

**Provision of Construction Services: Specialist Installation of Ceramic Block to Grade II\* Listed Building, Winter Gardens, Blackpool**

**Reference: DN641235**

**SPECIFICATION**

Blackpool Council is looking to appointa main contractor for the specialist installation of new faience blockwork to the main Church Street Entrance to the Grade II\* listed Blackpool Winter Gardens.

**Background**

Blackpool Council (‘the Council’) has recently been successful in achieving funding from Historic England for the restoration of elements of the Church Street elevation of Blackpool Winter Gardens. These works comprise of shopfront replacement and the restoration of the main entrance using newly cast faience blocks to match those originally in this location.

Blackpool Winter Gardens first opened in 1878 although it has undergone several significant phases of expansion and refurbishment. The Church Street elevation is largely the result of a significant re-working or the original Victorian and Edwardian elements of the façade in 1930/31 when the complex was acquired by the Tower Company and 1939 when the new Opera House was added. These two phases of development saw the whole of the principal façade clad in pale cream faience block. It is not clear why the original blockwork was replaced by tiles in the 1970’s although what evidence we have suggests that by this point the blockwork was in poor condition with significant mechanical damage.

In 2010 The Council acquired the Winter Gardens along with Blackpool Tower and other assets in order to preserve what are nationally and internationally significant heritage assets for the future. This was the result of substantial funding from the North West Development Agency (NWDA), the Homes and Communities Agency (HCA) and the European Regional Development Fund (ERDF).

Since then, the Council has implemented an almost continuous programme of repair and restoration initially focusing on the internal public spaces and subsequently the repair and /or replacement of failing roof infrastructure. The Historic England Heritage Action Zone funding has provided an opportunity to deal with one of the big external restoration programmes with the Church Street shopfronts and to restore the sense of arrival in to the building from Church Street.

The Council requires a contractor with extensive experience of the installation of replacement faience blockwork on a significant scale in historic buildings of Grade II\* listing and upwards to deliver the project. The contractor should be able to demonstrate the range of skills required or name competent subcontractors to cover those gaps in its own services. The Council reserves the right to nominate subcontractors if those put forward do not meet the quality standard required.

The onus is on the Bidder to ensure that their offer is complete and meets Council requirements. Failure to satisfy all aspects of the ITT may lead to the offer being rejected without further reason being given. It is therefore essential to ensure that you read this document carefully and answer fully all questions asked.

**Site Visit**

A date for site visits has been set for Thursday 24th November 2022 at 11am and prospective contractors / bidders will be invited to view the site and speak to the architect and the client. A member of the Council’s procurement team will also be present to ensure a fair and transparent process.

**Scope of Works**

The project is to deliver a programme of repair, which assumes a like for like replacement of lost elements across the specified area of the main entrance. A survey was completed by Darwen Terracotta in 2022. The work package is based documents: Winter Gardens Context Drawing (Appendix 1) and Work Area Details (Appendix 2).

**Experience, Technical Competence and Skills**

Because of the specialist nature of the work and the very specific technical requirements for it, the Contractor will need to ensure that both their own personnel and that of any subcontractors are well experienced and can demonstrate the necessary skills to a very high level. These skills should cover the ability to propose methodology and execute the installation of the blocks to a high level of competence. The Council reserves the right to nominate replacement subcontractors who do not have the required experience.

Given that this is a like for like repair programme, the Council requires that if any external expertise is required to support the contractor only conservation accredited architects surveyors and engineers or those recommended by the Council will be acceptable under the terms of the contract.

**Access**

The Winter Gardens is a busy venue and the tender submission should contain costed options for ensuring access. There are alternative access points to the building, but the Church Street entrance sees the highest foot traffic and any closure is seen as undesirable. Short closures may be acceptable if they compressed the timescale for works but the rationale should be set out as part of the tender

If details of events held at the venue are required please refer to the Winter Gardens website: [www.wintergardensblackpool.co.uk](http://www.wintergardensblackpool.co.uk)

The Contractor should include all costs for the entire project from preliminaries, site set up, removal and disposal of the existing surface material and the preparation of substrates for receiving new blockwork through to the handing back of the site in good order. Realistic provisional sums should be included where there are any areas of risk and these may be subject to checks by the Council’s in house QS team.

**Access to the working area**

Access to the working area on site is up to the Contractor to decide. Designed scaffolding / A Mobile Elevated Working Platform etc. *may* be required for the works and it is expected that the main contractor will have full responsibility for erecting, maintaining/managing any access equipment for the duration of the project. Inspection of the site is expected during the tender period and any limitations or adaptations in relation to this equipment should be noted and highlighted within your submission. The cost of any proposed access equipment should be included as part of the price submission.

**Hours of Operation**

The Winter Gardens opening hours are 10.30am to 4pm daily, contractors will be granted access to the site from 8am until 6pm if required. No overtime, night, weekend or bank holiday working is expected on this contract. Flexibility is required due to the nature and use of the building.

**Vehicle Access**

Parking restrictions may apply parking permits / dispensations will be discussed with the winning bidder before commencement of works? The council will be responsible these parking fees within reason and agreeable by the council.

**Storage of Materials / Site Compound**

The Winter Gardens will be able to supply secure storage of materials and any larger equipment and if the entrance can be closed for works, a small compound in front of the doors can also be made available subject to the timing of the contract. The location of storage will be agreed before the date of the site visit and the contractor will need to propose arrangements for the moving of materials between the storage site and the works (they may not be immediately adjacent), once the storage site has been determined.

Blackpool Council wishes to appoint a Contractor who can clearly demonstrate the ability to meet our requirements and who offers the most economically advantageous tender.

**Contract Duration**

It is anticipated that the works will commence in January 2023, with a Contract Start Date of 9th January 2023 with no option to extend past March 2023 due to funders constraints. This is subject to our requirements for the shortest work programme possible due to this being a live, open venue.

**Monitoring and Issues**

Any issues which alter the time, cost or practical delivery of the project should be reported as soon as possible to Blackpool Council. Similarly, any opportunities to improve time, cost or practical delivery of the project should be discussed with Blackpool Council as soon as possible.

The Contractor will nominate a person who is responsible for the managing of this contract and will be the contact point. This person is to be reasonably contactable at all times.

The Blackpool Council contact will be the Head of Planning and Conservation.

Regular update meetings are required where any difficulties can be addressed in good time to ensure that any potential problems are mitigated early and so that timeframes are not compromised.

**Resourcing & Supervision**

Resourcing and supervision at site will be undertaken by the Contractor.

The Contractor is responsible for ensuring that all personnel employed on the project are equipped with relevant PPE e.g. safety boots, goggles as necessary. The Contractor is responsible for welfare of personnel whilst at work.

**Personnel & Sub-Contracting Issues**

The Contractor shall select only persons of good character and who are appropriately skilled, trained and experienced.

Specific work which requires an accreditation or qualification to carry out should only be carried out by qualified personnel. The Contractor has the responsibility for ensuring these accreditations and qualifications are up to date for the contract period.

All personnel remain in the employment of the successful Contractor for the duration of the contract. Blackpool Council shall have no responsibility for payroll, pensions or any other HR related issues. The successful Contractor should ensure that personnel employed on this contract have the relevant employment contracts in place with such personnel (e.g. have the right to work in the UK, hours, conditions, pay rates, holiday entitlements all should align with those required by this contract etc.). The successful Contractor shall comply with any statutory requirements in relation to recruitment.

The successful Contractor shall use all reasonable endeavours to ensure that its subcontractors are managed appropriately. The same standards and requirements expected of the main contractor shall be extended to any sub-contractors e.g. trained, competent, supplied with PPE and tools etc.

**Health & Safety Provisions**

The Contractor is required to have CHAS, NEBOSH, APS, SSIP, Safe Contractor or equivalent Health and Safety Accreditation.

The Contractor and its staff shall comply with all relevant statutory requirements, and shall carry out all works to a standard that will enable Blackpool Council’s obligations under the Health & Safety at work etc. Act 1974 to be met.

The Contractor’s staff shall be required to at all times to perform in a manner that is safe both to themselves (including the wearing of safety kit and PPE) and safe to the public and all other persons likely to be affected by the Contractor’s activities.

Blackpool Council shall have the authority to immediately stop the Contractor’s staff if they are considered to be working in an unsafe manner, and they shall not resume until a safe method of working has been agreed. Any cost or delay resulting there from shall be the responsibility of the Provider.

If applicable, the Contractor shall submit a copy of his Company’s Health and Safety Policy Statement for retention by Blackpool Council

**Cleanliness of Site & Other Site Factors**

Dust and Debris must be kept to a minimum on site, there should be no danger to the public from falling dust / debris or tripping hazards. Waste should be removed at the earliest convenience.

**Insurance**

Blackpool Council requires the successful bidder to have, or commit to obtain, the following levels of insurance. You will be required to provide evidence of Insurance prior to contract start.

* Employer’s (Compulsory) Liability Insurance- £5 million
* Public Liability Insurance - £10 million
* Professional Indemnity - £1 million

**Constraints**

Access is the main constraint for this project both in the physical sense and in terms of scheduling the access around public usage of the building.

The building will remain in use throughout the project. Flexibility will be required to plan works around scheduled events. There may be specific dates when works cannot take place or where events require minimal noise for example. Blackpool Council will assist by providing a timetable of events to the winning bidder. All scheduled events will be subject to change. It is expected that any successful Contractor will have a reasonable approach to flexibility in this area, especially around programming work.

If issues are encountered during the project, they must be referred to the Council at the earliest opportunity.

**Materials**

Ceramic blocks will be supplied by Darwen Terracotta. All other materials are to be supplied by the contractor, including adhesive, fill and grouting etc.

**Tools**

The Contractor should provide all tools, equipment and ancillary items to fulfil the job

**Quality and Finish**

Workmanship must be top quality. Finishing and detailing is important.

Tiles must be installed securely, accurately and in accordance with manufacturer’s instructions.

Finished work should not be defective, damaged, dirty or faulty.

**Warranties & Defects**

All works will be covered by a 24 month warranty

All works will be subject to quality checks and any defects need to be resolved within 6 weeks of written notification, this also applies to any defects that appear within the 24 month warranty period.

Blackpool Council look forward to receiving tender submissions for this exciting and high profile opportunity to work on a key historic building in Blackpool.