

**Industry**

Construction and Real Estate

**Location of contract**

The proposed project is located at Lowry House, 550 Mauldeth Road West, Chorlton Cum Hardy, Manchester M21 7RX. This building was previously used as office accommodation, and comprises of four floors with approximately 30,000 sqft of accommodation, plus external space to the perimeter of the building, primarily used for car parking.

**Value of contract (£)**

Between £500,000 and £650,000 + VAT

**Published date**

21<sup>st</sup> May 2018

**Closing date**

1<sup>st</sup> June 2018

**Contract start date**

Instruction to proceed anticipated 6<sup>th</sup> July 2018, with a start on site date of 13<sup>th</sup> July 2018

**Contract end date**

The users need to occupy the building from 10<sup>th</sup> September 2018, completion is required by this date.

**Description**

The aim of the project is to provide temporary accommodation for the Prospere Learning Trust to accommodate two to three school year groups within a new Free School, CHS South, prior to the permanent solution being available in 2020

The Prospere Trust currently operates, Chorlton High School, located next to the proposed site. They have secured over 200 pupils to start in September 2018, the facility will look to accommodate up to 480 pupils from September 2019.

This building was previously used as office accommodation, and comprises of four floors with approximately 30,000 sq.ft. of accommodation, plus external space to the perimeter of the building, primarily used for car parking.

The scope of the project, will only require works to the ground, first and second floors, occupying approximately 2,295m<sup>2</sup>. The condition of the building is generally good having been used for open-plan office accommodation.

Architect and Services Engineer Blue Sky have produced plans to remodel the building to provide:

- 11 general classrooms of approximately 55m<sup>2</sup>

- 4 specialist classrooms to include 2 Science labs and Preparation room, Food Technology and Design Technology
- Dining and Assembly Hall
- 6 additional WC's
- Administration and Staff Facilities

The project will be procured under a single stage traditionally designed contract, anticipated to be JCT Intermediate Form of Contract.

Appointment of contractor will be on the basis of the following scoring criteria: Qualitative assessment (30%) / Quantitative assessment (70%), pass/fail criteria intended to be included in the tender process are as follows: Programme compliance

Contractors wishing to receive the tender documentation for this project should respond to Chris Wright of Gleeds at [Chris.wright@gleeds.co.uk](mailto:Chris.wright@gleeds.co.uk)

### ***Programme***

From anticipated appointment to completion of the project there is a 9-week period to accommodate ordering of any materials and completion of the works, summarised as follows:

- Minor strip-out works to include floor coverings, suspended ceiling, and some lightweight partitions.
- Installation of partition walls and FD30S fire doors (to match existing where possible), to provide classroom spaces and fire lobbies.
- Installation of new suspended ceiling grid, inserting previously set aside tiles and new and existing light fittings.
- Providing some new WC facilities
- Some minor replacements of vinyl floor coverings, with some relaying of existing carpet tiles to make good following removal of partitions.
- Generally existing electrical infrastructure is to be retained (dado trunking to external walls), with new power and data to be provided to teaching walls, and specialist areas.
- The existing fire alarm will need to be extended to accommodate the new building layout, utilising a specified contractor.
- Some new light fittings are to be installed to the DT classroom, new WC's and circulations areas.
- Existing Mechanical infrastructure to be generally retained with the provision of approximately 10no. ventilation units to be installed within specialist classrooms, to be vented via new louvres inserted within the existing window frames.
- Drainage to classroom sinks is required connecting into pre-existing drainage services within the building risers.
- Fixed furniture items (benching, shelving etc) have been pre-ordered, to be supplied by the Trust, fitting arrangements are to be agreed.
- An ICT Contractor appointed by the Trust will under all associated works.

### ***About the buyer***

The project is being procured by the Education and Skills Funding Agency (ESFA), on behalf of the Prospere Learning Trust.

**Contact name**

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