum of £5,000 for repairs and re-lining of the existing car park area.

3.5 CONTINGENCY

3.5.1 Include a contingency sum of £2,500.

TOTAL SECTION 3 – SCHEDULE OF WORK

£

GRAND TOTAL TO FORM OF TENDER

£

FORM OF TENDER



Beaumont
Brown
Architects LLP

Boundary wall rebuilding and
South Terrace access works

JOB 2123

Dear Sirs

We are willing to contract for and hereby undertake to supply the whole of materials and labour necessary for the above works, in accordance with the drawings and specification prepared by BEAUMONT BROWN ARCHITECTS, to your entire satisfaction for the sum of: -

£.....

(in words).....

..... (excl. of VAT)

We confirm that we are able to complete the works within 20 working weeks or less.

Company

Address

.....

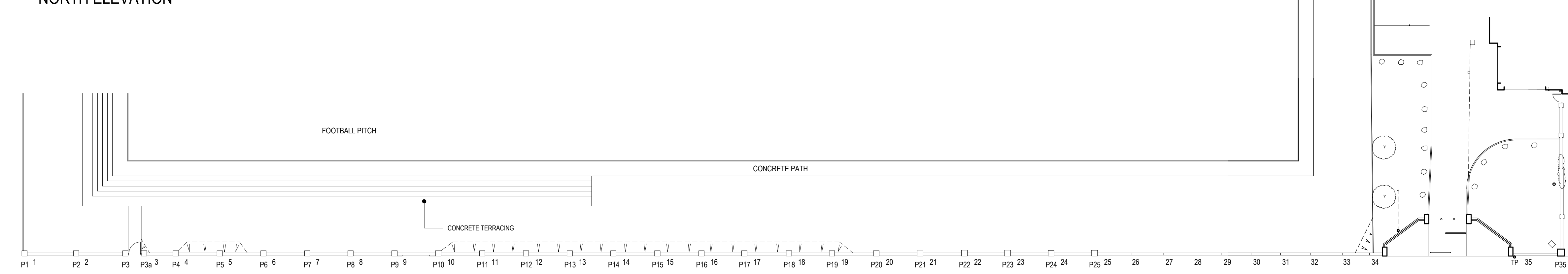
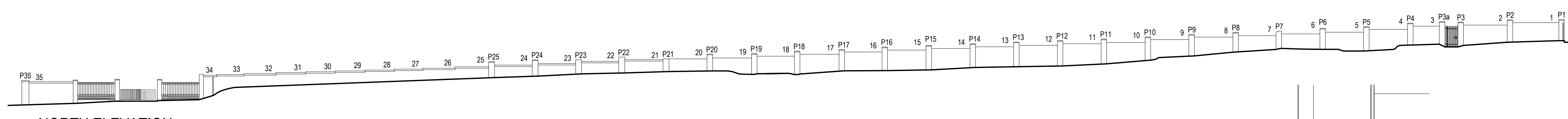
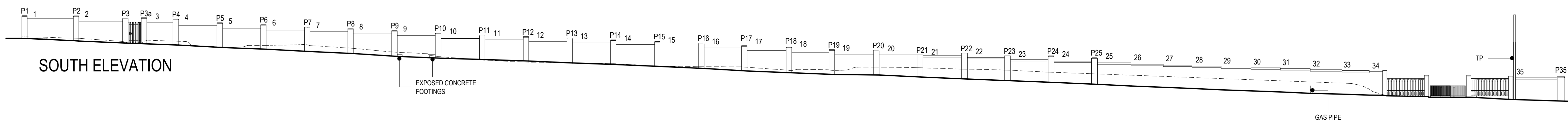
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Date

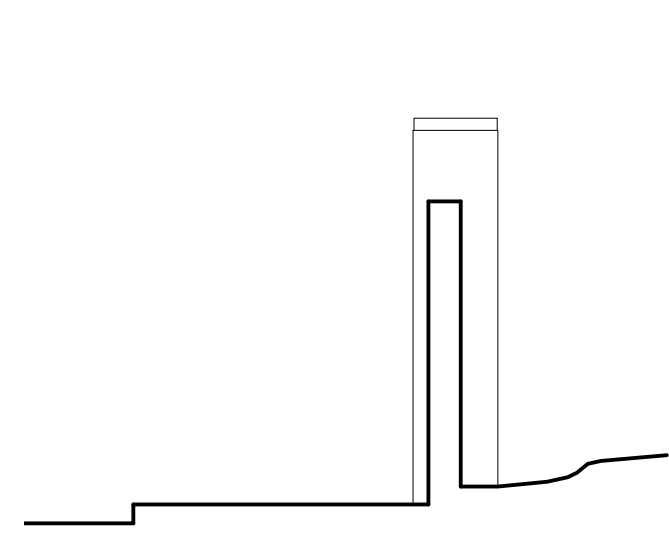
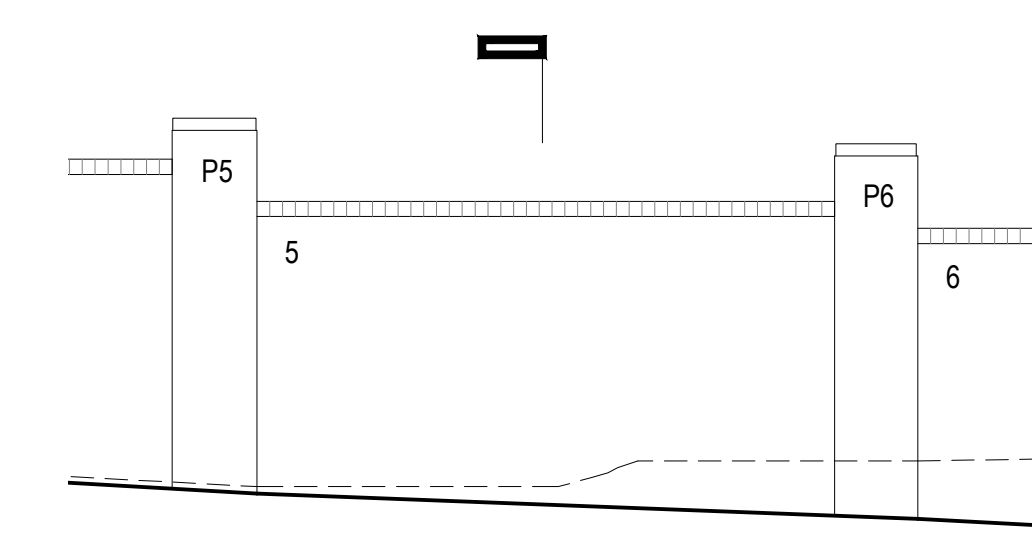
Signature

This tender is exclusive of VAT.

We understand that the client is not bound to accept the lowest or any tender.
The above remains open for acceptance for a period of 90 days from the date of tender return.

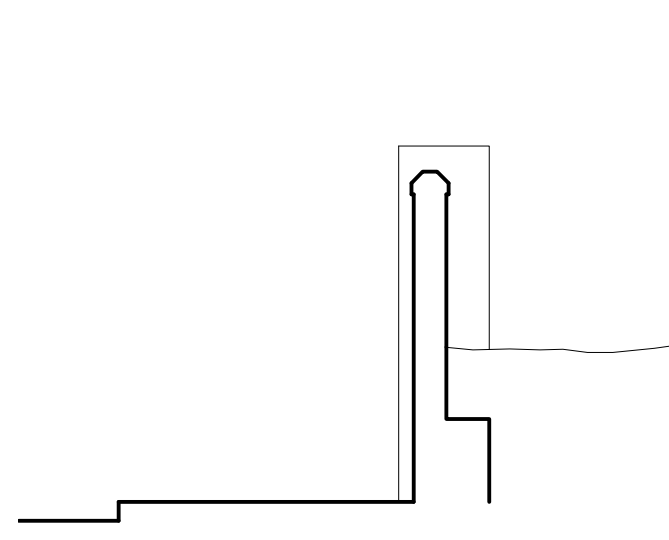
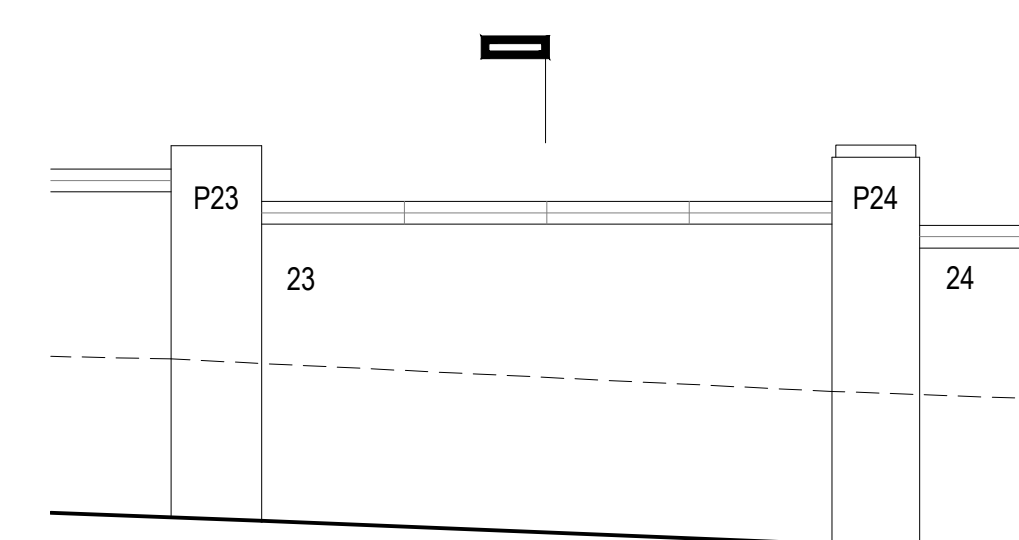


PLAN SOUTH TERRACE



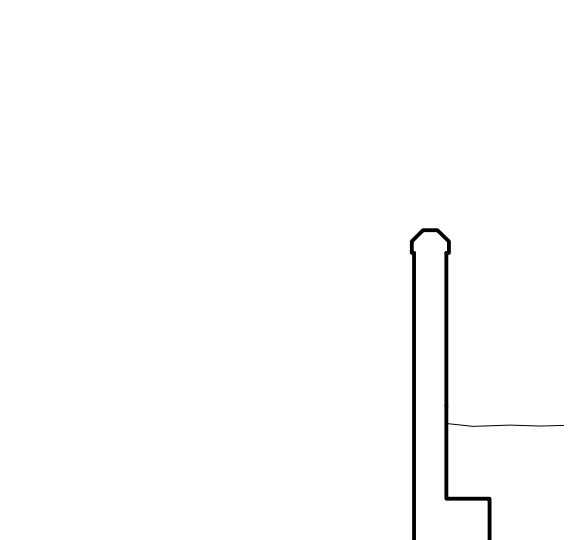
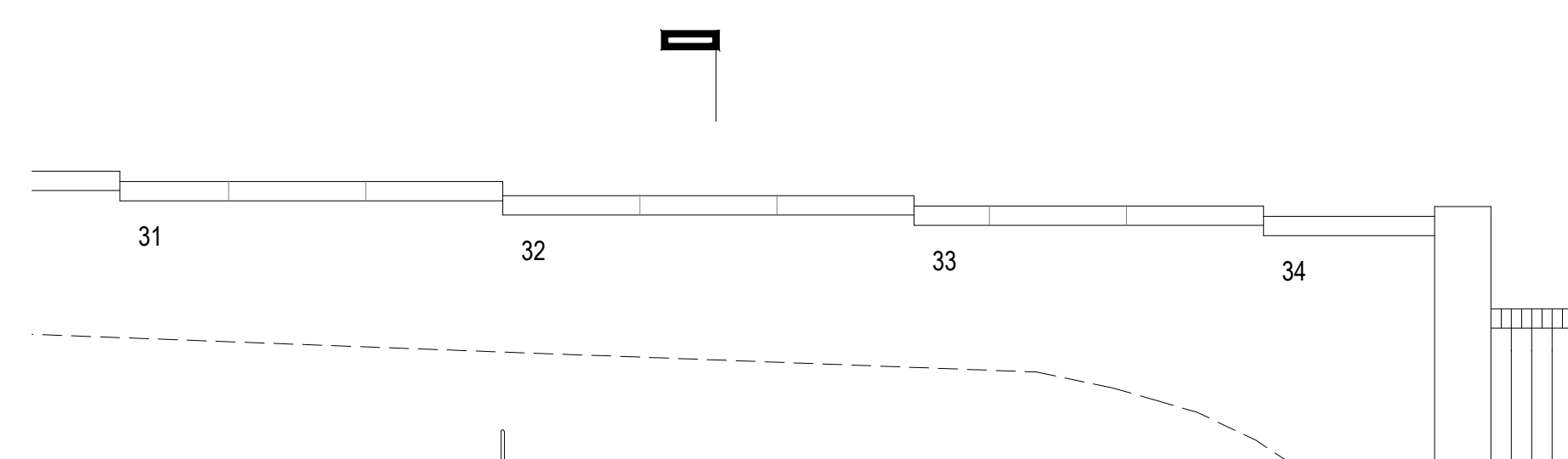
SOUTH ELEVATION

SECTION



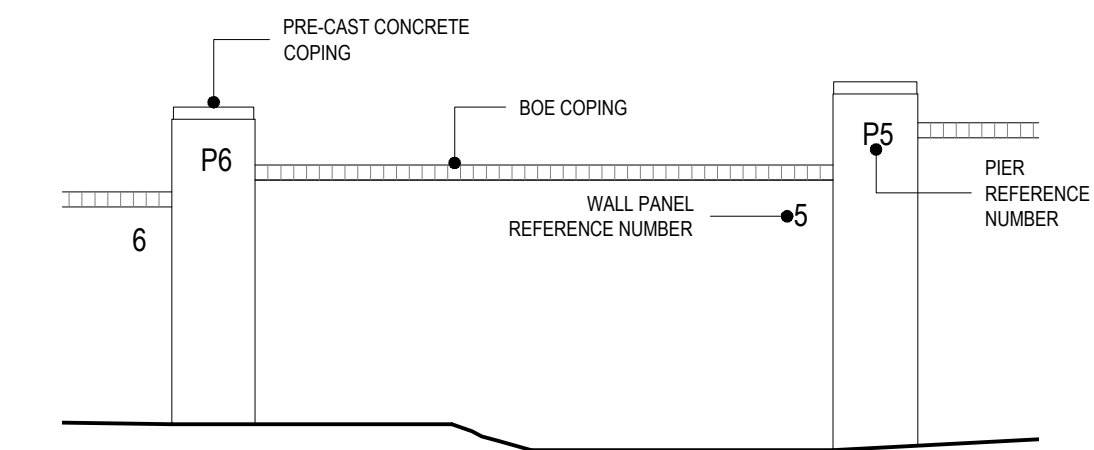
SOUTH ELEVATION

SECTION (ASSUMED)

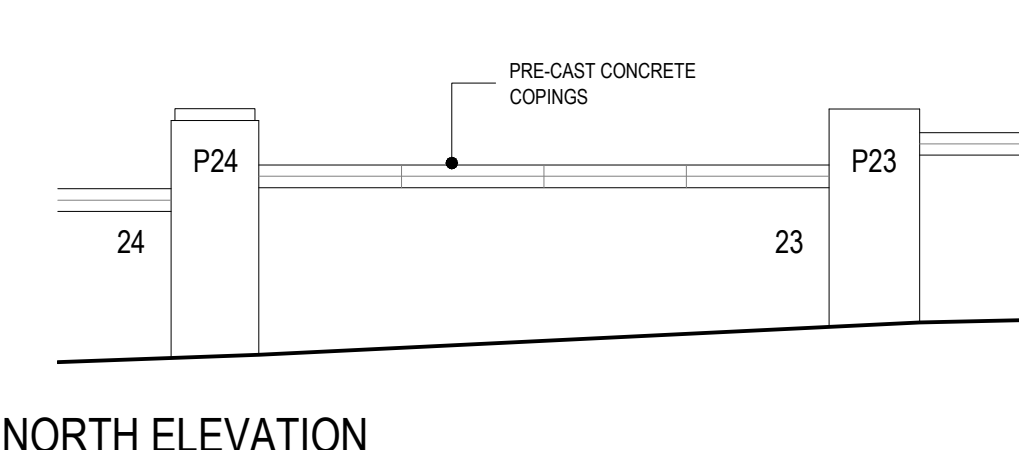
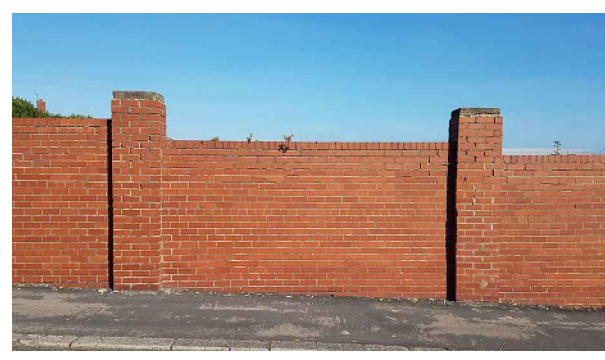


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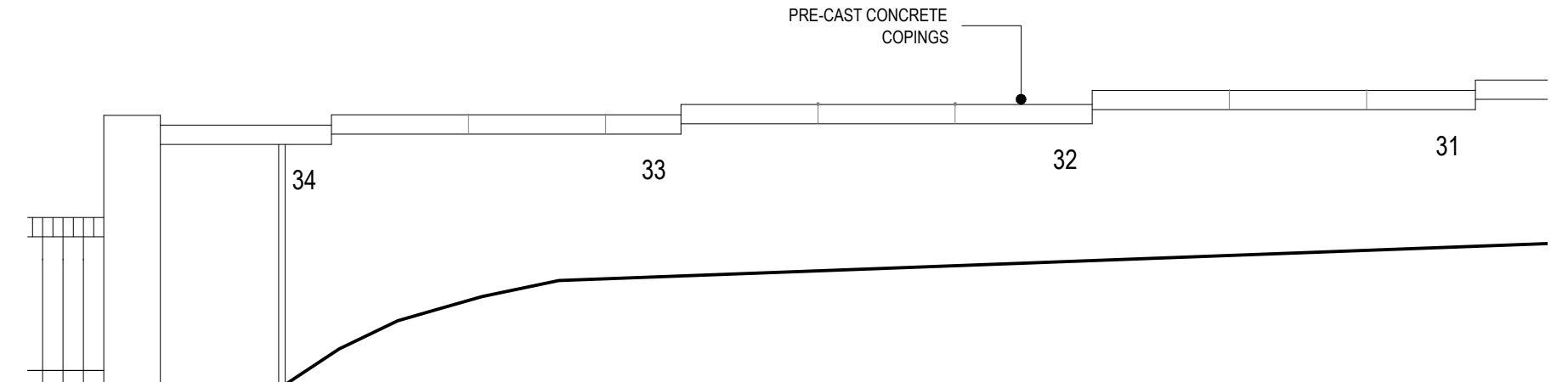
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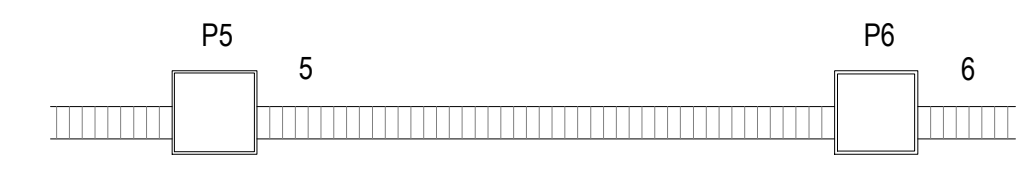
NORTH ELEVATION



NORTH ELEVATION

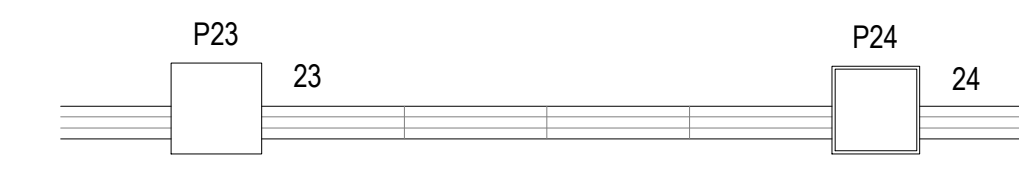


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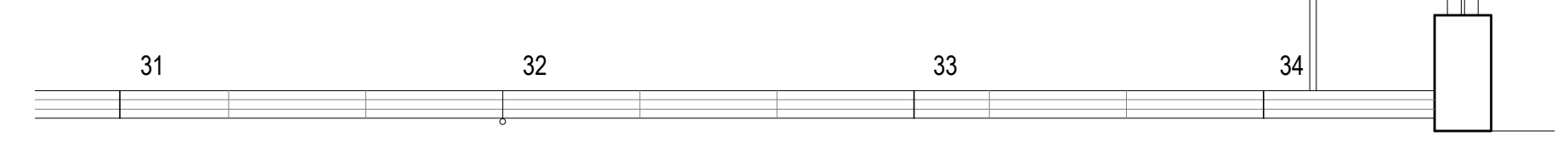


PLAN - WALL PANEL 5

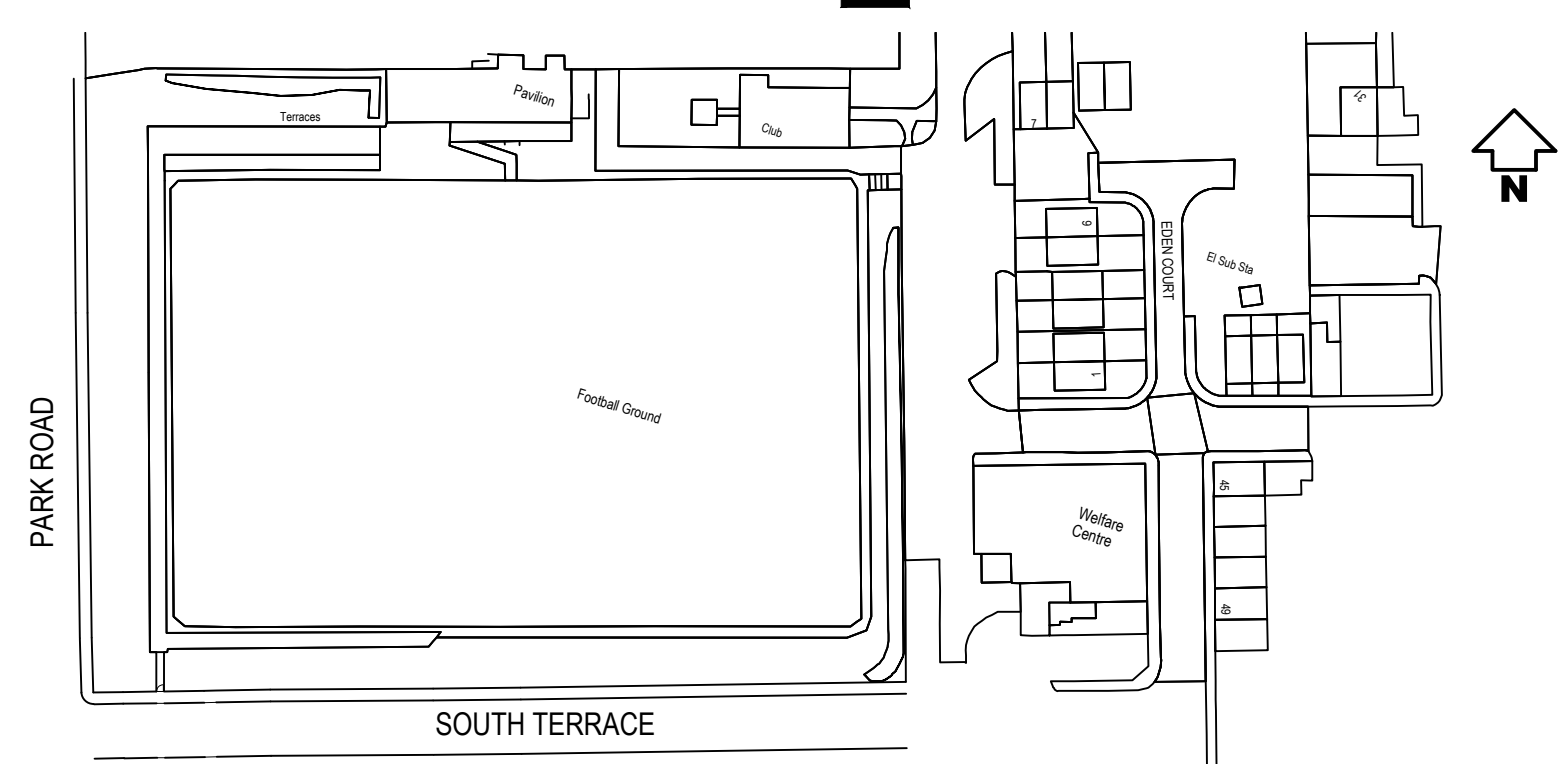
TYPICAL WALL PANELS



PLAN - WALL PANEL 23

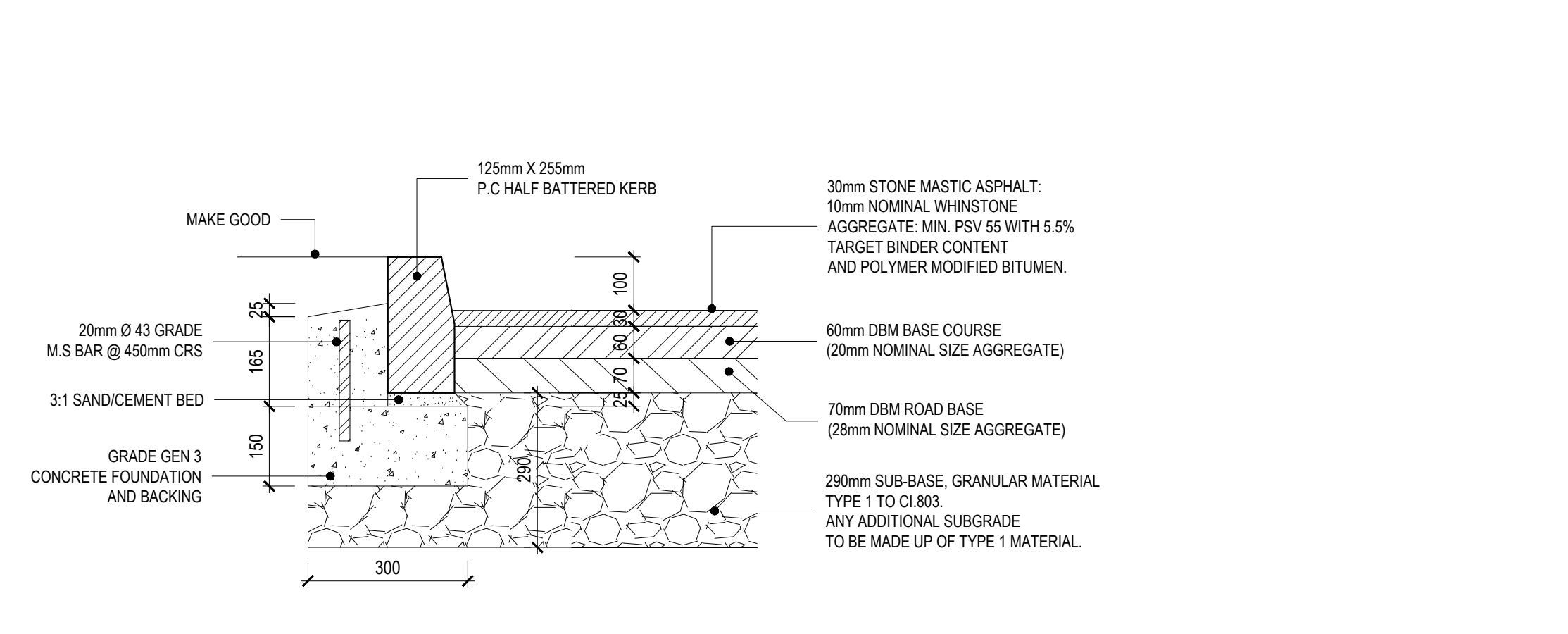
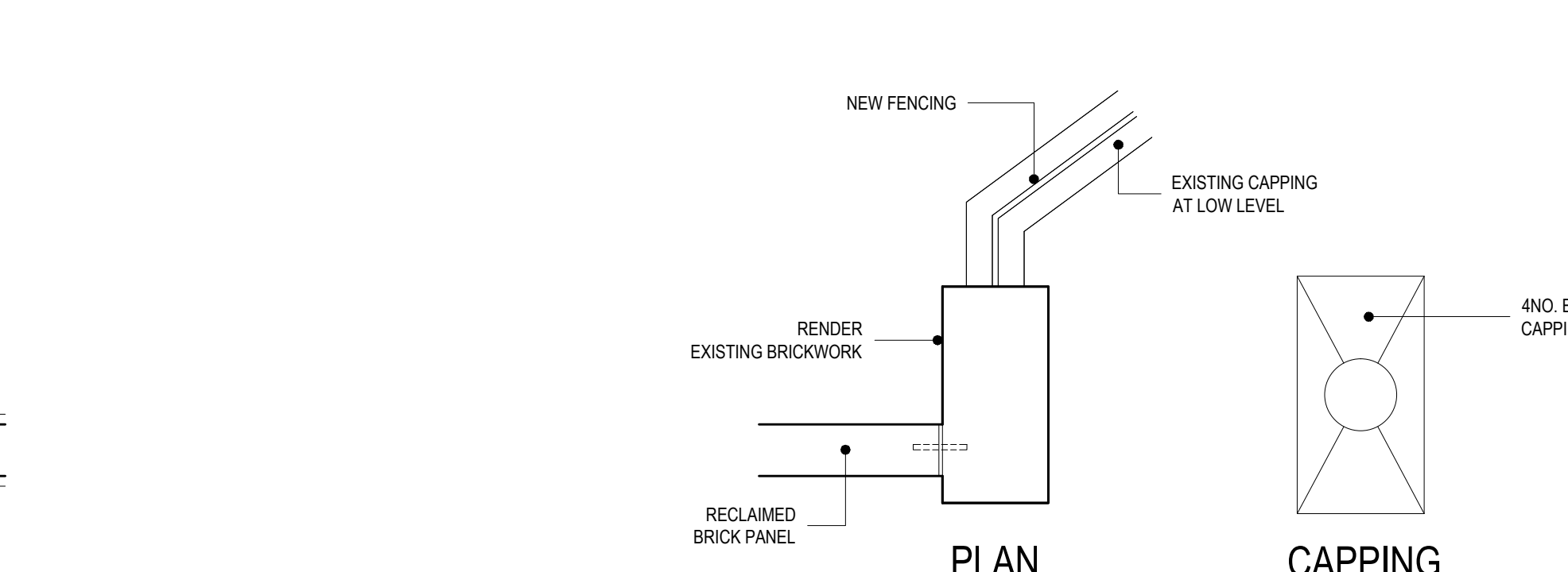
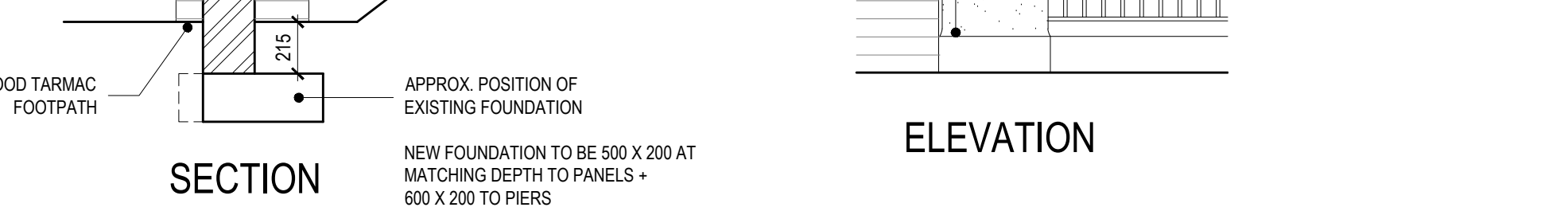
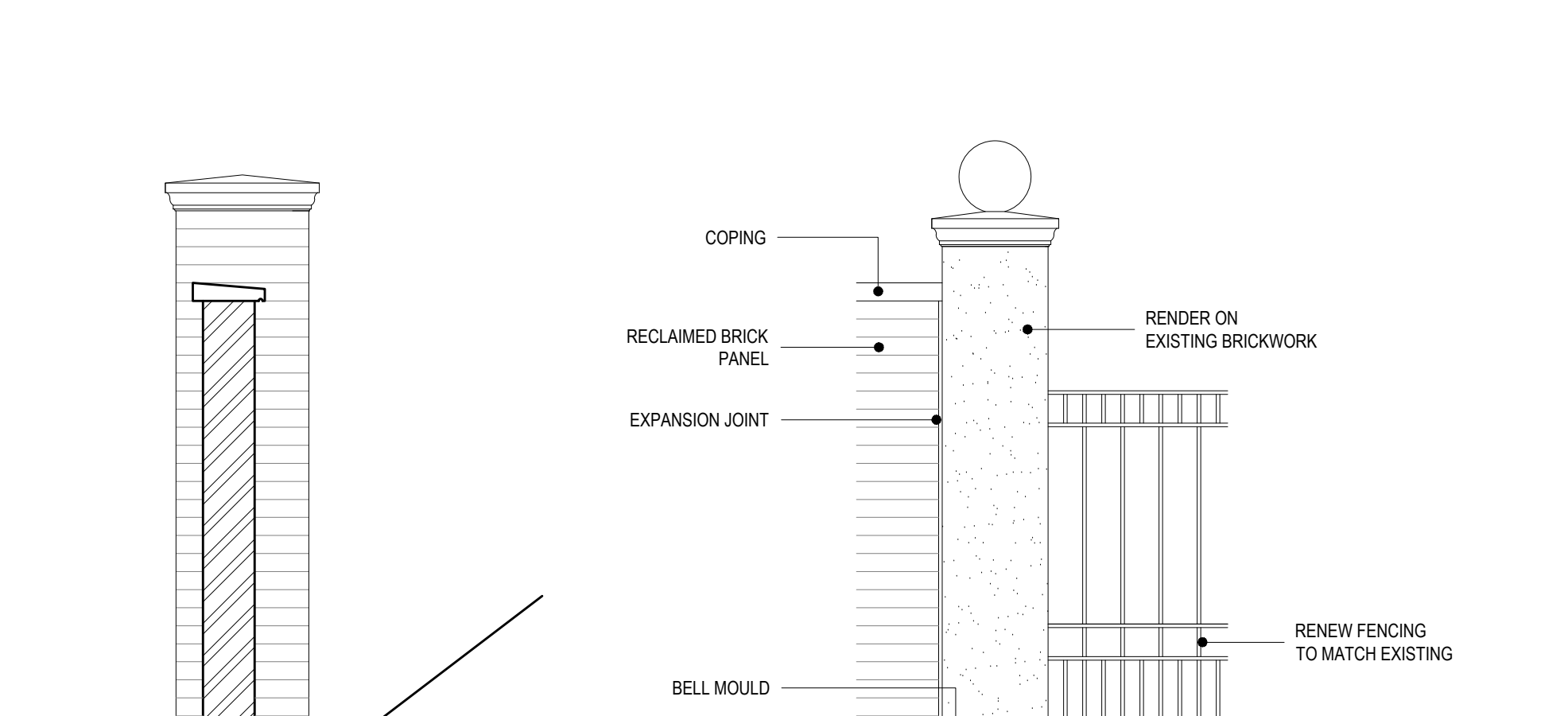
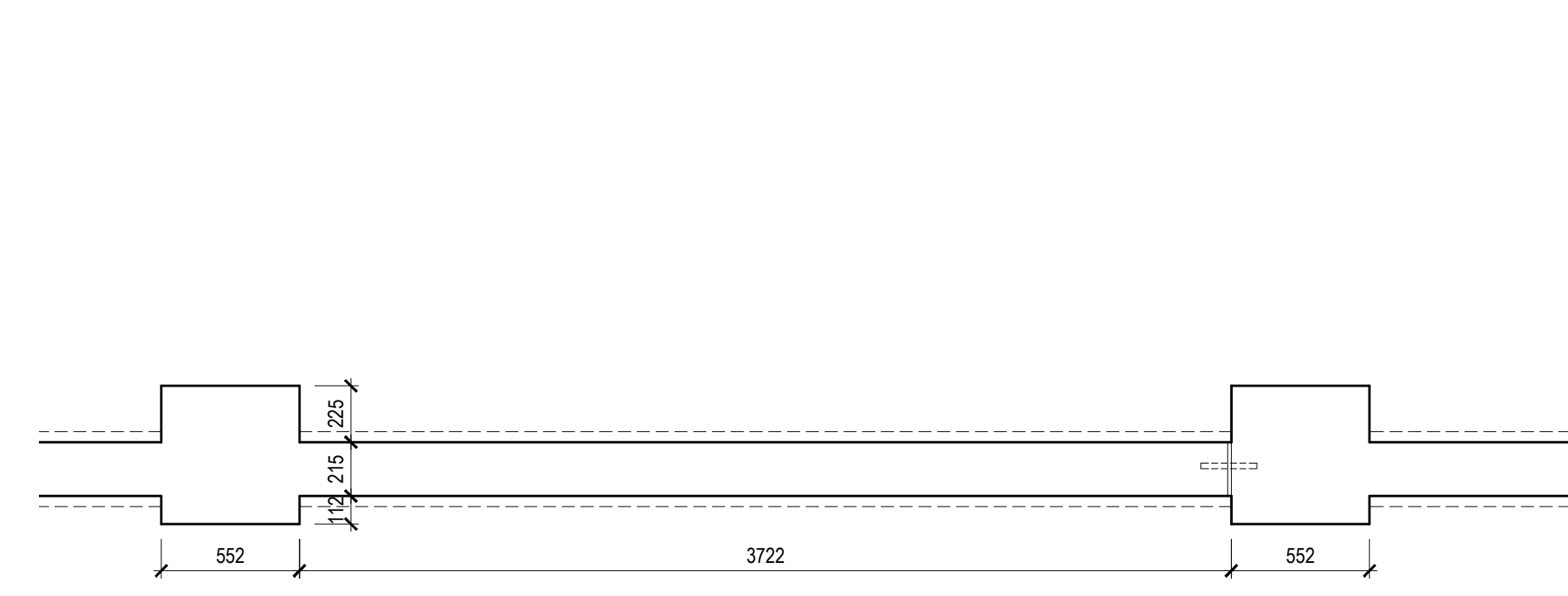
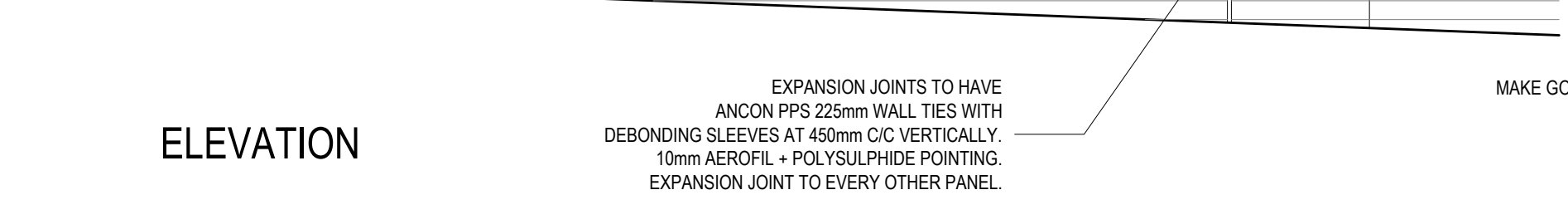
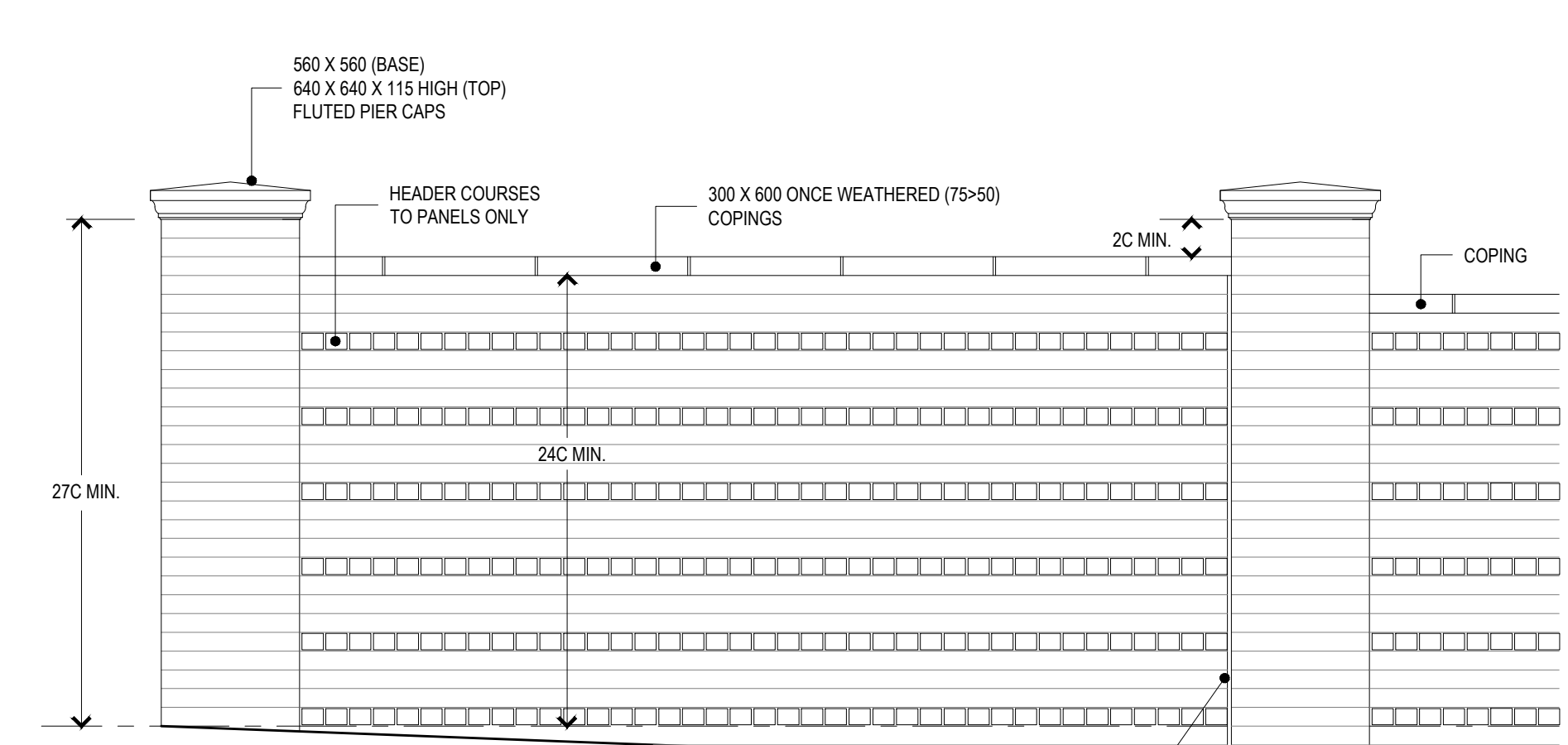
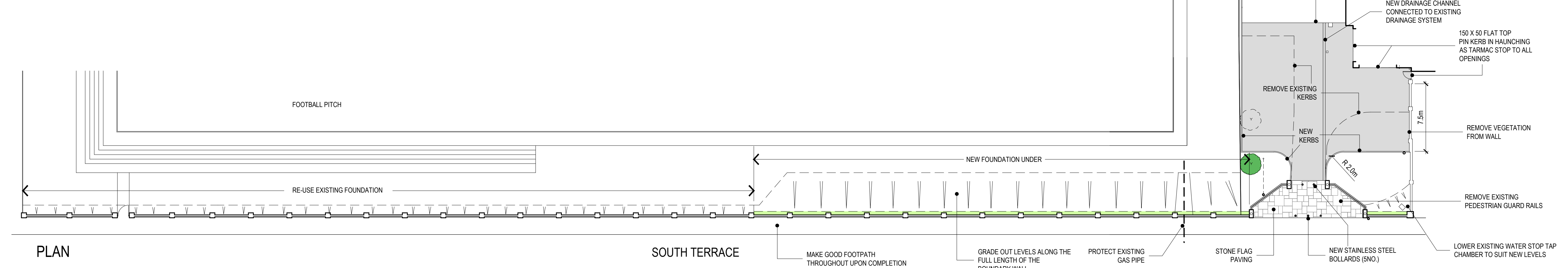
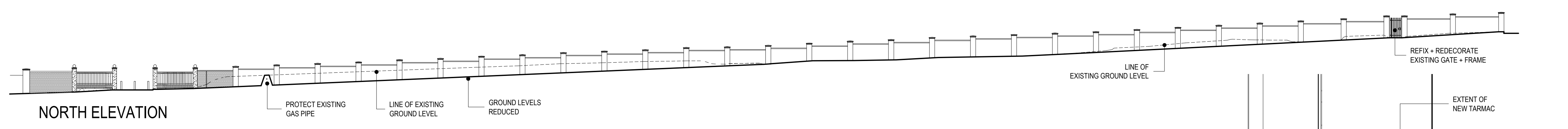
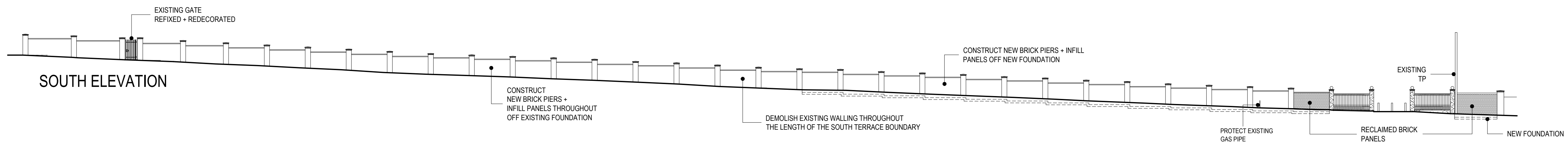


PLAN - WALL PANELS 31 TO 34



LOCATION PLAN

A	24.10.22	SOUTH TERRACE ACCESS UPDATED.	No.	
Contract:		SOUTH BOUNDARY WALL HORDEN WELFARE PARK	No.	2123
Drawing:		EXISTING	No.	1
Scale:		1:250, 1:50+1:1250@A1, 1:500, 1:100+1:2500@A3	Rev.	
Date:		14.09.21		A



Contract: SOUTH BOUNDARY WALL HORDEN WELFARE PARK	No. 2123
Drawing: GENERAL ARRANGEMENT	No. 3
Scale: 1:10, 1:25-1:250 @ A1, 1:20, 1:50-1:500 @ A3 Date: 20.02.23	Rev.