



European Union
European Regional
Development Fund

PRE-QUALIFICATION ENQUIRY AND QUESTIONNAIRE

The Observer Building, Hastings

11th August 2020

measur

21-23 crosby row

london se1 3yd

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www.measur.com

THE OBSERVER BUILDING PRE-QUALIFICATION ENQUIRY

Part 1 Project Details

Project – Alterations and refurbishment to the existing building to form community spaces, office spaces and residential units.

Employer White Rock Neighbourhood Ventures

Professional Team:

Architect	If-Do Architects
Structural Engineer	Webb Yates
Services Design	Webb Yates
Quantity Surveyor	Measur
Building Control	Quadrant

Project Overview:

The development of The Observer Building in Hastings - a landmark property, built in 1924 as the print works and offices for the Hastings & St Leonards Observer. It comprises approximately 4,000m² over seven floors. The structure is of reinforced concrete frame design with steel frame to the uppermost level. The Observer Building has been in a state of dereliction and decay for 34 years and our client - White Rock Neighbourhood Ventures Ltd - has a phased proposal to bring the building back to life and deliver a mixed-use community hub. The project looks to revive this important building as a long-term, genuinely affordable housing and workspaces and a vibrant leisure destination, providing opportunities for local people throughout the project. The building is unique in that elements are built into the existing rock faces, so whilst site photos are provided, a site visit is recommended to assess the complexities of the building.

This is a phased organic development. A number of different grants and funding options have been secured and applied for to enable the project, which gives the separate phasing of the project some flexibility. It is intended that the initial phase will

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cover the lower vaults, basement, ground and first floor, with further phases covering the upper floors and potential roof extension.

The current level of funding is expected to cover the works relating to the commercial and community elements of the project, with further funding expected to cover the residential elements.

Tendering procedure – Single stage tender, electronic issue

Programme:

Pre-tender interviews	11 th September 2020
issue of tender documents	6 th November 2020
tender period	4 weeks
award of contract	December 2020
date of possession	Dec 20/Jan 21
construction programme	to be agreed

Contractor Design TBC

Proposed Contract - JCT Intermediate 2020 (option - with Contractors Design)

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Part 2 **Contractor Questionnaire**

TO BE COMPLETED BY PROSPECTIVE TENDERER

1.0 Contractor Information

- 1.1 Name:
- 1.2 Address:
- 1.3 Tel:
- 1.4 Contact Name & Job Title:
- 1.5 Email Address:
- 1.6 Mobile:
- 1.7 Date of Commencement of Business:
- 1.8 Company Registration No (if applicable):
- 1.9 VAT No:
- 1.10 Person Responsible for this Project:

2.0 Relevant Experience

2.2 Please provide details of three relevant projects undertaken in the format identified below:

2.2.1 Client:

Brief Project Description:

Location:

Project Value £:

Programme:

Form of Contract:

Other relevant details:

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3.0 Financial

3.1 For each of the last three full trading years, please provide the following details:

Year End Date	2016/2017	2017/2018	2018/2019
Company Annual Turnover			

3.7 What is your insured indemnity limit for any one incident:

Public Liability	£
Employer's Liability	£
Products Liability	£
Professional Indemnity	£

3.12 Names and addresses of two companies where you have a trade account.

4.0 Contractor Personnel

4.1 Please identify the number of staff currently directly employed in your company:

i) Total number of people employed:

This breaks down into the following categories:

ii) Management:

iii) Site based

iv) Support and administrative staff:

4.2 The scheme has generated support from local business and the community, and it is important that the Main Contractor engages with the local community as much as possible. Please set out below your methodology in engaging with local business and the wider community, including presentations, employment opportunities for local suppliers and sub-contractors plus potential local school involvement to open education opportunities for the local children.

Please note this scheme is to be a Considerate Contractors Scheme, so Contractors must factor into their submission and proposals the difficulty of a dense urban site with a lot of engaged locals/neighbours.

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5.0 References

- 5.1 We would like to obtain a reference from two organisations that your company has performed work for during the last three years. Please provide full contact details for companies that we could pursue for these references, together with a brief description of the works that your company carried out.

Please return your pre-qualification submission in the requested format to:

Measur, 21-23 Crosby Row, London SE1 3YD (or markbrown@measur.com)

Should you have any further queries then please append them to your response.