



TENDER OPPORTUNITY

NEW-BUILD SPORTS PAVILION (including demolition of old pavilion)

(Closing Date - 17.00hrs, 20th October 2017)

Background

Pilsley Parish Council (in the District of North East Derbyshire) has secured planning permission for the development of a new sports pavilion at its Miner's Welfare Sports Ground on Rupert Street, Lower Pilsley, post code S45 8DB.

Planning permission reference NEDDC/16/01162/FL – approval notice dated 5th May 2017 - demolition of existing pavilion, construction of new build pavilion including revised access & car parking.

Key Project Outcomes

The scheme involves the following key activities:-

1. Demolition of the existing Victorian pavilion – a single storey brick structure with sheeted roof with an external footprint of approximately 9m x 16m. (See Annex A)
2. Construction of access driveway and 36 space car park giving pedestrian access to the rear of the new pavilion.
3. Erection of single storey, traditional brick/block and tiled-roof sports pavilion (2x changing rooms with club room) all in accordance with the plans & specifications listed in Annex A.

Known Issues / Constraints

1. Adjacent development & access from Rupert Street

The current pavilion is accessed from Rupert Street over an unmade car parking area which falls within the curtilage of the (closed and disused) Miner's Welfare, which has recently been sold to a private developer (not the parish council). However, the parish council has formal access over this car park to the pavilion and the recreation grounds.

Planning permission has been granted by North East Derbyshire District Council for the demolition of the Miner's Welfare and the erection of 6 semi-detached houses (NEDDC planning reference 16/00113/OL). Implementation of this permission is conditional upon the prior creation of a new, upgraded vehicular access from Rupert Street onto the site.

It is not known when this adjoining residential development may be commenced but the parish council's permission for the new pavilion is also conditional upon this improved access being provided but only prior to the proposed pavilion being taken into use.



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2. Sewer Availability

It is anticipated that surface water and rain water will largely be dealt with on-site in accordance with current practice for new developments.

The nearest main foul sewer is situated in Rupert Street although the northern side of the existing Miner's Welfare building is served by a connection to this. Information on the invert levels of this connection may be available in the topographical survey but it is felt that the proposed location of the new pavilion and its OD level will be too low to tap into this connection even if the appropriate easement were to be obtained.

Therefore tenderers are asked to consider pricing for either a new direct foul sewer connection to the nearest available point on Rupert Street or for the installation of a septic tank on the site.

3. Funding

The parish council has built up an ear-marked financial reserve for the provision of the new pavilion over recent years. However, it is unlikely that this will be sufficient in itself to fund the entire project. External funding is therefore being sought from a number of sources in order that the parish council can be confident in issuing a formal commission for the works. Potential funders include Sport England, Football Foundation, Viridor Environmental Credits together with some Section 106 funding dependent upon the delivery of new housing schemes in the village which already have the benefit of planning permission.

The funding timetables of these organisations mean it is unlikely that the build phase will be able to commence prior to summer 2018 and tenderers should build such timescales into their cost profile for the project.

Tender Presentation

Tendered prices should be itemised to reflect the costs associated with each of the main generic elements of the project as described in the documents listed in Annex A and structured along the following lines:-

- Site set up and preliminaries
- Site clearance and preparation and removal of waste / spoil (there is scope for the relocation of clean soil elsewhere on site subject to prior agreement)
- Foundations, sub-structure up to DPC and ground floor structure
- Brick & blockwork (external and internal, including lintols) to wall plate and gable tops
- Roof timbers and tiled finish, underside ceiling finishes and insulation and exterior rainwater goods
- Doors, windows (Internal and external) and roller shutters
- Below ground drainage facilities (including foul sewer connection if necessary)
- Changing rooms and sanitary accommodation fit-out and floor/wall finishes (include PC sum for standard timber benching and clothes hanging facilities in changing rooms)
- Kitchen fit-out and finishes (include for provision of under worktop cooker, hob & extract)
- Mechanical & electrical works (include PC sum for standard, compliant fit-out)
- Interior (& exterior where required) decoration
- Floor finishes to club room & circulation areas
- Car park and access drive from Miner's Welfare parking area
- Landscaping and external groundwork finishing

(NB – The parish council is willing to consider tenders which suggest alternative but similar cost breakdowns.)



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Options

A number of options are included in the project for which separate priced estimates are requested:-

1. Solar panels to roof elevation(s) to supplement hot water/energy provision for the building;
2. The use of either attic trusses or standard roof trusses;
3. The option to incorporate rainwater harvesting from the building (the Bowling Green enjoys the benefit of an irrigation system currently fed by an above ground storage tank and mains water)
4. Options for dealing with foul sewage from the building are outlined in issues/constraints above;
5. It is anticipated that the interior finishes to walls in the changing areas will be painted blockwork and that those in the club room and ancillary areas will be painted wet plasterwork;

It is anticipated that tenderers will familiarise themselves with the site and its general layout. It is expected that the preferred contractor (when identified) will provide valid and current copies of insurance documents, all accreditation board certificates and relevant method statements to cover the relevant activities and timescales of the project.

Further information about this project is available either from the Clerk of the Council (Phillip Woodward – Tel. 01246 469695; e-mail clerk@pilsleyparishcouncil.org.uk) or from the Architect (Tim Wayne or Ryan Johnson at Green 2k Design – Tel. 01773 512935; e-mail Tim@green2kdesign.com or Ryan@green2kdesign.com)

Tendering Timetable

Issue of tender documents	September 8 th
Closing date for tender submissions	October 20 th (17.00hrs)
Tender evaluation and assessment	October 21 st – November 8 th (to incorporate Council meeting on 6 th November)
Post tender clarifications	November 9 th – December 31 st

It is anticipated that the parish council will be in a position to appoint a preferred contractor by January 2018.

Tender assessment criteria will include the following elements in descending order of importance:-

- Price
- Prior experience of similar scale projects
- Achievement of a recognised quality mark status (e.g. Construction Line)
- References (x 3)
- Corporate Environmental policies and performance
- Corporate Employment policies & practices (CDM, Health & Safety; Diversity & Equality)



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ANNEX A

Relevant Documentation

Image 0269	-	existing pavilion
Image 0272	-	existing pavilion
Image 0273	-	existing pavilion
Image 0276	-	existing pavilion
Drawing 200 (1)	-	Topographical Survey
Drawing 201 (1)	-	Site Layout & Block Plan
Drawing 202 (1)	-	Plan & Elevations
Drawing 203 (1)	-	Foundation and Construction Detail
Drawing 204 (1)	-	Section Detail
Drawing 205 (1)	-	Existing Pavilion
Drawing 206	-	Project Specification

Submissions by post or e-mail to the Tender Awarding Body at :-

PILSLEY PARISH COUNCIL
C/o 33 ALLENDALE ROAD
WINGERWORTH
CHESTERFIELD
DERBYSHIRE
S42 6PX

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