



GOSPORT
Borough Council

New Build Housing Development Consultants

Schedule 4 - Scope of Service

March 2021

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1.0 Background

Gosport Borough Council (the Council) is inviting expressions of interest for the provision of Multi-Disciplinary Lead Consultancy Services associated with the design and delivery of new build affordable housing in the borough.

The Council have identified 7no. sites that they wish to develop to provide c.36no. new dwellings over the next 3 years. The purpose of this procurement exercise is to appoint a lead consultant to oversee the design and delivery of the dwellings. It is anticipated that consultants would either be multi-disciplinary in nature or submit a consortium bid to cover the various work disciplines with a lead consultant nominated.

The Council is committed to developing dwellings that are of high quality design and sustainable. As a minimum it is the Council's aspiration is that the dwellings are designed to a Zero Carbon Ready standard, however we wish to explore the viability of developing the sites to full Passivhaus Standards.

The Council anticipates the construction cost of the 7 sites will be in the region of £5.3m and will be procured on the basis of a traditional single stage competitive tender route with fully designed schemes being provided by the Consultant.

The Council is targeting to have awarded the contract by 27th September 2021 with commencement of consultancy services from 25th October 2021. Whilst the length of the contract and completion of the service will be governed by the consultants programme it is anticipated that works to the first sites would commence on site before the end of 2022.

The 7no. Developments sites are as detailed below. Please note that for some sites they consist of a number of small parcels of land on the same road. A high level space planning exercise has been undertaken in order to determine approximate development size however it is expected that the consultant would review this further.

| Site No. | Name | Type of Properties | No. of Dwellings | Estimated Construction Value | Address |
|----------|----------------|-----------------------|------------------|------------------------------|---|
| 1 | Stoners Close | 8no. 2 bed houses | 8 | £1.2m | Former garage site to the north of Stoners Close Accessed via Tukes Avenue Gosport PO13 0SA |
| 2 | Russell Street | 3no. 3 bedroom houses | 3 | £600k | Land to south of 43 Russell Street Junction of Russell Street and Donnelly Street Gosport PO13 0SE |
| 3 | Glebe Drive | 3no. 2 bed houses | 3 | £430k | Land to the south of flat 42/48 Glebe Drive Glebe Drive Gosport |

| | | | | | |
|--------------|-----------------|---|-----------------|--------------|---|
| | | | | | PO13 0HN |
| 4 | Wheeler Close | 6no. 2 bed houses 2no. 2 bed bungalows | 8 | £1.1m | Land surrounding and adjacent to 1-4 Wheeler Close Wheeler Close Gosport PO12 4SH |
| 5 | Stanley Close | 1no. 1 bed bungalow 1no. 1 bed bungalow 2no. 2 bed houses | 4 | £560k | <u>Site 1</u> Land to the south of 39 Stanley Close Stanley Close Gosport PO12 4AJ <u>Site 2</u> Land to the west of 28 Stanley Close Stanley Close Gosport PO12 4AJ <u>Site 3</u> Land to the south of 15 Stanley Close Stanley Close Gosport PO12 4AJ |
| 6 | Shamrock Close | 4no. 2 bed houses | 4 | £560k | Land to east of 8 Shamrock Close Gosport PO12 1NE |
| 7 | Bridgemary Road | 2no. 2 bed houses 4no. 2 bed houses | 6 | £850k | <u>Site 1</u> Land adjacent to 61 Bridgemary Road Gosport PO13 0UH <u>Site 2</u> Land adjacent to 43 Bridgemary Road Gosport PO13 0UH |
| TOTAL | | | 36 units | £5.3m | |

Client Team

GBC have established a core client project team that will work with the Consultant to oversee the project design and delivery. The client team have established a Project Board that meet monthly, consisting of the following GBC roles;

- Head of Housing (Primary Client)
- Borough Solicitor and Monitoring Officer
- Head of Benefits, Procurement, and Insurance
- Planning Policy Manager
- Group Accountant
- Housing Operations Manager
- Head of Building Maintenance

It is expected that key members of the Consultant team would join the Project Board and attend meetings throughout the course of the projects.

GBC currently have a shared management arrangement with Portsmouth City Council (PCC) and have appointed Adam Hardwick (Building Projects Manager - PCC) as the lead client side Project Manager. He will be the primary contact for the Consultant team throughout the project, administering the Consultant contract and acting as the link between the Consultant team and Client team.

2.0 Purpose

The purpose of this procurement exercise and project is to allow GBC to appoint a team of Consultants to design and oversee the delivery of new affordable housing provision in Gosport Borough.

3.0 Scope of Service

The Lead Consultant would be expected to form a Consultant team to deliver the projects. It is expected that the overall project team will need to cover a range of disciplines required for delivery of the services that might include but isn't limited to team of;

- Lead Consultant / Project Manager
- Architect / Design Consultant
- Quantity Surveyors / Cost Consultant
- Structural Engineers
- Mechanical and Electrical Design Engineers
- Planning consultant
- Sustainability consultant / Passivhaus Designer
- Principal Designer
- BIM Co-ordinator

Additional consultancy services and/or investigation may be required on a site by site basis. The Lead Consultant will be expected to arrange quotes for these services/works with the costs being billed through the consultant (with agreed OHP % applied). The Lead Consultant and all other

consultants appointed on a sub-consultant basis will be expected to work in a spirit of partnership and collaboration.

The Lead Consultant will be appointed to cover RIBA Workstages 2 through to 7 and they, in conjunction with their consultancy team will be required to undertake all tasks required to deliver the developments.

The Consultant should price to undertake all tasks required in the delivery of the projects including those defined below. Should the Consultant identify additional tasks or areas of work that have not been included in this briefing document they should notify the client or the additional elements required and include the price for these items in their tender submission.

Below is a summary of the key tasks that the Lead Consultant together with the consultant team would be expected to undertake, including, but not limited to;

3.1 RIBA Stage 2 - Feasibility Study

- Feasibility Study*
 - Undertake a feasibility study for each site assessing the viability of developing each site to full Passivhaus standards versus Zero Carbon ready developments
 - Each option should be fully costed in order to identify an extra over cost of undertaking developments to full Passivhaus standards
 - Whilst each site has had a basic space planning exercise undertaken on it, the consultant should review each site to better understand the size and type of properties that could be accommodated on each site (i.e. number of bedrooms, house, flat etc)
 - The feasibility study should result in an;
 - appraisal of layout options
 - commentary on any perceived issues that may affect the viability of the scheme i.e. planning restrictions, access, services etc
 - an environmental analysis i.e. Zero Carbon ready vs Passivhaus
 - a cost plan for each site
 - a detailed programme
 - The outcome of the feasibility study should help to determine the final client brief in terms of how each site should be developed and to what sustainability standard

Following completion of the feasibility study, depending on the results of them the client may wish to not one of more of the proposed development sites.

*The client may wish to not pursue a full feasibility study and may instead chose to proceed with development of the sites to a zero carbon ready standard based upon the property types / space standards indicated on the Kenn Scadden drawings.

3.2 RIBA Stage 2 - Concept Design

- Outline design
 - Work the client project team to develop outline design proposals for each site.
 - The consultant should allow to develop the design with multiple iterations taking on board client feedback.
 - Drawings and 3D models / images should be produced to help convey the proposals.
- Cost plan
 - Alongside the design development a cost plan should be developed for each site outlining the estimated construction costs of different design options.
 - An overall cost plan should be developed with a cashflow forecast produced. This should cover the entirety of the projects from appointment through to completion and include all foreseeable costs such as professional fees, surveys, construction costs etc in order to allow the client to plan expenditure.
 - The cost plan should be reviewed and updated throughout the course of the entire project at 3 monthly intervals or at any point where it is no longer considered accurate.
- Site Investigation
 - Identify site investigations and additional surveys required
 - Arrange for quotations for each survey/investigation required (generally a minimum of 3 quotations is required unless agreed with GBC)
 - Arrange undertaking of site investigations and allow attendance as necessary
 - Site investigations may include but are not limited to;
 - Topographical surveys
 - Contaminated land
 - Ground conditions / soil classifications / strength
 - Underground utility surveys
 - Ecological surveys
 - Flood risk assessment
 - Arboricultural surveys
- Project programme
 - Prepare a detailed project programme covering all consultant service from commencement of service through to completion of works on site and subsequent in use monitoring period.
 - The programme should be reviewed with a review programme issued every 3 months as a minimum or where significant events occur that are likely to affect the most current programme.
- Planning application
 - Prepare and submit pre-planning application

3.3 RIBA Stage 3 - Spatial Coordination

- Planning application
 - The consultant should prepare and submit a full planning application for each site. (GBC to pay planning application fee separately).
 - Arrange and prepare specialist reports
 - The consultant should liaise with the planning authority, dealing with any queries

- Undertake amendments as required to ensure planning permission is successfully obtained
- Design development
 - Work with the client to develop designs for each site towards a final design for planning purposes
 - Allow to review and amended proposals following client review
- Resident Consultation
 - The consultant should allow to work with the GBC client team to undertake consultation with local residents and members throughout all stages of the project.
 - The Consultant should allow to attend a minimum of 2no. half day open day events in Gosport per development site where at least 2 members of the design team should attend including at least 1 Director and the lead Architect.
 - The appointed consultant should allow to provide a minimum of 4no. A1 colour display boards (foam backed) per site that should be updated for each consultation.
- Health and Safety
 - Undertake Principal Designer role, managing H&S and designing our risk during construction and in the future with regard to maintenance.
 - Ensure

3.4 RIBA Stage 4 - Technical Design

- Building Regulations application
 - The consultants should prepare and submit a full Building Regulations application for each site. (GBC to pay building regulations application fee separately).
 - The consultant should liaise with Building Control and undertake any amendments necessary to ensure Building Control approval.
 - Local Authority Building Control (The Building Control Partnership) are to be used for all Building Control matters, applications and approvals.
- Production of final specification and tender package
 - The consultant should prepare a full, detailed specification for the works. The specification should include preambles, preliminaries, the works specification as well as a fully quantified Bill of Quantities.
 - The Consultant team should allow to prepare all review drawings, schedules and pre-contract information.
 - The Consultant should allow to fully design the scheme prior to tender, it is not envisage that there will be significant elements of contractors design portion works
- Structural Design
 - A full structural design should be produced for elements as necessary such as foundations, floors, openings/steels, roofs etc
 - Full design drawings and supporting calculations should be produced
- Mechanical and Electrical Designer
 - A full mechanical and electrical design should be produced together with a full specification and detailed drawings.
 - The design should incorporate any measures associated with helping to achieve the sustainability aspects of the design such as MVHR or renewable energy elements.

- **Environmental Modelling**
 - The consultant should allow to undertake any environmental modelling required to ensure compliance with sustainability requirements such as PHPP modelling.
 - All necessary thermal modelling of buildings to include envisaged energy use for heating and hot water, and overheating risk modelling. Summertime comfort should equate to an Excessive temperature frequency of ($>25\text{ }^{\circ}\text{C}$) $\leq 5\%$.
- **Cost Consultancy**
 - The Consultant should allow to produce a fully detailed pre-tender estimate of the construction costs prior to the tender being issued.
- **Procurement of contractor**
 - Preparation of full contract documents (JCT Standard Building Contract 2016).
 - The Consultant should ensure that any procurement is compliant with the Public Procurement Regulations 2015 and GBC Contract Procedure Rules.
 - Management and responses to any contractor queries during the tender process
 - Undertake a full evaluation of the contractor tender returns to include;
 - A cost check and issuing of any queries relating to cost items
 - Evaluation of the contractors quality submission
 - Undertake a value engineering exercise should tenders be in excess of the client budget
 - Prepare a Client Tender report. The report should provide a full summary of the evaluation process and provide recommendations for contract award

3.5 RIBA Stage 5 - Construction*

- **Contract administration***
 - Ensure that mobilisation activities are completion both for the consultant team and contractor
 - Arrange and lead pre-contract meeting
 - Undertake full Contract Administration duties for each site to include;
 - Undertaking valuations of work and issuing appropriate certificate
 - Issuing instructions
 - Assessing any variations
 - Attending monthly meetings
 - Assess completion of works and issue of relation certification
 - Assess any requests for Extension of Time
 - Negotiate and agree final account
 - Manage and mitigate any contractual dispute with the contractor
 - A monthly client report should be produced for each site that includes an assessment of progress, expenditure, variations, risks, opportunities etc
- **Clerk of works services***
 - Whilst the level of service will vary through the duration of the works on site an allowance should be made for on average 3no. site visits per week
 - A weekly report should be issued that should include commentary on progress, quality of work, health and safety and any issues identified
 - An allowance should be made to attend monthly site meetings for the duration of project

- Design Support
 - The Consultant should allow to provide technical design support throughout the construction phase of the projects in order to provide advance on design queries and where necessary amend drawings/dependant on issues that arise on site.
 - The design support should include all elements of design including Architectural, Structural, Sustainability and Mechanical and Electrical.
 - Attend monthly site meetings
- Health and Safety
 - Undertake Principal Designer role for the construction phase
 - Review contractor Construction Phase Health and Safety Plan

*The Council may commission works supervision and contract administration either via the successful Lead Consultant, via alternative consultants or directly via its own staff.

3.6 RIBA Stage 6 - Handover

- Handover and commissioning
 - The Health and Safety file should collated and issued in digital format to the client
 - Collate and issue to the client 'as built' drawings
 - All certificate, warranties and guarantees should be issued
 - The consultant should allow to undertake a handover/training session with client representatives to run through any operational systems with the new properties
- Initial occupancy evaluation
 - Undertake an initial occupancy evaluation to gain resident feedback about their new home
- An Energy Performance Certificate (EPC) produced by an accredited assessor and calculated using SAP for new homes is to be provided prior to Practical Completion.
- Environmental Testing
 - Dependant on the sustainability assessment model used the Consultant should allow to undertake any testing or commissioning required in order to gain certification of the approved scheme.

3.7 RIBA Stage 7 - In Use

- Monitoring of building in use
 - Undertake environmental monitoring of the new properties for a period of 2 years post occupation
 - Ensure that resident consultation and feedback is gathered as part of the in use monitoring
 - Gather feedback from the entire project team (client, consultants and contractors) in order to produce a 'lessons learnt' summary report for the projects
- Evaluation of sustainability outcomes

- Produce summary reports of the environmental performance of the buildings in use. Interim reports should be produced at 6 and 12 months post completion with a final report produced after 2 years of monitoring to allow for full heating seasons to be experienced as well as residents getting used to their properties.
- Defects liability
 - Undertake inspections of the properties as necessary to assess and defects that arise and liaise with the contractor to resolve issues
 - Undertake necessary inspection in relation to Retention Release, issue necessary certificate and arrange final contractual payments to the contractor.

General Provisions

- A lead *Consultant* is required to oversee the delivery of the new build projects as detailed. They will be required to either provide all *services* in house or collate and manage a team of consultants to deliver the project.
- The Consultant should allow to attend monthly Project Board meetings throughout the duration of project, from appointment to completion of works onsite. It is anticipated that most meetings will be held on virtual platforms such as MS Teams however there may be occasion where physical meetings in Gosport are requested. At least 1 Director together with the Project Architect should attend together with any other team member/sub consultant as appropriate at each stage of the project for the duration of the contract.
- The Consultant team should allow to liaise with other members of Consultant team or Client team as necessary to progress the project. All Consultant team members should allow to attend meetings within the Consultant or attend site as necessary.

BIM

- The lead consultant and sub-consultants should work collaboratively to ensure that the schemes are delivered to meet with BIM level 2 requirements as a minimum.
- A centralised model should be created and worked on by all consultants.
- The consultant should work with the client to ensure that the Asset Information Requirements (AIR) are developed to meet with their requirements.

Principal Designer

- The lead consultant or sub-consultant should assume the position of Principal Designer for the duration of the projects.
- The role of the Principal Designer should be allowed for across all RIBA workstages.

4.0 Standards

4.1 Space Standards

Each dwelling should be designed in accordance with the GBC Design Guidance ensuring that minimum space standards as documented are achieved.

Design Guidance: Supplementary Planning Document - February 2014

| Bedrooms/Occupancy | Internal Floor Area |
|---------------------------|---------------------|
| 1 bedroom/2 person homes | 51m ² |
| 2 bedrooms/3 person homes | 66m ² |
| 2 bedroom/4 person homes | 77m ² |
| 3 bedroom/5 person homes | 93m ² |
| 4 bedroom/6 person homes | 106m ² |

4.2 Parking

All design proposals should be in accordance with the *Parking: Supplementary Planning Document February 2014* ensuring that sufficient vehicle parking and cycle storage is provided at each site to allow planning permission to be gained.

4.3 Sustainability Standards

Zero Carbon

As a minimum a Zero Carbon ready home should be developed. The consultant should consider a fabric first approach to achieve this through passive measures such as;

- Location, massing, shading, solar gain
- Windows, daylight, ventilation
- Insulations
- Air tightness

To reduce future maintenance and to simplify the resident use of the building the consultant should aim to minimise the use of technology in order to simplify the day to day operation of the building by using passive environmental measures.

Passivhaus

Depending on the outcome of the feasibility study the client may wish for the developments to be undertaken to Passivhaus Standard. Where this is desired the Consultants should ensure that the following minimum targets are achieved in order to allow the full Passivhaus standard to be achieved.

| Item | Minimum Target |
|-----------------------|-------------------------------|
| Primary energy demand | ≤ 120 kWh/m ² . yr |
| Space heating demand | ≤ 15 kWh/m ² . yr |
| Space cooling demand | ≤ 15 kWh/m ² . yr |
| Specific cooling load | ≤ 10 W/m ² |
| Airtightness | ≤ 0.6 air changes/ hr @ n50 |

To minimise the risk of summertime overheating an enhanced excessive temperature frequency target of ($>25^{\circ}\text{C}$) $\leq 5\%$ should be achieved.

The consultant will need to ensure that all designs are sufficiently modelled using the Passive House Planning Package to ensure that designs can be checked and certified and that the constructed properties can be Certified Passive Houses.

4.4 Nitrate

In March 2018 an Integrated Water Management Study (IWMS) was completed for the Partnership for South Hampshire (PfSH, formerly PUSH). The IWMS highlighted concerns relating to high levels of nitrogen and phosphorous being present within Solent waters.

Due to the findings of this study, and in line with the provisions of the Water Environment Regulations, the Habitat Regulations, and recent CJEU case law (known as the 'Dutch Case'), since January 2019 Natural England has advised PfSH authorities that all developments which would generate additional overnight stays within the Solent catchment must be 'nutrient neutral', in order to prevent further deterioration of the water environment.

In order to ensure nutrient neutral development GBC are currently undertaking a range of water efficiency measures within its existing Council house stock to gain nitrogen credits to facilitate the proposed developments.

Alongside this the consultant will need to ensure that as a minimum the new dwellings achieve the enhanced water efficiency standard of 110 litres per person per day, in line with Policy LP39 of the Gosport Borough Local Plan 2011-2029.

4.5 Future Use

Where practical, designs should adopt the principals of Lifetime Homes via compliance with Part M4(2) of the Building Regulations in order to for the future adaptation of homes to meet the needs of residents in order accessibility and use of those properties.

4.6 Building Regulations

All dwelling designs should meet the requirements of the Building Regulations 2010 and amendments as a minimum to allow for Building Regulations approval to be achieved.

4.7 Planning

Developments should be designed so as to comply with the requirements of the *Gosport Borough Council Local Plan 2011-2029* in order to successfully achieve planned permission.

4.8 Standard Gosport Products

Internal fixtures and fittings should be specified in accordance with standard products across GBC properties. A schedule will be supplied to the Consultant.

4.9 Future Maintenance

The Employer requires the design and construction of the whole development to reflect low maintenance cost. The Consultant is therefore required to select established and proven materials, which are known to reduce maintenance costs in their relevant situations.

The Consultant is to take into account and to simplify wherever possible access to external elements to reduce maintenance costs.

External materials should be maintenance-free, unless otherwise agreed by the Employer.

The design should allow for easy access to parts of the structure and components that are likely to require maintenance.

Materials should be of a standard type and size readily available, wherever possible with items readily available for supply within the UK to facilitate speed of future repair and maintenance.

4.10 Life Expectancy

All major building components with maintenance implications are to be designed with a minimum life expectancy of 60 years.

Designed and products for building elements should be used to provide the minimum guarantees;

- Pitched roofs - 35 years
- Flat roofs - 25 years
- Windows - 10 years
- Heating systems - 10 years

4.11 External Environment

Each site should include hard and soft landscaping proposals that enhance the bio-diversity of the area, the external appearance and environment generally.

Any hard landscaping should incorporate SUDS.

Soft landscaping should look to incorporate planting that is suitable for climate and setting, being of a robust nature with minimal maintenance requirements.

There should be adequate facilities provided with each site for the storage of waste bins and the provision of recycling bins.

4.12 Fire Safety

All designs should such to meet the requirements of the Building Regulations 2010 (with amendments) Part B as well as compliance with any requirements outlined under the Regulatory Reform Fire Safety Order 2005 and the Housing Act 2004.

No external wall treatments should be used that are flammable, any products used should be A1 non-combustible.

4.13 Legalisation Generally

Designs should be compliant with all current regulations and subsequent updates prior to contract to the contractor.

4.13 Secured by Design

The developments should be designed in accordance with Secured By Design principals incorporating the requirements of the document *Secured by Design Homes 2019, Version 2, March 2019*.

The developments should achieve a Silver Award standard as a minimum.

The Consultant is to draw to the Employer's Agents attention any discrepancies or conflict of interest between the 'Secured by design' Initiative and the Employer's Requirement's and/or Contractor's Proposals.

4.14 Internal Environment

The Consultant will need to work the client team to develop proposals for the internal layout and facilities to be provided.

The client will issue the Consultant with a list specific layout requirements that are to ensure are included in the detailed design of the dwellings.

4.15 Building Warranty

The design and construction of the developments should be such so as to achieve a 12 year warranty through the LABC Warranty Scheme.

5.0 Fee Proposal

An itemised fee proposal should be provided against each point outlined in 3.0 Scope of Service. The Consultant should provide a full fee proposal for each development site on an individual basis.

Whilst it is the clients intention to proceed with the 7no. development sites, break clauses will be present on completion of each RIBA Stage for each site to allow the client to omit or cancel further works to sites should issues arise that would prevent the sites proceeding such as not gaining planning permission or tenders being unaffordable.

The proposed fee should include all Consultant and Sub-Consult fees which may include, but is not limited to;

- Architect / Design Consultant
- Quantity Surveyors / Cost Consultant
- Structural Engineers
- Mechanical and Electrical Design Engineers
- Planning consultant
- Sustainability consultant / Passivhaus Designer
- Principal Designer

If the Consultant feels that additional services are required in addition to those roles outlined above they should allow for them in their fee proposal and clearly indicate them.

6.0 Site Visits

All sites are directly accessible from public roads/pavements. Unaccompanied visits can be undertaken on an adhoc basis however, it is requested that GBC are notified in advance via the Proactis system of any visit in order that they are aware should any resident queries be received.

If Consultants would like an accompanied visit these should be requested via the Proactis system outlining a preferred date/time.

Where site visits are undertaken with multiple personnel it is requested that current government guidelines in relation to COVID-19 are followed with a social distancing of a minimum of 2m occurring at all times whilst on site.

Any consultant undertaking a survey must ensure that they have ID on display at all times and show it to members of the public if challenged. Consultants should be mindful that sites could potentially be contentious for members of the public therefore they should look to minimum any interaction with members of the public whilst on site and be discreet should members of the public engage them in conversation.

7.0 Documents Provided

| Item | Description |
|--------------------------|--|
| ITT Documentation | |
| 1. | Schedule 1 - Information to Tenders |
| 2. | Schedule 2 - Contract Data |
| 3. | Schedule 3 - Consultants Contract Data, Offer and Price List |
| 4. | Schedule 4 - Scope of Service |
| 5. | Risk Register - Tender |
| Site 1 Drawings | |
| 6. | Site 1 - 1057 - Stoners Close - SK01 |
| 7. | Site 1 - 1057 - Stoners Close - SK11 |
| 8. | Site 1 - 1057 - Stoners Close - SK21 |
| Site 2 Drawings | |
| 9. | Site 2 - 1201 - Russell Street - SK01B |
| Site 3 Drawings | |
| 10. | Site 3 - 1067 - Glebe Drive SK01 |
| 11. | Site 3 - 1067 - Glebe Drive SK11 |
| 12. | Site 3 - 1067 - Glebe Drive SK21 |
| Site 4 Drawings | |
| 13. | Site 4 - Wheeler Close |
| Site 5 Drawings | |
| 14. | Site 5 - 1080 - Stanley Close Site 1 SK11 |
| 15. | Site 5 - 1080 - Stanley Close Site 1 SK21 |
| 16. | Site 5 - 1078 - Stanley Close Site 2 SK11 |
| 17. | Site 5 - 1078 - Stanley Close Site 2 SK21 |
| 18. | Site 5 - 1079 - Stanley Close Site 3 SK11 |
| 19. | Site 5 - 1079 - Stanley Close Site 3 SK21 |
| Site 6 Drawings | |
| 20. | Site 6 - 1070 - Shamrock Close SK01 |
| 21. | Site 6 - 1070 - Shamrock Close SK11 |
| 22. | Site 6 - 1070 - Shamrock Close SK21 |
| Site 7 Drawings | |
| 23. | Site 7 - 1076 - Bridgemark Road Site 1 SK11 |
| 24. | Site 7 - 1076 - Bridgemark Road Site 1 SK21 |
| 25. | Site 7 - 1077 - Bridgemark Road Site 2 SK11 |
| 26. | Site 7 - 1077 - Bridgemark Road Site 2 SK21 |