

Tender Opening Form:

Retender of Windows for Manxonia House

Opened on 7th December 2017

Present: A Grace, Chairman, A Hamilton, Clerk

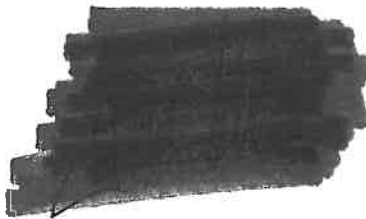
Number of Tenders received : 1

	Company	Price
1.	J Darbyshire LTD	£21500

Signed as a true record ,



Chairman



Clerk

21/03/2018

Manxonia House - Port St Mary - Hayley Phillips

Manxonia House - Port St Mary

David Millar <davidmillar@dmp.im>

Mon 27/11/2017 16:59

To: davidbridson@manx.net <davidbridson@manx.net>;

Cc: Alastair Hamilton <a.hamilton@portstmary.gov.im>; Trevor Denning <trevordenning@dmp.im>;

📎 1 attachments (278 KB)

ad(20)01.pdf;

Dear Mr Bridson,

Further to your response to an expression of interest request from Port St Mary Commissioners, we have pleasure in asking you to provide a tender for the supply and delivery of the hardwood windows as shown on the attached drawing. We would be pleased if you would provide your tender by noon on the 6th of December.

Your tender should be sent to Mr Alastair Hamilton, Clerk to the Commissioners at the Town Hall, Port St Mary, clearly marked on the outside of the envelope as being your tender for the supply and delivery of windows for Manxonia House.

The windows will be required week commencing 5th February 2018, please confirm you are able to meet this deadline. If you have any queries please call the undersigned.

Kind regards,

David Millar RIAS RIBA
Architect
denning millar projects limited
t – 07624 414231



20/03/2018

Mail – h.phillips@portstmary.gov.im

RE: Manxonia House

Corlett, Sarah <Sarah.Corlett@gov.im>

Tue 20/03/2018 11:18

To: Hayley Phillips <h.phillips@portstmary.gov.im>;

There is no such thing as an amendment application. You will need to apply for full planning approval for replacement windows.

Miss Sarah Corlett
Senior Planning Officer,
Planning and Building Control Directorate,
Department of Environment, Food and Agriculture,
Murray House,
Mount Havelock,
Douglas,
Isle of Man IM1 2SF.

Telephone: (01624) 685906

Fax: (01624) 686443

Any views expressed in this email are those of the officer only and are without prejudice to any formal decision made under the provisions of the Town and Country Planning Act 1999 and any relevant secondary legislation

 please consider the environment - do you really need to print this email?

From: Hayley Phillips [mailto:h.phillips@portstmary.gov.im]

Sent: 20 March 2018 11:17

To: Corlett, Sarah

Subject: Re: Manxonia House

Hi Sarah

Thank you for your e-mail, could this be done just by an amendment application?

Regards

Hayley Phillips

Deputy Clerk & Finance Officer
Port St Mary Commissioners
Town Hall
The Promenade
Port St Mary
Isle of Man
IM9 5DA

finance@portstmary.gov.im

01624 832101

From: Corlett, Sarah <Sarah.Corlett@gov.im>
Sent: 20 March 2018 10:54
To: Hayley Phillips
Subject: RE: Manxonia House

Dear Hayley,

Thanks for the query. As the building lies within a proposed Conservation Area, you would need planning approval to replace the windows or change what has approval.

As a general point, it could be argued that some of the character of the building is due to the white painted window frames: the adjoining building has wood effect which don't have the same character and whilst there could be an argument that consistency in the frame colour throughout the building could be a good thing, there may also be a view that having the two parts distinct from each other and retaining the original coloured frames is truer to the original building. I would advise that you think carefully about the colour of the frames before re-applying.

Sarah

Miss Sarah Corlett
Senior Planning Officer,
Planning and Building Control Directorate,
Department of Environment, Food and Agriculture,
Murray House,
Mount Havelock,
Douglas,
Isle of Man IM1 2SF.

Telephone: (01624) 685906

Fax: (01624) 686443

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From: Hayley Phillips [<mailto:h.phillips@portstmary.gov.im>]
Sent: 20 March 2018 09:39
To: Corlett, Sarah
Subject: Manxonia House

Good Morning Sarah

Alastair Hamilton is currently signed off on sick leave unfortunately so I am just trying to pick up on Manxonia House, please excuse my lack of knowledge in this area ...

We currently have planning approved for the installation of hardwood windows. Would the planning department consider Rosewood effect new pvc windows for the building? I know Beach House (the adjoining property) does have some windows in new pvc with a Rosewood effect.

20/03/2018

Mail – h.phillips@portstmary.gov.im

If the Board were to consider new pvc, would this be a planning amendment? Our architect was under the impression a new application would be required to be submitted so I am keen to clarify the matter.

Kind regards

Hayley Phillips

Deputy Clerk & Finance Officer
Port St Mary Commissioners
Town Hall
The Promenade
Port St Mary
Isle of Man
IM9 5DA

finance@portstmary.gov.im
01624 832101

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RAAUE: S'preevaadjagh yn chaghteraght post-I shoh chammah's coadany'n erbee currit marish as ta shoh coadit ec y leigh. Cha nhegin diu coipal ny cur eh da peiagh erbee elley ny ymmydey yn chooid t'ayn er aght erbee dyn kied leayr veih'n choyrtagh. Mannagh nee shiu yn enmyssagh kiarit jeh'n phost-I shoh, doll-shiu magh eh, my sailliu, as cur-shiu fys da'n choyrtagh cha leah as oddys shiu.

Cha nel kied currit da failleydagh ny jantagh erbee conaant y yannoo rish peiagh ny possan erbee lesh post-I er son Rheygn ny Boayrd Slattyssagh erbee jeh Reitys Ellan Vannin dyn co-niartaghey scrut leayr veih Reireyder y Rheygn ny Boayrd Slattyssagh t'eh bentyn rish.

21/03/2018

Mail - h.phillips@portstmary.gov.im

RE: Decision Notice for Application Ref 17/01153/B

Trevor Denning <trevordenning@dmp.im>

Wed 21/03/2018 15:22

To: Hayley Phillips <h.phillips@portstmary.gov.im>;

Cc: David Millar <davidmillar@dmp.im>;

📎 3 attachments (629 KB)

Manxonia House - Port St Mary; FW: 063 - Manxonia - Port St Mary; Manxonia House - Port St Mary;

Hayley,

Further to issuance of our report, as discussed we are not aware of any 'Abbey' report on the building and note we had not been appointed at the time of this report and David has confirmed he has not had sight of same, ut did have sight of a Steven Morley (Building Surveyor) Report but was not copied in.

In respect of window procurement David has confirmed the attached email was received to extend the tender list provided by the Clerk beyond :-

- Holme Valley joinery
- Brain Walmsley

To include messers :-

- J Darbyshire Joinery
- David Bridson

Email requests were made to tender on the 27/11/17 and copies are attached.

We confirm Mr Bridson communicated that he would not be able to achieve the required timeframe and would not be submitting,

We believe Tenders were received by the Clerk on 6/12/17 with formal tender opening process etc at Port St Mary offices.

. hope this assists.

Regards

Trevor

From: Trevor Denning

Sent: 20 March 2018 14:09

To: 'h.phillips@portstmary.gov.im' <h.phillips@portstmary.gov.im>

Cc: David Millar <davidmillar@dmp.im>

Subject: RE: Decision Notice for Application Ref 17/01153/B

Hayley,

apologies for delay, but please find attached a copy of our completion report to assist with your meeting tomorrow evening.

Should you have any queries or require and amendment or additions to the report please contact me direct

Regards

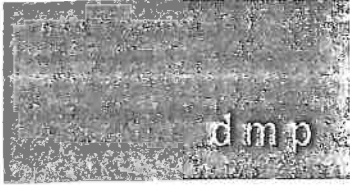
Trevor

Trevor Denning AssocRICS MAPM

21/03/2018

Mail – h.phillips@portstmary.gov.im

Project Manager
denning millar projects limited
Unit 6b Middle River Ind Est
Douglas, IM2 1AL
t – 07624 460795



From: Trevor Denning
Sent: 20 March 2018 10:42
To: 'h.phillips@portstmary.gov.im' <h.phillips@portstmary.gov.im>
Cc: David Millar <davidmillar@dmp.im>
Subject: FW: Decision Notice for Application Ref 17/01153/B

Hayley,
This drawing re windows ?

I confirm am just completing my close out report for the project will be with you this morning, it was supposed to be a 'summary' but due to circumstances I have expanded it to cover all key aspects along with outline chronology to assist you.

In respect of phase 2 works I confirm these were 2 doors to the rear and asbestos removal and instructed on CAI 2.1 & 2.2 as directed in meeting of the 15/01/18 but following further meeting of the 19/02/18 we were directed to omit same, as approval had not been given and due to interface with windows.

Therefore these items were subsequently omitted from Phase 1 via CAI 4.4 & 4.3 respectively.

Please note at this juncture window installation was also omitted under 4.1 which therefore allow a contractual completion to take place.

Details of all instructions will be included in the report, along with our tender report for information, please note the tender report is a commercial and confidential document not for general issue.

Regards
Trevor

Trevor Denning AssocRICS MAPM
Project Manager
denning millar projects limited
Unit 6b Middle River Ind Est
Douglas, IM2 1AL
t – 07624 460795



From: David Millar
Sent: 20 March 2018 09:50

21/03/2018

Mail – h.phillips@portstmary.gov.im

To: Trevor Denning <trevordenning@dmp.im>

Subject: Fwd: Decision Notice for Application Ref 17/01153/B

Sent from my iPhone

Begin forwarded message:

From: Hayley Phillips <h.phillips@portstmary.gov.im>
Date: 20 March 2018 at 09:48:43 GMT
To: David Millar <davidmillar@dmp.im>
Subject: Re: Decision Notice for Application Ref 17/01153/B

Morning David

It was actually the drawings of the window specification I was after, I have had sight of it contained in a report but I don't seem to have it as part of the plans and I think it will prove quite vital to this evenings meeting. Is this something you could send through please?

Also, at the last meeting with the Board, they were advised that some of the phase 2 works had been brought forward, can you please advise what had been brought forward?

It is my understanding that all that is outstanding from phase 1 now is the windows and asbestos removal from around the windows, is this correct?

You have provided me with the drainage report, do we have the CCTV & Electrical reports also?

I have an Abbey report on damp proofing, I cannot see that this is reported in your scope for phase 2, is this still to be considered?

Apologies for going over old ground, I just want to ensure I have all the correct information ahead of my meeting wit the Board this evening.

Kind regards

Hayley Phillips

Deputy Clerk & Finance Officer
Port St Mary Commissioners
Town Hall
The Promenade
Port St Mary
Isle of Man
IM9 5DA

finance@portstmary.gov.im
01624 832101

From: David Millar <davidmillar@dmp.im>
Sent: 16 March 2018 14:42
To: Hayley Phillips
Subject: Fwd: Decision Notice for Application Ref 17/01153/B

Hi,
Decision notice re windows.
Regards,

Sent from my iPhone

Begin forwarded message:

From: <cath.dudley@gov.im>
Date: 7 December 2017 at 14:59:30 GMT
To: <davidmillar@dmp.im>
Subject: Decision Notice for Application Ref 17/01153/B

Please find attached formal notice of the decision to APPROVE application ref 17/01153/B for works at

Manxonia House
Bay View Road
Port St. Mary
Isle Of Man
IM9 5AE

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Cha nel kied currit da failleydagh ny jantagh erbee conaant y yannoo rish peiagh ny possan erbee lesh post-l er son Rheyenn ny Boayrd Slattyssagh erbee jeh Reiltys Ellan Vannin dyn co-niartaghey scruit leayr veih Reireyder y Rheyenn ny Boayrd Slattyssagh t'eh bentyn rish.

29/03/2018

Mail – h.fargher@portstmary.gov.im

RE: Manxonia House

David Millar <davidmillar@dmp.im>

Wed 28/03/2018 09:40

To: Hayley Fargher <h.fargher@portstmary.gov.im>; Trevor Denning <trevordenning@dmp.im>;

Good morning,

Further to our recent conversations we would make the following response to your points.

As discussed we are unable to prepare specific drawings for upvc windows as each product has differing dimensions and capabilities. We would suggest that you issue our original drawing as 'design intent' and request prices from suppliers/manufacturers, asking them to provide a price and a drawing of how their system best meets the intent. You will need their drawings for a planning application if you decide to go down the upvc route.

The ridge tiles are what is known as a dry ridge in that it does not rely on mortar to provide a weather seal. The product features a continuous membrane below the tiles and a mechanically fixed tile. This ensures a more waterproof ridge which is also more resistant to wind damage.

An exact replication of the shape of the ridge was not possible due to budget constraints.

In respect of the damp issue, we have not included a damp inspection as phase two of the works was intended to let the building 'breathe' prior to any further works being undertaken. In any event we are sceptical as to the value of an injected dpc.

The electrical report has now been forwarded to you.

Kind regards,

David Millar RIAS RIBA

Architect

Denning millar projects limited

t – 07624 414231



From: Hayley Fargher [mailto:h.fargher@portstmary.gov.im]

Sent: 26 March 2018 12:18

To: David Millar <davidmillar@dmp.im>; Trevor Denning <trevordenning@dmp.im>

Subject: Manxonia House

Good Morning

Further to the meeting the Board held last week in relation to Manxonia House, the following decisions have been made;

We are going to run a new tender process for windows, requesting Hardwood, white pvc and rosewood effect pvc. The request will be to supply and fit.

Drawings will need to be resubmitted to planning to reflect the above amendment. Can you please provide these?

The questions was raised in relation to the ridge tiles, can you please confirm that they are suitable for the purpose? They do not appear to be like for like and there is some concern in this regard.

Please find attached the damp report we are in receipt of from Abbey which we discussed last week, damp proofing does not seem to appear in phase 2 costings, the Board have requested clarification that a damp inspection has been carried out and the outcome of that inspection.

Electrical test & inspection is on the programme but it does now show as having been completed, please confirm.

Please do not hesitate to contact me should you have any queries.

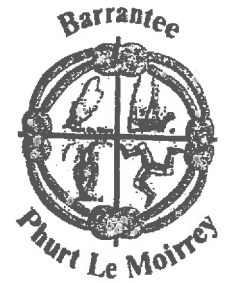
Regards

Hayley Fargher

Deputy Clerk & Finance Officer
Port St Mary Commissioners
Town Hall
The Promenade
Port St Mary
Isle of Man
IM9 5DA

finance@portstmary.gov.im
01624 832101

Port St. Mary Commissioners
Town Hall, Port St. Mary, Isle of Man. IM9 5DA
Tel: (01624) 832101



www.portstmary.gov.im

Email: commissioners@portstmary.gov.im

Mr S Stanley
Regeneration Manager
Government Office
Douglas
Isle of Man
IM1 3PN

19th April 2018

Dear Mr Stanley

**RGSW03/17 – Replacement of Existing Doors and Windows to Manxonia House,
The Promenade, Port St Mary**

I write with regards to the above mentioned successful application for financial assistance. On behalf of the Board of Port St Mary Commissioners, I would like to request an extension to funding offer.

Unfortunately due to our Clerk being on sick leave, the project has slowed down and the tendering process has had to be rerun to ensure we are meeting all Government requirements.

We are confident that the process will be complete within 6 six months and would like to request an extension of the same.

Should you require any further details, please do not hesitate to contact me.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Hayley Fargher
Deputy Clerk



PORT ST MARY COMMISSIONERS
Expressions of Interest

Port St Mary Commissioners invite Expressions of Interest from qualified and accredited manufacturers/contractors who are interested in tendering for the replacement of windows for the building Manxonia House, Bay View Road, Port St Mary. Further information and drawings can be obtained from the address below.

Expressions of Interest in relation to either of the below are invited;
Supply & fit hardwood windows
Supply & fit either upvc white or rosewood effect windows

Expressions of Interest should be submitted in writing or by email to:

Ms H Fargher, Deputy Clerk
Port St Mary Commissioners Office
Town Hall, The Promenade
Port St Mary, IM9 5DA
832101
Email: h.fargher@portstmary.gov.im

Closing date for Expressions of Interest is 12 noon on Friday, 20th April 2018.



150%

1 / 1



**PORT ST MARY COMMISSIONERS
EXPRESSIONS OF INTEREST**

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Port St Mary Commissioners Office
Town Hall, The Promenade
Port St Mary, IM9 5DA
832101
Email: h.fagher@portstmary.gov.im

Closing date for Expressions of Interest is 12 noon on Friday, 20th April 2018.

10 x 2

2 corners

£301.60 + vat

S + 12.8PV

29/03/2018

Mail – h.fargher@portstmary.gov.im

Manxonia House

Corlett, Sarah <Sarah.Corlett@gov.im>

Thu 29/03/2018 16:17

To: Hayley Fargher <h.fargher@portstmary.gov.im>;

Cc: Sinden, Thomas <Thomas.Sinden@gov.im>; Thornley, Paul <Paul.Thornley@gov.im>;

Dear Hayley,

It is perfectly acceptable to have an application which proposes alternative forms of development as long as it can be clear what is being approved and everyone understands the implications of the alternatives. We have received applications for alternative window frame materials and colours and in this case it may be the best way forward, given the uncertainty of acceptability of some of the choices that the Commissioners may prefer.

You will need to resubmit all of the information submitted for 17/01153/B which was replacement of the existing softwood windows with hardwood framed ones. If the new application is not successful for any reason, you will still have this approved option available until 7th December, 2021.

Your agent was correct in suggesting that different frames can result in different sectional details – some plastic frames are thick and flat whereas others are slimmer and profiled. It would be possible for you to simply submit the drawings as they were approved but with amended annotation indicating that the new windows will be uPVC or powder coated aluminium and coloured white, black or a rosewood colour. If plastic or powder coated aluminium is acceptable, we can ask for further details of the sections and depths as a condition. If you have seen windows which are the sort of thing you would like, it would be very helpful to include photographs of those at the initial stage.

I mention powder coated aluminium as this is a common choice of new windows and sometimes can be slimmer in profile which may be appropriate here.

The application forms can be downloaded from our website - <https://www.gov.im/media/1347656/planning-application-form-2i.pdf> and you will also need a completed land ownership certificate <https://www.gov.im/media/1005605/land-ownership-statement-certificate-01-planning-updated.pdf>

I hope this is helpful. Let me know if you need any more advice or information.

Sarah

Miss Sarah Corlett
Senior Planning Officer,
Planning and Building Control Directorate,
Department of Environment, Food and Agriculture,
Murray House,
Mount Havelock,
Douglas,
Isle of Man IM1 2SF.

Telephone: (01624) 685906

Fax: (01624) 686443

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Cha nel kied currit da failleydagh ny jantagh erbee conaant y yannoo rish peiagh ny possan erbee lesh post-l er son Rheyenn ny Boayrd Slattysaghh erbee jeh Reiltys Ellan Vannin dyn co-niartaghey scruit leayr veih Reireyder y Rheyenn ny Boayrd Slattysaghh t'eh bentyn rish.

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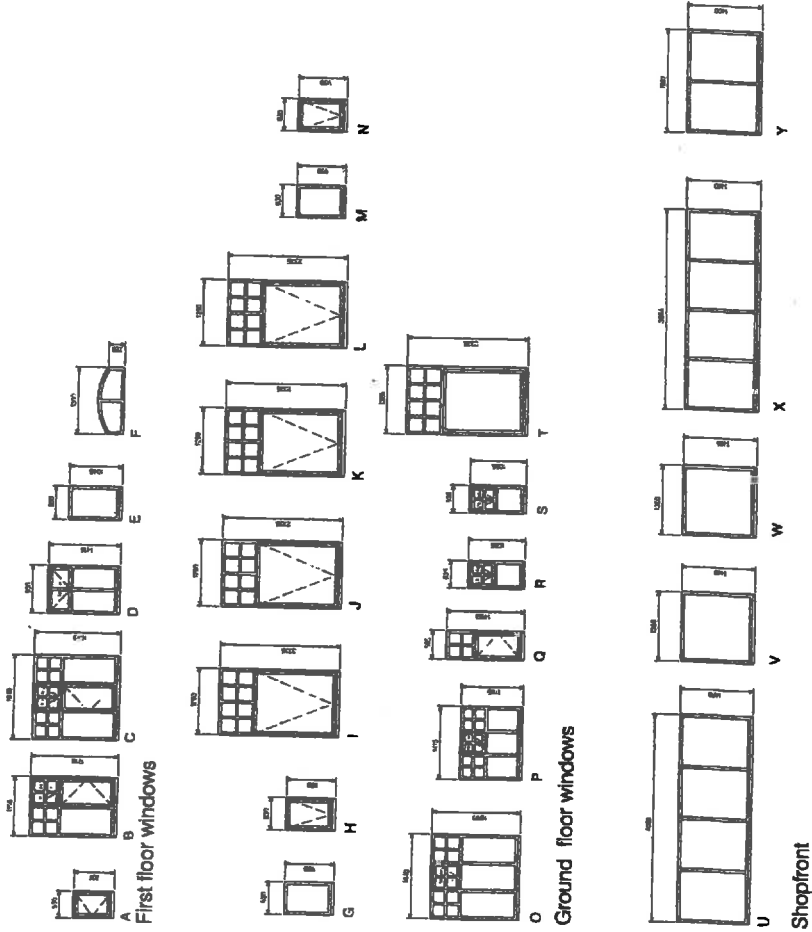
denning
millar
projects

ballerabbie farmhouse
bermuda road
balmuccia
107 5th

phone no. 0753444631
e-mail - dmiller@denmp.com

client	Part 95 Bakery Conversion/Shopfront
project	
location	Bermuda House
date	2/2008
drawing number	
sheet	01
scale	architectural
date	2/2008
drawn	J.P.M.
checked	
approved	
drawing number	107/001

Outline specification -
Ground and first floor windows-
Hardwood timber frames;
Opening lights as shown
Double glazed units
Stainless steel ironmongery
Shopfront -
Hardwood timber frames
Double glazed units



First floor windows

Ground floor windows

Shopfront



XXXX

30th April 2018

Dear XXXX,

TENDER DOCUMENTATION: MANXONIA HOUSE WINDOW REPLACEMENT CONTRACT 2018

Thank you for your expression of interest in tendering for the above contract. Details are enclosed concerning tendering for the replacement of windows in Manxonia House, Bay View Road, Port St Mary.

Specification of Contract

1. To supply and fit windows at Manxonia House to the specification drawings attached.

Manxonia House was purchased in October 2016 by Port St Mary Commissioners. The building is considered an important part of the village the refurbishment of the rundown building in the Regeneration Area is underway, with phase 1 almost complete.

Contractors are requested to price for the replacement of windows on the following bases:

1. Supply & fit hardwood windows;
2. Supply & fit either upvc white or rosewood effect windows.

The contractor must remove the existing softwood windows and dispose of such in the correct manner.

A current Health & Safety Policy must be in place along with up to date Risk Assessments for the work to be carried out.

Thank you for showing an interest in contracting for this service. A drawing of intent supplied by our Architects is appended to this document, however a visit

to the site to enable accurate pricing is strongly recommended and an appointment may be made by contacting the site Foreman, Tom Brown on 204628.

Yours faithfully

Hayley Fargher
Deputy Clerk

SUBMISSION OF TENDERS

Completed tenders **must** be submitted on letter-headed paper and must be signed and sent or delivered in plain sealed envelopes marked:

"Tender-Manxonia Windows. 2018"

to arrive at

**The Chairman
Port St Mary Town Commissioners,
Port St Mary Town Hall,
The Promenade,
Port St Mary
IM9 5DA**

no later than noon on Friday 18th May 2018.

On arrival all tenders will be opened in accordance with Government Procurement Regulations.

Proof of posting will not be accepted as proof of delivery.

1. Tenders must be given in £ sterling and must not include VAT.
2. Tender price must be expressed as a fixed sum for the full project.
3. The tender must be valid for 12 months starting 18th May 2018.
4. The Board does not bind itself to accept the lowest or any tender.



SEARCH **MACCS** DIRECTORY

Eg Joiner, ABC Builders

GO

MACCS

Notices to Contractors

ADVICE TO CLIENTS

ADVICE TO CONTRACTORS

OPPORTUNITIES

LINKS

ABOUT US

Listed below are brief details of recent e-mailed Notices to Contractors. The Notices have been sent to all MACCS contractors at the e-mail address we hold, referring contractors to the information on the Government Procurement Portal at:

<https://in-tendhost.co.uk/iomg/asp/Home>

Date Sent

Brief Detail

4 April

Waste Removal - Port St Mary Commissioners



4 April

Replacement Windows Manxonia House - Port St

Mary Commissioners

4 April

Glencrutchery Road Water Main.

3 April

Surface Dressing.

13 March	Thie Quinney Boiler Replacement.
08 March	NSC & Bowl Grounds Maintenance.
08 March	Dilapidation Works.
06 March	Ballakermeen High School Swmimming Pool Refurb.
02 March & Ballabrooie	Extl Refurb of Play Areas Rheast Barrule, Castletown
02 March	Hillside Ave Carriageway and Footway Works.
27 February	Scaffolding Services for Manx Utilities
27 February	Grounds Maintenance for Manx National Heritage
27 February	Grounds Maintenance for Manx Utilities
22 February	Building Repairs - Old Grammar School, Castletown
16 February	Colby Railway Fencing
16 February	TT Kerb Painting
15 February	Carriage Ditching Works
13 February	Carriageway Patching
13 February	Re-roofing Glen Mooar Estate, Laxey
6 February & Electrical Contractors	Mayfield Sheltered Housing Complex - Mechanical
6 February Contractors	Mayfield Sheltered Housing Complex - Building
31 January Contract	Ramsey Town Commissioners - 3 Year Heating
31 January	Ballakillingan Bridge
30 January	Baldrine Railway Fencing
30 January	Flooring at Banks Circus
30 January	Government Rural Signage
30 January Main Reception	Creation of Level access To Douglas Town Hall -
11 January Braddan Commissioners	Bathroom Refurbishment Millennium Close -

PORT ST MARY COMMISSIONERS

EXPRESSIONS OF INTEREST

WINDOWS – MANXONIA HOUSE

Expression of Interest have been received from the following Companies;

E&J Properties Ltd

Jim Darbyshire (manufacturer of hardwood only)

Manx Glass & Glazing Limited

Norman Cowin Limited

The Courtyard windows & Glazing Limited

Window World (IOM) Ltd

J Clawson Ltd

Kneen Construction Ltd

The Village Workshop

Maclo Construction Ltd

Viking Glazing Ltd

Kennaugh & Skinner

24/04/2018

Mail – h.fargher@portstmary.gov.im

Untitled

E & J Properties Ltd <eandjproperties@manx.net>

Mon 16/04/2018 17:39

To: Hayley Fargher <h.fargher@portstmary.gov.im>;

Dear Hayley

I wish to express interest on behalf of my company for the information pack or drawings for supply and fit of hardwood and upvc windows as advertised in the Courier newspaper dated 13/4/18

Regards

Nigel Gill

E and J Properties

Sent from my iPad

Jim Darbyshire.

Hardwood Supply only

Clawsors to fit

Previous tender still stands.

ManxGlass
AND GLAZING

GJT/nac

Ms H Fargher
Deputy Clerk
Port St Mary Commissioners Office
Town Hall
The Promenade
Port St Mary
IM9 5DA

16th April 2018

Dear Madam

Ref: Manxonia House, Bay View Road, Port St Mary

We would like to express an interest for the supply and installation of PVCu white or rosewood effect windows on the above project.

We look forward to receiving further information and drawings.

Assuring you of our best attention at all times.

Yours faithfully


MRS N A CRAIG

Manxonia House

Nicky Craig <nickycraig@manxglass.com>

Mon 16/04/2018 09:29

To: Hayley Fargher <h.fargher@portstmary.gov.im>;

 1 attachments (13 KB)

Epson.pdf;

Good morning Ms Fargher

Please find attached our letter expression interest in the above project.

Regards

Nicky Craig

11/04/2018

Mail – h.fargher@portstmary.gov.im

Company address

Wed 11/04/2018 10:12

Manxonia windows

To: Hayley Fargher <h.fargher@portstmary.gov.im>;

Hi Hayley,

Our company address is as follows.

Norman Cowin Limited
Unit 4A, Portside
Balthane Industrial Estate
Ballasalla
IM9-2AJ

Kind regards,

Mikey

THE COURTYARD WINDOWS & GLAZING LIMITED

Windows - Fascias - Soffits

Oak House, Unit 42, Snugborough Trading Estate, Braddan, Isle of Man IM4 4LQ
Tel: 01624 660888 Fax: 01624 660444
Email: cwg@manx.net www.courtyard.im



Ms H Fargher, Deputy Clerk
Port St Mary Commissioners Offices
Town Hall
The Promenade
Port St Mary
IM9 5DA

4th April 2018

Re : Expressions Of Interest
Supply & Fit Hardwood Windows
Supply & Fit either uPVC White or Rosewood effect windows
Manxonia House, Bay View Road, Port St Mary

Dear Ms Fargher

With reference to your advertisements which came to ourselves via the Isle of Man Employers Federation MACCS

Could you please forward to ourselves an information pack with regards to above mentioned projects, and also the terms and conditions.

Yours faithfully

John Mc Glone
Director
The Courtyard Windows & Glazing Ltd

Manxonia House Windows

John McGlone <john@courtyard.im>

Wed 04/04/2018 15:07

To: Hayley Fargher <h.fargher@portstmary.gov.im>;

 1 attachments (194 KB)

Expressions of Interest.pdf;

Good Afternoon Ms Fargher

With reference to the above advertisement , please find attached our Expression of Interest letter

Kind regards

John

John McGlone

For and on behalf of

Courtyard Windows and Glazing

Oak House

Unit 42

Snugborough Trading Estate

Braddan

Isle of Man

IM4 4LQ

Tel: +44 (0) 1624 660 888

Fax: +44 (0) 1624 660 444

Mobile: +44 (0) 7624 451480

e-mail: john@courtyard.im

TO THE ADDRESSEE:

We cannot guarantee the reliability, completeness or confidentiality of this Communication (this term includes attachments).

IF YOU ARE NOT THE INTENDED ADDRESSEE:

The information transmitted is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

VIRUS WARNING DISCLAIMER:

Although we virus-scan all outgoing e-mail, we cannot guarantee that this Communication is free from viruses, Trojan horses, worms or anything else that may interfere with or damage the operation of your computer systems, and we accept no liability for such interference or damage. You should check this Communication (and all other incoming e-mail) with current virus-scanning software.

Manxonia House

Window World (IOM) Ltd <windowworld@manx.net>

Wed 04/04/2018 13:12

To: Hayley Fargher <h.fargher@portstmary.gov.im>;

Good afternoon,

Please accept this email as our expression of interest to tender to supply and fit UPVC white/rosewood effect replacement windows at Manxonia, Bay View Road, Port St Mary.

Thank you for your consideration.

Best regards

Mick Bettridge

Window World

04/04/2018

Mail – h.fargher@portstmary.gov.im

Expression of Interest - Replacement windows Manxonia House

J Clawson Ltd <info@jclawsonltd.im>

Wed 04/04/2018 16:34

To: Hayley Fargher <h.fargher@portstmary.gov.im>;

Hi Hayley,

Further to your recent advertisement for the above works, we write to register our interest in the above project, please can you forward further information.

Many thanks

Vicky

J Clawson Ltd
25 Pinehurst Ave
Douglas
Isle of Man
IM2 1PQ
Tel: 01624 678640
Mob: 07624 497129 / 479220
Email: info@jclawsonltd.im

Joinery, Roofing & Building Contractors

09/04/2018

Mail – h.fargher@portstmary.gov.im

Expression of Interest - replacement windows Manxonia House

P and J Kneen <retreat@manx.net>

Sat 07/04/2018 17:10

To: Hayley Fargher <h.fargher@portstmary.gov.im>;

Dear Ms Fargher

Further to your recent advertisement we wish to express interest in tendering for the replacement windows at Manxonia House.

Please could you send me further information and drawings.

Many thanks

Paul Kneen
Kneen Construction Ltd
Surby Mount
Surby
Port Erin
IM9 6TA

Tel: 456531



Virus-free. www.avast.com

09/04/2018

Mail – h.fargher@portstmary.gov.im

HARDWOOD WINDOW FRAMES

Chris Ward <cward@thevillageworkshop.im>

Fri 06/04/2018 15:22

To: Hayley Fargher <h.fargher@portstmary.gov.im>;

Cc: Tracy Nicol <tricol@thevillageworkshop.im>;

Dear Sirs,

I would like to register our interest in manufacturing the new windows for Port st Mary Commissioners building .

Yours Faithfully

Chris Ward

Unit 3 Harmat Court

Balthane Ind Est

Ballasalla

Isle of Man

1M9 2AU Tel John Ogle : 01624 832763 Mob: 07624 491304, Fax 01624 837426, e-mail: john.ogle@manx.net

VIKING GLAZING LTD

VIKING
GLAZING LTD

5th April 2018

Ms H. Fargher, Deputy Clerk
Port St Mary Commissioners Office
Town Hall, The Promenade
PORT ST MARY
IM9 5DA

Dear Ms Fargher

RE: Manxonia House, Bay View Road, Port St Mary

We would be very interested in tending for the above in either White or Rosewood effect uPVC Windows; however we would prefer not to quote for timber as you can only guarantee the Double Glazing and not the wood.

We thank you for your valued enquiry. Should you require any further information, please do not hesitate to contact us.

Assuring you of our best attention at all times

Yours Sincerely

P. P

John Ogle

Incorporated in the Isle of Man, Registration No: 114885C
Registered Office: unit 3 Harmat Court, Balthane Ind Est, Ballasalla, Isle of Man, IM9 2AU.
Directors: John Ogle, George Reekie


Manx Construction Contractors

05/04/2018

Mail – h.fargher@portstmary.gov.im

Replacement windows for Manxonia House

Gill Weldon <gill@kennaughandskinner.com>

Thu 05/04/2018 11:10

To: Hayley Fargher <h.fargher@portstmary.gov.im>;

Good morning,

Could you please send through the information and drawings for the above scheme please.

Many thanks

Gill



Certificate of Land Ownership PLANNING APPLICATION

This certificate provides confirmation that the owner of the land which is the subject matter of the application is either the applicant or is fully aware of the application.

The certificate constitutes a statement of ownership and is **not** proof of ownership.

The applicant is requested to complete **either** Statement A or Statement B and return the completed certificate along with the planning application form and any supporting documents.

NO APPLICATION WILL BE PROCESSED UNTIL SUCH TIME AS THE CERTIFICATE IS SUBMITTED.

1. STATEMENT A: Land owner is applicant

I certify that the accompanying application is made by or on behalf of the owner of the land, namely:

PORT ST MARY COMMISSIONERS

(Full names in CAPITAL letters)

who is:

- (a) the full*/limited* owner of the freehold*/leasehold* estate in the land (*delete as appropriate); and
- (b) in full possession of every part of the land to which the application relates.

If the application is made on behalf of the land owner, a certified copy of the power of authority signed by the owner authorising the application on his behalf is attached hereto.

2. STATEMENT B: Land owner is not the applicant

I certify that appropriate written notice of the accompanying application has been given by or on behalf of the applicant to:

- (a) the land owner (referred to in statement A of this certificate); and
- (b) to any person who at the time of the making of the application was:
 - (i) a person then in actual possession
 - (ii) the trustee of a trust or settlement if a beneficiary under the trust or settlement was in actual possession and no person other than such a beneficiary was entitled to enter into actual possession within a period of 40 years; and
 - (iii) a person, not being a person falling within (a) or (b) (i) and (ii), entitled to enter into actual possession within a period of 40 years.

The persons upon whom notice was issued are

Name & Address		Name & Address	
Interest		Interest	
Date notified		Date notified	

Signature Applicant/Agent

[Redacted Signature]

Date

04/05/2018

Planning and Building Control Directorate, Department of Environment, Food and Agriculture

Murray House, Mount Havelock, Douglas, Isle of Man, IM1 2SF

Tel: +44 1624 685950

Fax: +44 1624 686443

Email: planning@gov.im



Putting the Customer First



Application for Planning Approval

Please complete in BLOCK CAPITALS and in black ink.

The person here below named as the applicant is responsible for payment of the appropriate fee.

All relevant questions on this form must be answered.

Guidance notes are available on request.

For office use only
Date:
Receipt number:

1. Site address details (including a post code where applicable).

MANXONIA HOUSE, BAYVIEW ROAD, PORT ST MARY

2. Local Authority District.

PORT ST MARY

3. Please state the type of application (choosing one box as appropriate):

- a) Full approval for development involving building or engineering works.
- b) Change of use of land or buildings not involving building or engineering works.
- c) Approval in principle - please specify below which matters are to be determined now:

Siting	<input type="checkbox"/>	Internal layout	<input type="checkbox"/>	<input type="checkbox"/>
Design	<input type="checkbox"/>	Means of Access	<input type="checkbox"/>	
External Appearance	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	

Please ensure that details of the matters selected above are provided.

d) Approval of reserved matters relating to a previous approval in principle. Please provide the reference number of the approval in principle application. Please specify below which matters are to be determined now:

- | | | | | | |
|---------------------|--------------------------|-----------------|--------------------------|--------------------------|---|
| Siting | <input type="checkbox"/> | Internal layout | <input type="checkbox"/> | <input type="checkbox"/> | Ref. No. <input style="width: 100px;" type="text"/> |
| Design | <input type="checkbox"/> | Means of Access | <input type="checkbox"/> | | |
| External Appearance | <input type="checkbox"/> | Landscaping | <input type="checkbox"/> | | |

Please ensure that details of the matters selected above are provided.

e) Variation of a condition. Please specify the condition number and the reference number of the relevant planning application and indicate if the proposal is for a condition variation or removal.

Ref. No.

4. a) Full name of applicant

PORT ST MARY COMMISSIONERS

Please include all first names and surname or full details where an applicant is 'trading as' or a limited company.

b) Address of applicant

TOWN HALL, THE PROMENADE, PORT ST MARY	
ISLE OF MAN	Postcode IM9 5DA

Telephone number

Home N/A	Work 01624 832101
----------	-------------------

Applicant's e-mail address

H.FARGHER@PORTSTMARY.GOV.IM



5. a) Full name of Agent

b) Address of Agent
 Postcode

Telephone number

Agent's e-mail address

Please note correspondence is preferred and may be more expeditious via email

c) If you are using an Agent, please specify whether the acknowledgement letter and Site Notice should be sent to the Agent or Applicant, who will be responsible for affixing the Site Notice at the site. **Please Note:** If this box is not completed all correspondence will be directed to the Agent.

Agent

Applicant

Please ensure that the following information (question 6) corresponds with the details included on the accompanying and compulsory certificate of ownership (Certificate O1).

6. Name and Address of:

a) the site owner, if different from the applicant. Please state all names, including first names in full.

b) The name of occupier or tenant of the site if different from above.

c) Does the applicant own or control any additional land within the vicinity of the application. If yes, you must outline the additional land in blue on the site plan.

Yes No

7. Applicant's interest in the site (e.g. owner, tenant, potential purchaser)

8. Relevant Fee Enclosed (where required) Please note the application will remain invalid until the application fee is paid in full.

Cheques should be made payable to IOM Government.

£

If the proposed development would create additional industrial, residential, retail or office floor space, please specify the floor area in square metres. This area should be used to where the fee calculus requires it.

Area

Where the application is exempt from a fee under the current fees order, please state the registered charity number.

9. a) Please state the existing use of the site (e.g. residential, office, retail etc.)

b) Please state the proposed use of the site.

10. a) Development within a Conservation Area.

If yes, please include details of any demolition involved on a separate sheet.

Yes No

b) Works proposed to a Registered Building.

If yes, please quote the RB number and complete an application for Registered Building Consent to accompany this form (form RBAP).

Yes No

RB No.

11. Are the activities Retrospective or as a result of an Enforcement Enquiry?

If as a result of an enforcement enquiry please quote reference and the date that the building work or use was started/completed.

Yes No

Enf No. Started Completed

12. Description of the proposed development. *Please state clearly what you propose to do. Where the application is for a change of use please state the hours of use, where appropriate/applicable.*

REPLACEMENT OF WINDOWS
HARDWOOD, UPVC WHITE OR ROSEWOOD EFFECT WINDOWS TO REPLACE EXISTING SOFTWOOD UNITS.

13. Would the proposed development involve the creation of, or alteration to, a vehicular or pedestrian access to any public highway (this includes footpaths)? If **yes**, please provide details. Yes No

Have you consulted with Highway Services? Yes No

Please confirm the number of parking spaces within the site. existing proposed

14. Does your proposal involve a change in site levels? If **yes**, please provide drawings showing the change in site levels (e.g. spot levels or site sections). Please also include a method statement detailing the proposed means of importing fill and/or the means of exporting the fill, including details of the expected quantities involved. Yes No

15. Please specify below whether the proposal requires new or amended services:

a) Gas Yes No c) Water Yes No

b) Electricity Yes No d) Telecommunications Yes No

The applicant should consult the service providers separately in order to establish the location of existing services and the impact of the proposed works on existing services. See guidance notes.

16. a) How will rainwater run-off from roofs and paved surfaces be disposed of?

b) How will foul sewage from the proposed development be disposed of?

c) If a septic tank/Biodisc system is proposed, please provide details demonstrating that the septic tank/Biodisc would be acceptable under Building Regulations — *See guidance notes.*

17. a) Are there trees, large shrubs or hedges on the proposed development site? Yes No

b) Are there any trees or hedges within 15 metres of the proposed development site? Yes No

If you answered **Yes** to either of the above, then your application will need to include accurate tree survey drawings showing the position of the trees and hedges and their canopy spread in relation to the proposed works. You must provide details of any trees which are to be 'lopped' or 'felled' as a result of the proposal. For trees to be retained you will need to demonstrate that the constraints imposed by these trees have been properly considered and that the trees can be adequately protected.

The above works must be discussed with the Department's Forestry, Amenity & Lands Directorate before the application is submitted. The Planning Officer may also require you to submit a Tree Survey.

18. Are the proposed works within 9 metres of any watercourse (river, ditch or otherwise)? If so, you are advised to contact the Department's Environment Safety and Health Directorate for further guidance in respect of this application. Yes No

19. Have you received pre-application advice from a Planning Officer? Yes No

If yes, please state the Officer's name and the date of their response.

MISS SARAH CORLETT

Date **29/3/18**

20. Please provide details of any supporting information or other details that you would like the Planning Officer to take into account. *Please note that you may use a separate sheet to complete this section.*

THE DEPUTY CLERK HAS DISCUSSED THIS APPLICATION WITH THE ABOVE NAMED AND PRIOR TO THIS, THE FORMER CLERK HAS ALSO HAD DISCUSSIONS ON THE SUBJECT WITH THE SAME MEMBER OF THE PLANNING DEPARTMENT.

Building Regulations

21. a) Are you making a concurrent application for Building Regulations Approval? Yes No

b) If yes, please indicate to which Authority your application has been submitted.

DEFA Douglas Corporation Onchan District Commissioners

c) The date of submission.

d) Building Regulations reference number (if known)

22. Schedule of Drawings

Please detail the drawings or reference number and/or date of all plans submitted in support of this application.

Should any plans be missing, the application will be considered incomplete and returned with a request for missing plans to be submitted.

Please continue on a separate sheet if necessary.

Plan	Dated	Ref No
Site Plan		pa01
Locations Plan		pa00
Existing & proposed elevations		pa02
Window schedule		ad(20)01

23. Statement - I hereby enclose four copies of the following:

- this application form
- all supporting plans and documentation which must include a site location and site plan

A copy of this application will be forwarded to the Local Authority in which the site is situated and, where not an application relating to windows, the Network Planning Officer, DOI Highway Services.

PLEASE ALSO ENCLOSE one copy of

- A Certificate of Land Ownership (Certificate O1), and
- An Application Check List (Form PL.7)

To the best of my knowledge and belief, all the information given in this application is true, and the documents provided herewith are accurate.

Signature of Applicant or Agent



Dated

01 ,05 ,18

If signing on behalf of a company, please clearly state your relationship.

DEPUTY CLERK

Should this application be unsupported by adequate and clear site maps and plans outlining all the works proposed, the Department retains the right to reject acceptance and return the application.

Note: no works may be commenced until such time as:

- a) on your receipt of the planning Decision Notice the time period for requesting an appeal has expired and no such appeal has been requested, or
- b) any Appeal has been completed.

Planning and Building Control Directorate
 Department of Environment, Food and Agriculture
 Murray House, Mount Havelock, Douglas, Isle of Man, IM1 2SF
 Tel: +44 1624 685950 Fax: +44 1624 686443 Email: planning@gov.im

PORT ST MARY COMMISSIONERS**MANXONIA HOUSE WINDOWS TENDER RESULTS**

The tender process for the replacement of windows at Manxonia House was opened at 1pm on the 18th May by the Chair and Deputy Clerk. The results of which are tabled below;

Hardwood Windows – 6 tenders received

Company	Price
The Courtyard Windows & Glazing Limited	£37,360.05
J Clawson Ltd	£39,825.60
Norman Cowin Limited	£29,375.00
The Village Workshop	£44,378.00
Maclo Construction Ltd	£31,810.22
E&J Properties Ltd	£30,396.26

Rosewood effect upvc – 7 tenders received

Company	Price	Notes
The Courtyard Windows & Glazing Limited	£20,496.20	Shop front window priced as hardwood
Viking Glazing Ltd	£17,054.00	
J Clawson Ltd	£28,334.40	
Norman Cowin Limited	£18,540.00	
Manx Glass & Glazing Limited	£20,840.00	
Maclo Construction Ltd	£18,186.63	Shop front window priced as hardwood
	£14,639.41	Shop front window priced as aluminium powder coated
E&J Properties Ltd	£19,177.09	

White upvc – 7 tenders received

Company	Price	Notes
The Courtyard Windows & Glazing Limited	£19,652.17	Shop front window priced as hardwood
Viking Glazing Ltd	£15,420.00	
J Clawson Ltd	£27,434.40	
Norman Cowin Limited	£16,650.00	
Manx Glass & Glazing Limited	£18,630.00	
Maclo Construction Ltd	£17,825.40 £14,278.18	Shop front window priced as hardwood Shop front window priced as aluminium powder coated
E&J Properties Ltd	£17,274.32	