

## Part 2 Specification

### Contract Reference

TTDA6023

### Contract Title

Paignton Academy Steps – Phase 1  
Refurbishment & Phase 2 SEND Demolition  
& New Build

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# A Overall Scope and Nature of the Requirement

## A1 Scope of Work

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The project is to support the service relocation to the Paignton Academy site by completing the following phased works to be administered under a JCT Intermediate Building Contract with Contractor's Design (ICD) 2016.

Phase 1 - Refurbishment works to the existing Paignton Academy Library.

The refurbishment of the existing Library to form a new Steps Provision. Approximate floor area 210 m2.

Phase 2 - SEND Building Demolition & New Build on the Paignton Academy Site:

Demolition of 2 No. existing mobiles and the construction of a new single storey building to form a new SEND Provision. Approximate floor area 155 m2 (excluding covered access/Veranda – approx. 50 m2).

The Paignton Academy site is located at: Paignton Academy, Borough Road, Paignton, Devon TQ4 7DH.

### Section No 1

The Refurbishment of the existing Library to form a new Steps Provision.

Comprising the following works:-

Metal stud partitions

- Internal door sets and screens
- New aluminium external entrance door and screens including forming new opening
- Internal decorations
- New carpet and vinyl floor coverings including removal of existing
- Alterations to existing suspended ceilings
- Internal joinery/fittings
- Sanitaryware
- Alterations to existing Mechanical and Electrical Services
- Alterations to external pavings to suit new entrance

### Section No 2

The demolition of 2 No. existing mobiles and the Construction of a new single storey building to form a new SEND Provision.

Comprising the following works:-

- Demolition of 2 No. existing Mobiles
- Groundworks and forming foundations
- Precast concrete ground floor
- Facing brickwork external leaf
- Cedral cladding to higher level sections of external walls
- Timber frame construction
- Timber roof trusses (Contractor Designed)

- Aluminium windows and external doors/screens
- Timber stud walls and partitions
- Internal door sets
- Plastering and internal decorations
- Floor insulation and screeding
- Carpet and vinyl floor coverings
- Suspended ceilings
- Internal joinery/fittings
- Sanitaryware
- Mechanical and Electrical Services
- External pavings
- Alterations to existing foul and surface water drainage systems. Surface water attenuation.

## B Core Requirements

This section sets out the Authority's core requirements for this Contract, which Applicants are required to demonstrate within their response that they are capable of meeting

- (a) 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.

Applicants are required to deliver the requirement in accordance with the Scope of Works and criteria included in the following technical documents and appendices:

(b)

- Section 1 – Preliminaries
- Sections 2-9 – Schedule of Work – to be costed and used to complete Pricing Document.
- Appendix 1 – Architectural Drawings & Specifications – as detailed on the Drawing/Document Issue Sheets.
- Appendix 2 – Mechanical Drawings & Specification – as detailed on the Drawing/Document Issue Sheets.
- Appendix 3 – Electrical Drawings & Specification – as detailed on the Drawing/Document Issue Sheets
- Appendix 4 – Pre-construction Information Document.
- Appendix 5 – Site Investigation Report
- Appendix 6 – Asbestos Refurbishment and Combined Demolition Survey.
- Appendix 7 – Underground Services Scan Drawing
- Appendix 8 – Drain Survey Information including Drawing
- Appendix 9 – Topographical Drawing
- Appendix 10 – Ecological Survey Report

(c) Applicants are required to deliver the requirements in accordance with the drawings included in the following schedules;

- Architectural Drawing Issue Sheets  
3994 SEND Issue Sheet Tender Issue.pdf  
3994 STEPS Issue Sheet Tender Issue.pdf
- Structural and Civil Engineering Drawing Issue Sheet  
3926 SEND Issue Sheet 23.02.24 and revised 29.02.24

- Mechanical and Electrical Engineering Drawing Issue Sheet  
35432 SEND and STEPS Issue Sheet 28.02.24

Torbay Council is seeking to appoint an experienced Contractor to act as Principal Contractor to supply labour, plant, and materials to progress the development of the Scheme.

## **B1 Sectional Completion Dates**

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- B1.1 The works will include Sectional Completion and the Anticipated section dates are as follows;
- B1.2 Section 1 – Steps Refurbishment
- **Commencement** – Monday 10<sup>th</sup> June 2024
  - **Completion** – Friday 30<sup>th</sup> August 2024
- B1.3 Section 2 – Send New Build including demolition of existing mobiles.
- **Commencement** – Monday 22<sup>nd</sup> July 2024
  - **Completion** – Friday 11<sup>th</sup> April 2024

## C Additional Requirements

This section covers any requirements that are not essential to the delivery of the contract but would be nice to have.

The ability to meet some or all of the contract specific requirements or offer further services in addition to meeting the core requirements, will attract a higher score.

### C1 Social Value

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C1.1 The Council is committed to its responsibilities under The Public Services (Social Value) Act 2012. Therefore the Council is seeking Participants who will add value to the Agreement by providing additional community benefits (above the services described within this specification).

C1.2 The Council is committed to a performance and evidence based approach to Social Value.

Further information on the Council's approach to Social Value and resources to support you in your submission are available to bidders in Part 6 Social Value Requirement, Appendix G Do's and Don'ts for Social Value Bids, Appendix H The Torbay TOMs Framework and at:

<https://socialvalueportal.my.site.com/s/supplierregistration?svprojectid=SI0-0000-0Dkt3>

### C2 Further Services Offered

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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.