

INVITATION TO TENDER SPECIFICATION FOR PHASE 2 WORKS OF A NATURE RECOVERY EDUCATION CENTRE (LOT1) AND A NATURE DISCOVERY CENTRE (LOT2)

INTRODUCTION

Dr Beynon's Bug Farm Ltd invites tenders for a project called *Stepping Stones for Species: Innovative Nature Recovery in Wales* for the financial years 2026-2028. This project is supported by a Nature Networks Fund project, which is delivered by the Heritage Fund, on behalf of the Welsh Government and in partnership with Natural Resources Wales.

One of the components of the project (LOT1) is to build the second phase of a Nature Recovery Education Centre at The Bug Farm visitor attraction –an insulated, heated new-build shed space to be used as an exhibition centre and teaching/conference facility. Phase 1 works were completed in 2024-2025.

LOT2 is the building of a Nature Discovery Centre. This includes demolition of an existing building and replacing it with a new insulated and heated laboratory, storage and exhibition space.

SCOPE OF THIS TENDER EXERCISE

Dr Beynon's Bug Farm Ltd invites tenders for the following lots:

Lot 1: Phase 2 of the Nature Recovery Education Centre

and

Lot 2: Nature Discovery Centre

LOT 1 PHASE 2 OF THE NATURE RECOVERY EDUCATION CENTRE

Phase 1 works (Annex 1) included civil and some supporting works. Phase 2 works must follow Construction Notes and Amended Plans and any documents referred to within those Plans and within this invite to tender.

ROOF AND WALLS

- Cover wall-mounted museum displays/signage with non-plastic protection to protect from building works as there are no plans to amend the current interior finish (painted OSB)
- Work with site electricians to ensure electrics installed in phase 1 are temporarily removed from existing roof structure to be re-attached to new roof. All electrics will be carried out by site electricians and are not part of this tender
- Replace single skin box profile wall and roof sheets with insulated box profile sheets – new timbers will also be required, as existing timbers were braced for phase 1
- Ensure that the join between the wall and roof is sairtight (note – there is currently a gap and water is currently leaking into the building)
- Ensure that adjacent roof structure (slate and corrugated Chrysotile) enables roof water to run into the box gutter (water currently runs over/behind gutter and into wall). Include all repairs to the adjacent roof structure and replacement of roof sheets to ensure structure is safe and watertight. Include safe disposal of any materials as required. Please note that this work is not specified in the accompanying documents and should be discussed with the client. Any wood treatment required must be discussed in advance with the client, due to the proximity to the Tropical Bug Zoo
- Install 2 of the opening windows (to discuss with client). The other windows are not to be included.

FLOOR AND PLUMBING

- Install insulation, underfloor heating system and screed. Finish with non-slip, sealed concrete to match other buildings at the site
- Connect heating system to existing Froling T4 woodchip biomass boiler (heating pipes currently extend into the building).

EXTERIOR

- Install fully accessible ramp into building with hand rails as required. Materials and finish to be decided with client.

ADDITIONAL FINISHES

- Install 6 x bird and bat boxes (purchased by client) to exterior as per discussions with client
- Currently, rust runs down northern elevation exterior rendered wall from the roof sheets – ensure this does not happen in future with the new roof

- The current front door gets caught by the wind – options of replacing this door with a sliding door or building a basic exterior porch are to be discussed with client and an estimate should be included in the costings.

INTERIOR DISPLAYS

- Install eight 8'x4' ply display boards on hinges that fold flush with the walls, painted white, as per existing boards, and install casters on existing display boards instead of existing feet
- Build eight 1.5m x 1m x 60cm (WxHxD) wooden plinths on casters, painted white, to house glass display cabinets
- *Please note that the size and number of displays will change and will be confirmed nearer the time. These dimensions allow for quoting, but costs will alter dependent on final design.*

DOCUMENTS

NNF4_ NREC Construction Notes_Phase 2

NNF4_ NREC_ Amended Plans

LOT2 NATURE DISCOVERY CENTRE

This is currently a Nissen Hut constructed of stone and block low walls, box profile sheeted end wall and a curved Chrysotile roof. There is a sloping concrete floor.

DEMOLITION

- Remove existing building and dispose of all materials, other than natural rocks, offsite.

NEW BUILDING

- Erect new building as per plans. Detailed construction notes will be available in advance of work commencing. Please allow a contingency for any items that are not clear from the plans and make it clear in your tender where you have estimated for any work or materials.

FLOOR AND PLUMBING

- All plumbing to be included in the tender as per plans
- Electrics will be complete by site electricians and should not be included in the tender
- Finish with non-slip, sealed concrete to match other buildings at the site
- Connect heating system to existing Froling T4 woodchip biomass boiler (heating pipes currently extend into the building and extend hot water for hand washing into adjacent toilet block)
- Hot water supply extends to the building, but there is no hot water tank in situ. There is a space for a new tank in the existing toilet block, adjacent to this building
- Connect sink to existing septic tank, which is adjacent to the building.

EXTERIOR

- Install fully accessible ramp into building with hand rails as required. Materials and finish to be decided with client.

INTERIOR DISPLAYS

- Install laboratory bench and metal sink, with draining boards as per discussions with client
- Install extractor fan in laboratory space
- Install safety-glass faced insect display cabinets as per those in the Museum at the site. For quoting purposes, quote for two 2m x 3m x ~0.1m (HxWxD) displays and six 0.5m x 0.5m x 0.1m displays
- *Please note that the size and number of displays will change and will be confirmed nearer the time. These dimensions allow for quoting, but costs will alter dependent on final design.*

ADDITIONAL FINISHES

- Final interior finish to be confirmed, but it is anticipated that this will either be white-painted OSB or white-painted plaster – please quote for white-painted OSB

- Install 6 x bird and bat boxes (purchased by the client) to exterior as per discussions with client.

DOCUMENTS

NNF4_Nature Discovery Centre plans_1

NNF4_Nature Discovery Centre plans_2

NNF4_Nature Discovery Centre plans_3

NNF4_Nature Discovery Centre plans_4

GENERAL REQUIREMENTS FOR LOTS 1 AND 2

CLIENT LIAISON

The client for this contract is Dr Beynon's Bug Farm Ltd. The overall site and project manager is Dr Sarah Beynon, but please include day-to-day project management of the building works as part of the tender, as you will be expected to carry out the day-to-day project management of the building works. However, the client lives onsite and is onsite at all times for queries and discussions.

SUSTAINABILITY

Environmental sustainability is of the utmost importance to The Bug Farm. We strongly welcome suggestions for more sustainable building materials (such as insulation) and building methods, reducing the use of plastic where possible and using the least eco-toxic preservatives/wood treatments available. We understand that this may increase the cost, but tenders will be scored more highly where sustainable methods and materials are included. Alternative, more sustainable suggestions for insulation for the floor, roof and walls are welcome and we are prepared to revisit the plans to accommodate this. However, this is a coastal, exposed location on a farm, so durability of materials and resistance to rodents must be considered. Bat surveys have been carried out and there are no bat roosts in either buildings.

BIOSECURITY

The Bug Farm is a working farm, with cattle and goats onsite. Therefore, biosecurity is an essential consideration, particularly in relation to bovine TB. Any footwear or equipment that have been on farms with livestock must disinfect with a Defra-approved disinfectant before accessing the site. Any soil from the Walled Garden (between LOT1 and LOT2 sites) must be disposed of offsite, as it will contain non-native, garden plant species that must not contaminate wild areas. There are no scheduled invasive non-native species (INNS) on the site. The site is plumbed into a septic tank, and no hazardous liquids may be emptied into drains. Advance discussions must be had with the client regarding disposal of contaminated water or other materials (e.g. from washings of cement mixer/washing brushes etc) so as not to damage surrounding habitats.

HEALTH & SAFETY

The site is a visitor attraction and working farm. The visitor attraction is closed to the public from 1 November 2026 - 7th February 2027 and therefore demolition and construction work must be carried out during this time.

You are responsible for ensuring both your own health and safety and that of any person under your control, or who may be affected by this undertaking, in accordance with statutory duties contained under the Health and Safety at Work &c Act 1974 and all relevant statutory provisions thereunder.

It is expected that you will have your own Risk Assessment Method Statement (RAMS).

SITE DISTURBANCE

Minimising site disturbance is crucial. Access to the building site is from a large, tarmac car park, through a 12-foot gate and ~10m across a grass visitor trail. The grass trail must be protected from damage. Any ground disturbance must be put right at the end of works.

BUILDINGS REGULATIONS

We also expect you to liaise with the structural engineer, architect and Buildings Regulations officer during the project.

COSTS

Please quote for LOT1 and LOT2 separately. LOT2 will only go ahead if the costs for LOT1 allow. Ideally, both lots would be completed at the same time, as the buildings are adjacent to each other. Please ensure that you itemise costs for the individual elements of the work and separate labour and materials costs.

Costs are to be exclusive of VAT (which needs to be indicated separately, where relevant).

CONTRACT

On accepting a tender, we will require you to sign a contract committing to completing the work within the agreed timeframe. We are aware that prices may be subject to change and so this would be written into the contract.

SCHEDULE

You are required to submit a proposed schedule for undertaking works. The work must be carried out between **1st November 2026 and 7th February 2027**. If this date is not acceptable, we welcome advance discussion with us, as there may be some flexibility, especially if LOT1 and LOT2 are being completed together, as LOT2 second fix could be carried out in March 2027.

DEADLINE FOR TENDER

All tenders must be received by **6th April 2026**.

ANNEX 1 PHASE 1 WORKS ALREADY COMPLETED

CIVIL WORKS

Site excavation for slab, steel column pads and footings

Concrete footings including any required shuttering

Blockwork and brickwork to new perimeter walls as shown on plans (up to DPC)

Preparation for services

Compacted hardcore, blinding, DPM and 100mm concrete slab to suit site conditions and local building control

Supporting existing roof structure to eastern gable and demolition of existing doors and steel columns (rusted)

Building of new block cavity wall as per plans to eastern elevation to support eastern roof structure

SUPPORTING WORKS

Retention of existing steel structure and timber purlins

Installation of new box profile roof and exterior wall sheeting

Installation of new galvanised trough gutter

Installation of 2 x hardwood doors and one full-height window

Internal timber studs (with insulated between timbers) of new external walls to provide additional support and breathable roofing membrane under sheets with windows included in the studwork, and sheeted over to allow windows to be fitted in phase 2

Installation of timber stud screen to internal south and west walls (stone walls to Museum and Ticket Office) 11mm OSB