

**Date Issued: 5<sup>th</sup> July 2024**

**Return Date: Noon 8<sup>th</sup> August 2024**

**Introduction:**

Aequus Construction Ltd is currently in search of a Contractor for three number contracts.

**Lot One – 6-8 Cotterell Court - Planning permission outstanding - 24/00391/FUL**

The conversion of an existing building near the town centre into five apartments. The project encompasses the re-development of an empty office space bringing it back into use for 5no Social Housing units whilst achieving an EPC C rating, as in line with B&NES energy efficiency policy. Our objective is to maximize the use of this space effectively.

**Lot Two – 15-16 Milson Street – Planning achieved. 23/02256/FUL**

The conversion of an existing empty building in the town centre into five apartments. The project encompasses the re-development of an empty office space bringing it back into use for 5no Social Housing units whilst achieving an EPC C rating, as in line with B&NES energy efficiency policy. Our objective is to maximize the use of this space effectively.

**Lot Three – 18 Milsom Street – Planning permission outstanding - 23/03107/FUL**

The conversion of an existing empty building in the town centre into four apartments. The project encompasses the re-development of an empty office space bringing it back into use for 4no Social Housing units whilst achieving an EPC C rating, as in line with B&NES energy efficiency policy. Our objective is to maximize the use of this space effectively.

**Contract:**

The form of Contracts will be three separate JCT DB 2016 with bespoke amendments, the clients standard set of Employers Requirements and finishing specification will be used with specific information from the Design Team

**LOT ONE – 6-8 Cotterell Court**

**Accommodation Schedule**

Flat No	Type	Mix	GFA (M <sup>2</sup> )
1	Apartment	1B1P	38.77m <sup>2</sup>
2	Apartment	1B1P	41.57m <sup>2</sup>
3	Apartment	1B1P	37.27m <sup>2</sup>
4	Apartment	1B1P	44.74m <sup>2</sup>
5	Apartment	1B1P	38.75m <sup>2</sup>
Total			201.1m <sup>2</sup>

Communal Area – 25m2

**Site Location and Details:**

The proposed site is on Monmouth Street, with it formerly used as a print shop.

The site backs onto a rear garden (included in the works) and onto residential housing. Either side of the proposed conversion are buildings of a similar nature.

The site has been cleared although there are some fixtures and fittings still present. The main entrance to the development will be from Monmouth Street. The site has little room for a welfare set up and offers no onsite parking,

A full planning application – **24/00391/FUL** - was submitted on the 1<sup>st</sup> February 2024

The planning drawings will form the basis of the tender drawings.

A range information will be issued with the tender documents, including but not limited to

- Site Location plan
- Architectural Specification
- Architectural drawing pack
- M&E Drawings
- Design and Access statement.
- Aequus Finishing Specification

**Current Project Team:**

Employer - Aequus Construction Ltd  
Employer’s Project Manager - Ben Kimber  
Clerk of Works - TBA  
Principal Designer - WPL Safety – John Wrightson  
Architects - BBA – Sally Hewins  
M&E Consultant - Method – Matt Smith

**Indicative timetable**

Activity	Date
ITT Stage One Issued	5 <sup>th</sup> July 2024
ITT Stage One return date	Noon 8 <sup>th</sup> August 2024

Sifting Brief (If required) 2 weeks	9 <sup>th</sup> August – 23 <sup>rd</sup> August 2024
ITT Issued	26 <sup>th</sup> August 2024
Tender Return (7 weeks)	11 <sup>th</sup> October 2024
Assessment	2 weeks
Contractor Selection	End October 24
Start on Site –	Subject to contractor lead in – Suggest January 2025

## **Lot Two - 15-16 Milsom Street**

Flat No	Type	Mix	GFA (M <sup>2</sup> )
1	Apartment	1 Bed studio	58.27m <sup>2</sup>
2	Apartment	1 Bed Studio	39.10m <sup>2</sup>
3	Apartment	1 Bed Studio	40.72m <sup>2</sup>
4	Apartment	1 Bed 2 persons	76.51 m <sup>2</sup>
5	Apartment	2 Bed 4 persons	81.19m <sup>2</sup>

Communal areas 80m<sup>2</sup>

### **Site Location and Details:**

The proposed site is on Milsom Street above a live commercial unit.

The site backs onto residential housing. Either side of the proposed conversion are buildings of a similar nature.

The site has been cleared although there are some fixtures and fittings still present. The main

entrance to the development will be from Milsom Street. The site has little room for a welfare set up and offers no onsite parking,

A full planning application – 23/02256/FUL - was submitted on the 20<sup>th</sup> June 2023  
The planning drawings will form the basis of the tender drawings.

A range information will be issued with the tender documents, including but not limited to

- Site Location plan
- Architectural Specification
- Architectural drawing pack
- M&E Drawings
- Design and Access statement.
- Aequus Finishing Specification

### **Current Project Team:**

Employer	- Aequus Construction Ltd
Employer's Project Manager	- Ben Kimber
Clerk of Works	- TBA
Principal Designer	- WPL Safety – John Wrightson
Architects	- HBA – Rebecca Harrison
M&E Consultant	- TBA

### **Lot Three – 18 Milsom Street**

Flat No	Type	Mix	GFA (M <sup>2</sup> )
1	Apartment	2 Bed 2 Person	58.84m <sup>2</sup>
2	Apartment	1 Bed 2 Persons	47.23m <sup>2</sup>
3	Apartment	1 Bed Studio	52.73m <sup>2</sup>
4	Apartment	2 Bed 2 Persons	56.74m <sup>2</sup>

### **Site Location and Details:**

The proposed site is on Milsom Street, with it formerly used as offices.

The site backs onto residential housing. Either side of the proposed conversion are buildings of a

similar nature.

The site has been cleared although there are some fixtures and fittings still present. The main entrance to the development will need to be created first from an existing blocked up entrance to the right-hand side of the commercial unit (HMV) off of Milsom Street. The site has little room for a welfare set up and offers no onsite parking,

A full planning and listed building application has been **achieved**.

The planning drawings will form the basis of the tender drawings.

A range information will be issued with the tender documents, including but not limited to

- Site Location plan
- Architectural Specification
- Architectural drawing pack
- M&E Drawings
- Design and Access statement.
- Aequus Finishing Specification

### **Current Project Team:**

Employer	- Aequus Construction Ltd
Employer's Project Manager	- Ben Kimber
Clerk of Works	- TBA
Principal Designer	- WPL Safety – John Wrightson
Architects	- HBA – Rebecca Harrison
M&E Consultant	- TBA

### **Procurement Approach**

Aequus Construction Ltd are seeking to procure a Main Contractor who has a proven track record and can deliver a scheme of this size and complexity. Aequus will require the contractor to have experience in sustainable residential conversions and be used to working in the city center and the complexities this will bring.

We will be using the Proactics Procurement Solution. As we expect to have a high level of interest, Aequus Construction Ltd will apply capability criteria questions as a sifting brief to determine the most capable applicants, who would then be invited to participate in the tender process.

**Sifting Brief Requirements/Documents**

Please ensure these documents are completed in full and returned by **Noon 8<sup>th</sup> August 2024**

**\*Failure to submit the listed documents will result in an instant disqualification.**

Appendix 1 – Non-Collusion Certificate

Appendix 3 – Quality Shortlisting Questionnaire

Two years audited Accounts.