



Brontë Birthplace Limited
Registered Address 1 Lower Kipping Lane, Thornton, Bradford, BD13 3JT
Community Benefit Society FCA registration no. 9088

Invitation to Tender
for

Alterations and Refurbishment 72-74 Market St, Thornton, Bradford,
BD13 3HF

Overview

Brontë Birthplace Limited (www.Brontëbirthplace.com) is a Community Benefit Society, a not for profit organisation created to purchase, refurbish and open to the public the heritage property where the famous Brontë sisters were born. The house will be refurbished to create 3 ensuite letting rooms, an events space and a community café. The income from the room rentals will be used to support cultural, arts and educational activities for children and adults, with a special focus on the more deprived areas of Bradford.

The plan is to open the building to the public in time for Bradford City of Culture 2025. The first priority for the proposed alterations and refurbishment is to have all the works completed by **30th January 2025**.

The property is a ca. 200 years old terraced house, stone built, with a stone slate roof. The building is Grade 2* listed and is of historical importance. The materials and the quality of work must reflect this listing. It is therefore a requirement that tenderers confirm in writing their experience working with listed buildings.

Bronte Birthplace Ltd are seeking tenders from suitable established local construction firms. The main contract works that we are seeking tenders for will largely involve the internal refurbishment of the building together with alterations to the existing building as described below:

1. Removal of existing stud partition walls,
2. New stud partition walls.
3. Damp proof membranes and associated works at rear.
4. Plumbing, 3 x separate toilets downstairs, 3 ensuite first floor level
5. Central heating, zoned accordingly.
6. Plaster boarding where needed where partitions etc., formed together with plaster finishes and plaster repairs generally through the building.
7. Acoustic (bedroom floors/walls) and thermal insulation.
8. Wiring throughout including Fire alarm system, router and TV.
9. Intruder alarm system with cameras in the ground floor areas.
10. Joinery products, cupboards, fire doors/skirtings/architrave etc.
11. Flooring upstairs ready for subsequent decorative finished floor covering.
12. We are awaiting clients confirmation of final requirements for the café kitchen and there may be kitchen items to include which will be conformed at a later date.

Contract Management

Timing: Work to commence no later than mid-October 2024 and to be completed by the end of January 2025

Costs: Full breakdown of all costs required.

Lead project manager for Brontë Birthplace Limited: Chris Eyres of Chris Eyres Designs, supported by Adrian Tingle of Bronte Birthplace Limited

Award Criteria

Tenders should include:

- A detailed timescale for completing the project.
- An overall cost and a detailed cost breakdown, including VAT and expenses.

- Name of lead contact, with qualification details.
- Details of staff allocated to the project and their experience of similar projects.
- Date that your business was established, and in the case of Limited Companies please also provide Company Registration Number, and VAT registration number.
- Details of which trade associations you are members of.
- Value of public liability insurance held.
- Value of employer's liability insurance held.

The following criteria will be taken into account when selecting the contractor:

- Evidenced experience of work on heritage buildings particularly within the Bradford area. Please provide a link to your website if past projects are included on that website.
- Value for money, taking into account whole life cost and quality.
- Availability/ability to deliver required outputs within required timeframe.
- A preference, but not necessarily a requirement, for local companies.
- Specialist qualifications.
- Consideration for protection of the environment.
- Adherence to health and safety regulations.
- Compliance with all other legal obligations.
- Length of guarantee for all works undertaken.

Procurement timetable

Invitation to tender published:	12th September 2024
Deadline for tender distribution	20th September 2024
Deadline for return of tenders:	11th October 2024
Appointment of contractor	
Start on site	21 st October 2024

Please address your requests for details and proposals to chris@chriseyresdesigns.com and adrian.tingle@hotmail.co.uk, with copy to admin@Brontëbirthplace.com