

TORBAY COUNCIL

Part 2 Specification

Contract Reference

TPL4021

Contract Title

**Re-Tender of Design, Supply,
Refurbishment and Installation of Town
Dock Torquay**

Contents

1.	Overall Scope and Nature of the Requirement	3
2.	Minimum Requirements.....	4
3.	Specific Requirements.....	6
4.	Contract and Performance Review Requirements	10
5.	Health & Safety.....	10
6.	Invoicing	11
7.	Added Value.....	12
8.	Scope and Nature of Possible Modifications or Options.....	13
9.	Awarding the Contract on Behalf of Other Contracting Authorities.....	13

1. Overall Scope and Nature of the Requirement

- 1.1 Supply and installation of the new pontoons and berthing fingers to replace the existing infrastructure of the Town Dock at Torquay harbour excluding the Visitor pontoon and wave screen. In total this will be four lengths of pontoon and seventy berthing fingers (current dimensions in section 3.10). The new pontoon will be fixed to the existing piles using new pile guides which need to be supplied with the pontoons. The pontoon sections will need to be replaced in a phased programme of two to four years. Existing services (water & electric) and some fittings (ladders, lighting pillars and service bollards etc.) are to be swapped across to the new infrastructure. This process will need to be incorporated into the installation project plan.
- 1.2 Repaint of the existing Access Bridge which will require removal for shot blasting and steel work repairs and then reinstatement with new grating and composite decking.
- 1.3 Service of six existing outer pontoons (wave screen), this will require removal for shot blasting and steelwork repairs to change connection system (detailed in section 3.3). Temporary wave screen pontoons will need to be installed while these works are carried out.

2. Minimum Requirements

This section sets out the Authority's minimum requirements for this Contract.

Applicants are required to establish within any variant bid how they will meet these requirements, in order for the Authority to be able to appropriately assess their offer.

In order to achieve any threshold set in relation to award evaluation criteria Applicants are required to establish within the relevant responses how they will meet these requirements.

- 2.1 Ability to supply a product with a proven ability to sustain the wave and environmental conditions experienced at the Town Dock location.
- 2.2 New pontoons and fingers to have a ten-year minimum warranty.
- 2.3 Must be the lead contractor and deal with all subcontractors for works such as shot blasting, painting, transportation etc. with all third party costs factored into the overall quote.
- 2.4 Supplied pontoons must be compatible with existing infrastructure that it needs to attach to.
- 2.5 Project to be completed within four years from start of phase one which will commence October 2021.
- 2.6 Works to be undertaken between October and April each year.
- 2.7 **Project Plan**
 - 2.7.1 A project plan must be provided that outlines the phased installation and refurbishments. The Harbour Authority can only relocate vessels on a single pontoon leg at a time and vessels will need to be relocated to the replacement leg before another one can be emptied. The Council will have a project team that will work alongside the Contractor.
- 2.8 **Access Bridge**
 - 2.8.1 Installation of temporary access from the ferry pontoon adjacent to the slipway to the Town Dock pontoons, with access control, and remove on completion.
 - 2.8.2 Remove services from Access Bridge and take the bridge away for shot blasting, steel work repairs and painting to the approved good standard. To comply with British Standards as a minimum.
 - 2.8.3 Reinstate completed bridge and reinstall services.
- 2.9 **Service of outer pontoons (wave screen)**
 - 2.9.1 Provide temporary pontoons for protection and berthing option when existing ones are removed for repairs.
 - 2.9.2 Disconnect existing services and remove the six outer pontoons.
 - 2.9.3 Shot blast and paint pontoons.
 - 2.9.4 Refurbish the pile guides.
 - 2.9.5 Replace/repair the connecting joints on all six of the pontoons.
 - 2.9.6 Reinstall refurbished pontoons and reconnect the services.

2.10 **Supply and install new pontoons and fingers in phases, which will include the disconnection and swap over of services.**

2.10.1 Design and construction of the pontoons to be provided by the supplier but must meet the minimum requirements for wave and environmental conditions.

2.10.2 The Harbour Authority requires the floats to be made of concrete or similar robust material.

2.11 **Timescales**

2.11.1 Project to start October 2021.

2.11.2 Pier replacements to be between November and March after vessels have been repositioned by the Harbour Authority.

2.12 **Warranty**

All new infrastructure must have a repair or replace warranty in place.

2.13 **Quality Control**

2.13.1 The standards detailed in these tender documents are the minimum standards that will be accepted by Torbay Council. Torbay Council staff will inspect the works as they proceed on site. No divergences from Torbay requirements will be accepted, unless they are approved in writing prior to them being incorporated into the works.

2.14 **Customer Service**

2.14.1 The Contractor will be required to provide the contact details of persons who can be contacted out of hours in the event of a critical failure, etc.

2.14.2 Critical failures (pontoon has to be taken out of use) must be rectified within 7 days of reporting.

2.14.3 Non-critical failures must be rectified within 21 days of reporting.

2.15 **Disposal**

2.15.1 Removal and disposal of old pontoons and fingers (the Harbour Authority will remove any reusable items such as mooring cleats and good timbers prior to disposal). Waste transfer notes and a certificate of disposal will be required to ensure the disposal of unwanted items is in accordance with Environmental policies and procedures & regulations.

3. Specific Requirements

The list of works given in this section is not exhaustive, and it will be the Contractor's responsibility to ensure that the full scope of works is included within their submission.

Any errors or omissions will be the responsibility of the Contractor.

3.1 Rear Walkway

- 2x Bridge landing pontoons (8.0m x 2.5m) – (This is the oblong at the end of the bridge made up of two pontoons)
- 1x Trolley and waste pontoon (7.5m x 2.9m) – (Not shown on the plan but is behind number 5)
- 6x Ducted walkway pontoons (11.5m x 2.5m) – 3, 4, 5, 6, 7, 8
- 1x Ducted walkway pontoon with splayed end (11.5m x 2.5m) – 9
- 1x Ducted walkway pontoons (7.5m x 2.5m)
- 3x Finger pontoons (4.5m x 0.61m)
- 1x Pile guide bracket
- 30x 1 tonne mooring cleats

3.2 Pier X

- 7x Ducted walkway pontoons (11.5m x 1.93m) – 2, 3, 4, 5, 6, 7, 8
- 1x Ducted walkway pontoons (9.5m x 1.93m) – 1
- 6x Finger pontoons (4.5m x 0.61m)
- 5x Finger pontoons (6.0m x 0.61m)
- 3x Finger pontoons (7.5m x 0.61m)
- 2x Finger pontoons (9.0m x 1.0m)
- 3x Finger pontoons (10.0m x 1.0m)
- 3x Pile guide brackets
- 55x 1 tonne mooring cleats

3.3 Pier Y

- 1x Ducted walkway pontoon with splayed end (5.8m x 1.93m) - 1
- 8x Ducted walkway pontoons (11.5m x 1.93m) – 2, 3, 4, 5, 6, 7, 8, 9
- 23x Finger pontoons (7.5m x 0.61m)
- 4x Pile guide brackets
- 80x 1 tonne mooring cleats

3.4 Pier Z

- 1x Ducted walkway pontoon with splayed end (11.5m x 1.93m) - 1
- 6x Ducted walkway pontoons (9.5m x 1.93m) – 2, 3, 4, 5, 6, 7
- 1x Ducted walkway pontoon with end pile guide (11.5m x 1.93m) - 8
- 4x Pile guide brackets
- 25x Finger pontoons (6.0m x 0.61m)
- 48x 1 tonne mooring cleats.

3.5 Applicants must comply with the following:

- 3.5.1 Ensure they have visited the site and that their price covers all necessary scope & works to complete the project in full.
- 3.5.2 Tender submissions will be deemed to be a Lump Sum, all risk, remaining a fixed price for the entirety of the works and until the contract is completed, and handed over to Torbay ready for use.
- 3.5.3 This list of works is not exhaustive and will not cover all aspects of the works required. It is the Applicant's responsibility to ensure their tender submission includes the full nature & scope of works, along with all site constraints. Any errors or omissions will be the Applicant's responsibility and will be deemed to be included within their tender submission price.
- 3.5.4 A lifting plan will be required and to be approved by Torbay Council before any crane can be used for the works. The access route, and any crane's operating location will have to be agreed. There is a limit of 100kN/m² in a specific area for the cranes operating location (on Haldon Pier) the limit on the access to this location is 120kN per axle.
- 3.5.5 **Please note: Restrictions to working**
Due to the sensitive surroundings of the site, grit blasting will not be permitted on any of the quays piers or harbour estate.
Hot works will be permitted with the appropriate firefighting equipment and on the issue of a Tor Bay Harbour Authority Hot Works Permit.
It is preferred that all welding, grinding, and metal working is carried out off site.
- 3.5.6 A temporary pontoon or wave break will be required for protection of the inner pontoons whilst the outer wave screen is removed for refurbishment. It is not expected that the pontoons and vessels berthed within the dock are subjected to adverse wave conditions throughout the contract.
- 3.5.7 The existing wave screen pontoons are each 13-14 tonnes in weight.
- 3.5.8 The surface of pontoons must be slip resistant. Applicants must identify the surface materials used in their bid and confirm its compatibility with all other materials being used in the pontoon (and any other adjacent components).
- 3.5.9 Side fendering on pontoons is to be a durable & of continuous timber which is designed to be easily & cost effectively replaced in manageable pieces in the event of its damage in the future.
- 3.5.10 All works to be completed in accordance with the TYHA Code of Practice 7th Edition, 2015.
- 3.5.11 All Electrical works, fixtures, fittings & ancillaries will be certified on completion (and each individual phase of the work as the works are completed) being fully

compliant with current legislation, regulations, and codes of best practice. The lifespan of Electrical installations will not be less than the complete pontoon installation. We intend to re-use the existing installation; however any damaged or defective components will need to be replaced on a like-for-like basis with new.

- 3.5.12 All Water service distribution pipework, fitting, fixtures and ancillaries, is to be installed to all current legislation, regulations, and codes of practice for Marina Installations of “Non-Potable water”. A certificate of completion / compliance will be required on completion of the works (and each individual phase, as works are completed). The certification will include a suitable “pressure test.” The lifespan of the water service distribution pipework will not be less than the complete pontoon installation. we intend to re-use the existing installation, however any damaged components will need to be replaced on a like-for-like basis with new.
- 3.5.13 Pontoon units must be robust, and any internal fillings must be contained within the pontoon even if the pontoon becomes damaged whilst in use (this is to prevent materials, such as polystyrene being allowed to escape from the pontoon and pollute the harbour).
- 3.5.14 Specify the galvanising process, method & standards used on all components.
- 3.5.15 Specify the process, method and specification for shot-blasting and recoating / painting new & the refurbished products.
- 3.5.16 Be able to demonstrate that materials fatigue / failure will not be experienced when the pontoons are in use.
- 3.5.17 Ensure the designs for all units allow for the levels of exposure experienced at the Town Dock Torquay South Devon location (Applicants are expected to confirm the residual wave height design parameters used within their proposal. Town dock's location is exposed so may exceed the desired 300mm residual wave height.)
- 3.5.18 The successful Contractor will accept all risks associated with inclement weather and marine conditions, such as but not limited to, wave activity, tides, currents, vessel movements, wind, etc. No claim for a compensation event for delays, or damages or any other associated costs will be considered under the terms of the contract conditions.
- 3.5.19 Where appropriate British Standards, or Codes of practice lay down standards of workmanship, these will be treated as the minimum standard of workmanship acceptable in the execution of the works.

- 3.5.20 The Applicant will include for completion of the Design Lifecycle Costing Analysis to demonstrate the ongoing costs of the installation whilst in use for future years (see Appendix 4).
- 3.5.21 A certificate of compliance will be required from the successful contractor for all materials used in the manufacture / fabrication / replacements for these works. (see Appendix 5).

4. Contract and Performance Review Requirements

These will be as detailed in the JCT Design and Build Contract 2016 Edition as amended.

5. Health & Safety

- 5.1 The Contractor must comply with the Council's Health & Safety Policy.¹
- 5.2 The Pre-contract CDM project information pack can be found Pre-Construction Information.
- 5.3 The successful Applicant will be appointed as "Principal Contractor".
- 5.4 The successful Applicant will be appointed as "Principal Designer".
- 5.5 A full method statement and set of Risk Assessment and Method Statements (RAMS) will need to be supplied for each phase of the works.
- 5.6 No works will take place on site until the RAMS have been approved by Torbay Council.

¹ <https://www.tor-bay-harbour.co.uk/media/1386/torbay-council-corporate-health-and-safety-policy.pdf>

6. Invoicing

- 6.1 This being a construction project, the VAT rules relating to **domestic reverse charge for construction services** are relevant. However, the works that are commissioned for the Council for this project will be for the Council as end-user. Therefore the expectation will be that a VAT registered, CIS registered supplier of construction services will, for this project, account for the VAT themselves and issue invoices addressed to the Council in the normal way i.e. net plus VAT.
- 6.2 A monthly valuation will be carried out on site, works which are fully completed will be valued against the price breakdown contained within the contract sum analysis.
- 6.3 The agreed valuation will then be invoiced by the Contractor, with the invoice being paid 21 days from the agreed cut-off date for invoices to be received and processed by Torbay Council.
- 6.4 Invoices will be submitted electronically to invoices@torbay.gov.uk.
- 6.5 Each invoice must bear a valid Purchase Order number.
- 6.6 Invoices must include a detailed breakdown of the items supplied and works completed to enable prompt processing/payment.
- 6.7 Payment of any undisputed invoice or undisputed part thereof will be made within 30 days of receipt.
- 6.8 The Council will make payments by BACS.
- 6.9 Remittance advices will be transmitted to the Contractor by e-mail.

7.Added Value

7.1 Further Services Offered

The Applicant will be expected to suggest as part of its response to the Evaluation Questions any additional products or services that they may be able to offer as part of this Contract or any other added value that their offer might be able to bring to the Authority. Applicants are expected to build any such offers into their submissions regardless of whether specific questions are asked along these lines or not.

7.2 Social Value, Sustainability, Environmental Considerations

7.2.1 The Authority is seeking a Provider who will add value to the Contract by providing additional community benefits which support the Council's ambitions for a prosperous and healthy Torbay, as identified in the Community and Corporate Plan 2019-23:

<http://www.torbay.gov.uk/council/policies/corporate/corporate-plan/>

7.2.2 Applicants should take into account the following examples of key areas in formulating their response:

- More use of sustainable energy sources in local industrial processes and business operations (e.g. renewable energy)
- Monetary contributions to offset equivalent tonnes of carbon where carbon cannot be reduced within the Contract's timeframe
- To achieve a Carbon Certification
- Higher number of fleet or construction vehicles that comply with EURO 6 emission standards or LEV
- Innovative measures to safeguard the environment and respond to the climate emergency
- Commitment to achieve net zero carbon by 2030 with the inclusion of monitoring with specific milestones
- Donations or investments attributable to the contract geared towards environmental and biodiversity conservation and towards sustainable management projects for both marine and terrestrial ecosystems
- To undertake supply chain audits to identify and manage the risk of modern slavery occurring
- More opportunities for micro, small and medium enterprises
- Career talks, curriculum support, literacy support, safety talks delivered to local schools and colleges
- Donations or in kind contributions to local community projects (£ and materials)
- Volunteering time dedicated to support local community projects.

8. Scope and Nature of Possible Modifications or Options

8.1 Basic marina layout or different finger lengths or design might be considered.

9. Awarding the Contract on Behalf of Other Contracting Authorities

9.1 The Authority is not purchasing on behalf of other contracting authorities.