

New South Store (Rum Store)

Proposed Condition Repairs, Alteration & Refurbishment Works

for

UK DOCKS MARINE SERVICES

**CONTRACTOR'S EXPRESSION OF INTEREST
DOCUMENT**

July 2024

PRITCHARD
ARCHITECTURE



INTRODUCTION

1.00 INVITATION

This document has been prepared to invite expressions of interest for tendering for the proposed Condition Repairs, Alteration & Refurbishment Works scheme at New South Store (Rum Store), Victoria Quay, Royal Clarence Yard

The Client is seeking a Contractor in whom he may safely place confidence, who will play an active and positive role as a member of the project team, and who will take responsibility for the safe, efficient working and timely completion of all the works.

Contractors are being asked to tender via a 2 Stage Tendering process. Stage 1 tender will consist of Prelims, OH&P and priced condition repairs. Stage 2 tender, with the preferred bidder/s, will deal with the proposed alteration and refurbishment works.

2.00 EMPLOYER

Name: UK Docks Marine Services North Limited

Address: River Drive, South Shields, Tyne and Wear, NE33 1LH

3.00 PROFESSIONAL TEAM

Architect/Lead Consultant:

Name: Pritchard Architecture

Address: Porters Lodge, College Road, HM Navel Base
Portsmouth, PO1 3LJ

Tel: 07775 906815

Responsible Person: Giles Pritchard, Director

Quantity Surveyor:

Name: Michael Edwards Consultants Limited (MEA)
Address: The New Workshops, Beehive Yard, Bath, BA1 5BT
Tel: 01225 337793
Responsible Person: QS – Andy Allsopp-Jones, Director

Structural Engineer:

Name: Marbas Group Limited
Address: The Square, Winchester, Hampshire, SO23 9EX
Tel: 01962 865321
Responsible Person: Chris Smith, Technical Director

4.00 BACKGROUND AND CONTEXT

UK Docks has a proud tradition of service in the maritime sector. Over the years, the company has acquired an excellent reputation in the industry by combining the expertise and experience of its staff with the use of high-quality materials and equipment from around the world.

Originating in the Northeast of England - which remains its' headquarters - UK Docks has now extended its dock and marine service operations down to the English Channel and across to the Irish Sea. UK Docks Gosport is located in Portsmouth Harbour, with quick access to the Solent. It provides a comprehensive service for new build, refit, maintenance and repair services for commercial and private vessels.

UK Docks owns the site at Victoria Quay, Royal Clarence Yard and have increased their presence in the south. UK Docks has invested heavily in the deep-water berthing facility since acquiring it and improvements have included a 75T amphibious boat hoist, a 50T boat transporter and a 55T mobile crane.

The New South Store incorporates part of Samuel Wyatt's large storehouse of 1758 and was extended and remodelled in 1897/98. It splits into two primary spaces, linked in part by open arcading. Offices evidently served the southern end (split into three) and the north-western corner. A narrow staircase is sited at the south-eastern corner and at the north-eastern corner is a larger enclosed staircase.

Internally the earlier range retains the wide-span trusses and the central range, of substantial brick construction with jack arches, and was built as fireproof construction.

Around two thirds of the third floor was destroyed by incendiary bombs in WW2 and could

be reinstated to its historic form. The general plan of the building on the first-floor replicates that on the ground floor. The building is capable of adaptation to a variety of uses and could cope well with the creation of more links between the primary spaces, or in fact more subdivision.

Externally the New South Store appears to be in fair condition, but internally has been out of use and neglected for nearly 20 years. A consequence of this neglect is that sections of the floor within the large open storeroom towards the north east corner have collapsed. The post-war flat roof has failed above this point and caused significant decay to the timber structure below. Parts of the floor structure have recently been removed, but the western half has historically been converted by extensive internal remodelling and the provision of a cast iron fire proof floor, over which is laid what appears to be some form of bitumen floor. The structural integrity and condition of the iron work requires a full survey as areas are evidently in poor condition.

5.00 PLANNING STATUS

We are working in close conjunction with the Local Authority with an enhanced pre-application service and to date, the proposals have received support from the Planning Officer and Conservation Officer, as well as the local MP and Gosport Borough Council's Chief Executive.

It is anticipated that planning and listed building applications will be submitted for the works on the following dates:-

- Building Fabric Repairs: August 2024
- Building Alterations: October 2024

6.00 APPROXIMATE COST OF PROJECT: £8.5m

7.00 SCOPE OF WORKS

Investment in the Rum Store will consist of renovation of the derelict Grade II listed building located at Victoria Quay. The site will be opened up to the public, which has been out of access for decades. Increasing footfall in the area will also provide wider benefits to the existing bars and restaurants on the waterfront, and the businesses along the route from the town centre to Priddy's Hard. Investing in the Rum Store also has the potential to unlock and accelerate the development of nearby sites, ultimately contributing to the economic growth and improvement of the area as a whole.

The vision is to create a mixed use development to further enhance the site and its surroundings. The building will be redeveloped to create spaces for light industrial use, office

spaces and a restaurant/bar with the roof becoming a vibrant terrace overlooking Portsmouth Harbour. The first phase of the project, which is the subject of this tender, is to repair the building to provide a shell and core for a future phase of fit out. The estimated cost of this first phase is approximately £8.5m excluding fees, contingency and VAT. Completion of the shell and core work is expected by end of March 2026.

The building structure will be full repaired, including extensive brickwork repair, repointing, repairs to windows and doors, reinstatement of missing floors, construction of the missing second floor including roof structure and installation of new staircases.

The site has complex access constraints and working restrictions, these will be detailed within the tender documentation. However, access for this project and works to parts of the envelope will require micromanagement throughout the delivery phase.

8.00 CONTRACT DETAILS

- 8.01 Form of Contract – JCT Standard Building Contract 2016 – See Appendix B for draft Contract
- 8.02 Contract amendments proposed – To be confirmed
- 8.03 The works will include ‘CDP’ works, these will be confirmed within the tender documents but are likely to include the following:-
 - Temporary Works
 - Structural Connections
 - Mechanical Installations
 - Electrical Installations
 - Fire Protection
- 8.04 The contract is to be executed as a deed
- 8.05 A performance bond agreement and, where appropriate, a Parent Company Guarantee are to be provided
- 8.06 Various Collateral Warranties will be required
- 8.07 Anticipated date for possession of the works – January 2025
- 8.08 Anticipated contract duration – 18 months

9.00 TENDER DETAILS

9.01 Contractors Expression of Interest Document dispatched – 26.07.2024

The Contractors Expression of Interest will require the following to be completed and uploaded via the Proactis portal, also known as the South East Business Portal:
<https://sebp.due-north.com/> no later than 12:00pm, 28.08.24

- Standard Selection Questionnaire
- Case Study Reference Questionnaire (to be uploaded separately by client referees)
- Additional supplementary information

9.02 Contractors Expression of Interest Submission date – 12:00pm, 28.08.24

9.03 Review and consideration of Contractors Expression of Interest - 30.08.2024

9.04 Confirmation of final selected bidders - 19.09.2024

9.05 Date for dispatch of 1st Stage tender documents - 23.09.2024

The 1st Stage Tender Documents will require the following to be completed:-

- Pricing of overheads and profit, based on a percentage.
- Pricing of prelims, excluding those specific for sub-contractors and work activities
- Single Stage tender for condition repairs (Section 1). Quantified Schedule of Works will be supplied.
- Costing of blank cost plan for all other works (Section 2).

9.05 1st Stage Tender return date: 25.10.2024

9.06 Review and consideration of 1st Stage tenders 6.11.2024

9.07 Contract Award –24.11/2024

9.08 Anticipated start on site – Early January 2025 – Condition repairs (Section 1)

9.09 Date for dispatch of 2nd Stage tender documents - 10.03.2025

The 2nd Stage Tender Documents will require the following to be completed:-

- Open book pricing of all other work packages (section 2), applying Stage 1 OH&P only
- 3 competitive quotes required for each work package

9.10 2nd Stage tender return date: 4.04.2025

9.11 Review and consideration of 1st Stage tenders 7.04.2025

9.12 Contract Award –21.04.2025

9.13 Number of 1st Stage tenders it is proposed to invite: Anticipated 5

10.00 APPENDICES

Appendix A – Statutory Questionnaire – to be completed

Appendix B – Draft JCT Contract

Appendix C – Procurement Programme

Appendix D – Project Programme

Appendix E – Sample Drawings

Appendix F – Case Study Reference Questionnaire - to be submitted by client referee