



**REAL  
IDEAS**

**AHF** Transforming  
Heritage  
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## Real Ideas

Liskeard Library Redevelopment, Liskeard

SubContractor Invitation

Job Number: 31518  
Latest Revision: P01  
Issue Date: 04 March 2022  
Reference: LLR-BPC-xx-xx-SP-Q-0401

### Document Revision History

Revision	Date	Issue / Revision Details	Prepared By	Checked By	Approved By
P01	04/03/22	Initial Issue	EM		
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### Document Validation (Latest Issue)

Revision	Date		Prepared By	Checked By	Approved By
P01	04/03/22	Name	EM		
		Signature			

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## 1. Introduction

### 1.1. Instructions

- 1.1.1. Bailey Partnership has been instructed by Real Ideas Organisation (RIO) to act as Construction Manager and Quantity Surveyor for the project known as Liskeard Library Redevelopment (LLR).
- 1.1.2. The Works comprise: *“Construction and completion of the alteration, shell only extension and refurbishment of the ground floor to the former library buildings and outbuildings (Phase 1a); all together with associated facilitating works, temporary works, external works, drainage and services; and all other necessary works” &*  
  
*“Fit-out and finishes to the shell only extension (phase 1b); all together with associated facilitating works, temporary works, external works, drainage and services; and all other necessary works” [Please note that phase 1b, is subject to additional funding being sourced by the employer.]*
- 1.1.3. Please see Appendix A for existing and proposed general arrangement drawings indicating the scale of the project,
- 1.1.4. The Works have been divided into trade packages which are available for tender by Lot number. Please review the list of lots in section 2 below, and email to identify which lots you wish to tender for (i.e. an Expression of Interest in one or more Lots).
- 1.1.5. Following receipt of your Expression of Interest, the documents for your selected Lots will be provided to you and you will be invited to tender for those work packages on the basis of the information contained in the documents and under the terms of a JCT Construction Management Trade Contract 2016.
- 1.1.6. Site visits may be possible by appointment only, which can be arranged with the Construction Manager
- 1.1.7. Please submit your expression(s) of interest, and your tender responses via email to:  
  

**[lenna.bithell@realideas.org](mailto:lenna.bithell@realideas.org)**
- 1.1.8. Please submit all queries via the above email address. Responses to queries will be within one to two working days.

## **2. Invitation**

### **2.1. Work Packages**

2.1.1. The following Lots have been prepared for the project:

- 1. Demolition and Alteration**
- 2. Groundworks**
- 3. Structural Metalwork**
- 4. Roofing**
- 5. Internal walls and partitions**
- 6. General Joinery**
- 7. Windows and Doors**
- 8. Floor, Wall and Ceiling Finishes**
- 9. Decoration**
- 10. Suspended Ceilings**
- 11. Carpentry**
- 12. Furniture, Fittings and Equipment**
- 13. Plumbing and Above Ground Drainage**
- 14. Drainage Below Ground**
- 15. Mechanical Services**
- 16. Electrical Services**
- 17. Scaffolding**

2.1.2. The applicant is to include the cost for all items specified in the Bill of Quantities.

## 2.2. Evaluation Criteria and Award

- 2.2.1. Tenders will be evaluated by a combination of the following pass/fail criteria and overall price.
- a) Completed Form of Tender
  - b) Evidence of relevant insurances
  - c) Priced Bills of Quantities
- 2.2.2. Where there is a tie for first place, the client will consider the applicant's experience of working on similar projects (e.g. heritage and listed buildings), social value for Liskeard (e.g. localism), and other added benefits. Therefore, please provide relevant information about your firm with your tender.
- 2.2.3. It is a condition of the invitation to tender that the Tenderer should not at any time prior to notification of the award of the contract disclose to or otherwise discuss with any other Tenderer or any other third party its actual or intended price or any approximation of that price. The sole exception to this is information you may have to give to your insurance company, or broker, in order to compile your tender, but you must stress to them that this information is given in strict confidence. You must not make any arrangements with anyone else about whether or not they should tender, or about their or your tender prices or terms and conditions. You may, however, obtain any necessary supply quotations.
- 2.2.4. No guarantee is offered that any tender will be recommended for acceptance or be accepted, or that reasons for non-acceptance will be given. You should note that the Employer reserves the right not to accept the lowest, or any, tender. Unless you make any formal statement to the contrary, the Employer reserves the right to accept any part of the tender without accepting the remainder.
- 2.2.5. Acceptance of a tender/award of contract will be by written communication from the Employer.
- 2.2.6. No tendering expenses will be payable/reimbursed by the Employer.



**APPENDIX A - Existing and Proposed GA Drawings**



Series created using 2D floor plan  
Levels, unless otherwise noted, are to Cheshire Survey Datum

Existing Room Schedule		
Number	Existing Name	Approx. Area
01	Lobby	15.00
02	Main Storey	150.00
03	Office	15.00
04	Reception	15.00
05	Store	15.00
06	Store	15.00
07	Office	15.00
08	Office	15.00
09	Office	15.00
10	Office	15.00
11	Office	15.00
12	Office	15.00
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Landscape Architecture

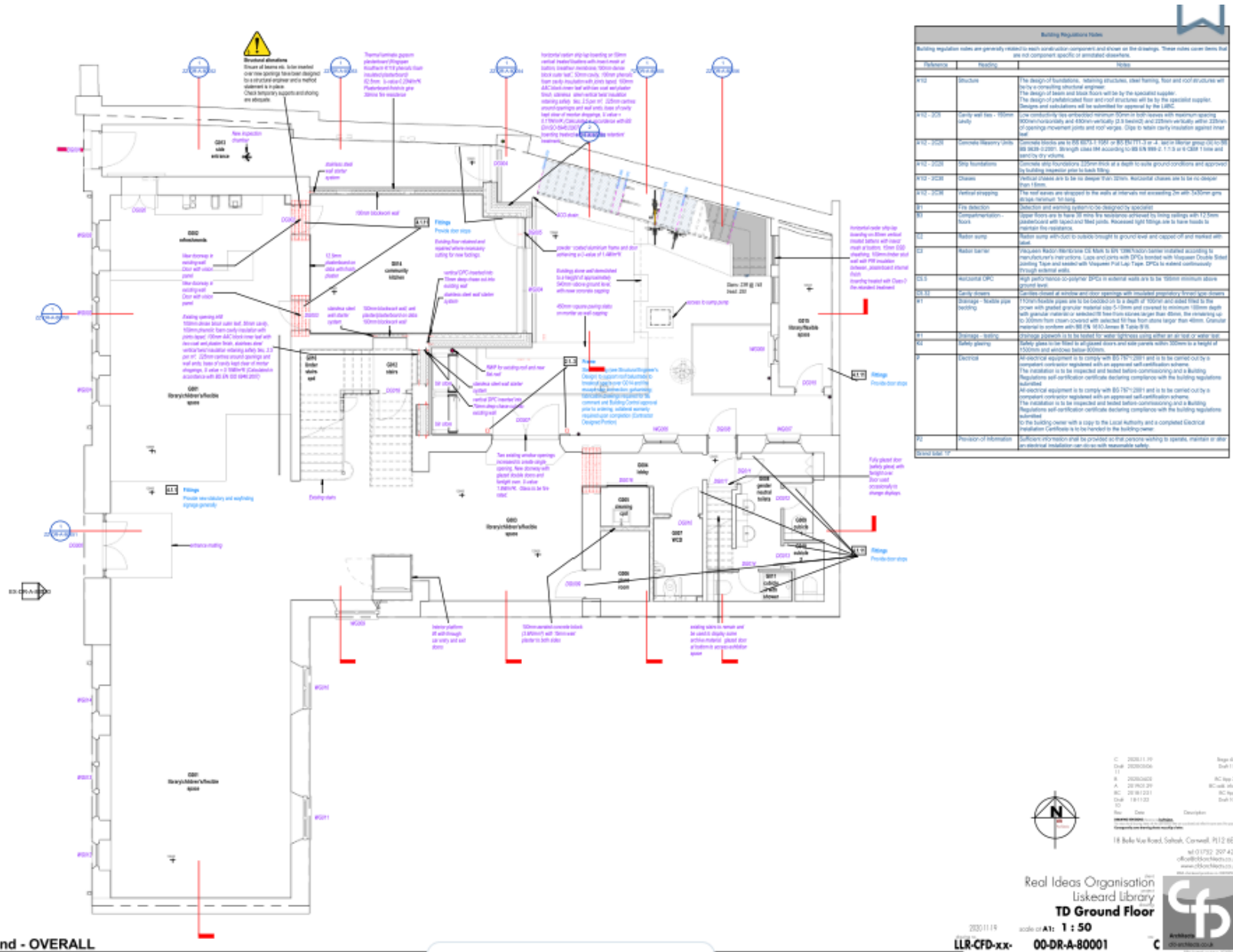


No. 00-0000  
 Date 10/11/10  
 Rev. 001  
 Designer  
 Draughtsman  
 Checker  
 Approver

10 Sella Via Food Sella, Cornwall PL12 8ES

Real Ideas Organisation  
 Liskeard Library  
**Existing ground floor**  
 20180028 scale of A1: 1 : 50  
 T055 T21 PA





CHECK ALL DIMENSIONS BEFORE CONSTRUCTION

**L01 Ground - OVERALL**  
1:50



Real Ideas Organisation  
Liskeard Library  
**TD Ground Floor**

2020.11.19  
scale of A1: **1:50**  
LLR-CFD-xx-00-DR-A-80001





**APPENDIX B - Form of Tender**

Tender for Lot(s):

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To:

The Employer

From:

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I/We have examined the documents listed in the Bills of Quantities.

I/We hereby offer to carry out the duties of the Works Contractor set out in the documents referred to above during the Construction periods for the following sums:

Tender Sum (for all Lots listed above):

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(£ \_\_\_\_\_)

exclusive of any VAT chargeable;

We agree that if any obvious errors in pricing or errors in arithmetic are discovered in the priced document[s] before acceptance of this offer, they shall be dealt with in accordance with the Alternative 1 procedure set out in JCT Tendering Practice Note 2012.

I/We undertake in the event of your acceptance to execute with you a formal contract embodying all the conditions and terms contained in this offer within 10 days of being required to do so by the Employer.

This tender remains open for acceptance for 90 days from the latest date fixed for the submission of tenders.

I/We hereby confirm that we have included the documents as required by the in ITT our tender

I/We accept that this is a bona fide Tender in accordance with the terms of the ITT (and Employer's Requirements).

**Signed for Tenderer**

<b>Signed by:</b>	<b>Witnessed by:</b>
<b>Position:</b>	<b>Position:</b>
<b>Date:</b>	<b>Date:</b>