

***Suitably qualified and experienced contractors are invited to submit a formal tender in response to these requirements to [Property@thebellinthebury.com](mailto:Property@thebellinthebury.com) by 17:00 31<sup>st</sup> Dec 2024.***

**Client:** Odiham Community Interest Company

**Scope of works:**

- A. Repairs and renovation to the Property,
- B. (Optional – Alteration and conversion to the Property,)

**Property:** The Bell Public House, The Bury, Odiham, Hampshire, RG29 1LP

**Tenderers are required to respond to the following questions:**

Demonstrate and Provide Evidence of Relevant Experience

1. Please describe your credentials, provide evidence and references to demonstrate:
  - a. experience (and relevant qualifications if appropriate) in relation the trades required to complete the scopes of work,
  - b. experience of successfully delivering renovations to Grade 2 Listed Buildings,
  - c. experience of successfully working with conservations officers and planning controls such as Hart District Council conservation officer or equivalent.

Proposal in response to the Technical Specification / Schedule of Works for Phase A Repair and Renovation (please see separate attachment) to be completed by 22 March 2025.

2. Please describe your planned method for completing the scope of works.
3. Please provide your Priced copy of the Specification / Schedule of Works.
  - a. Please provide your planned Programme of Works for completing the Specification / Schedule of Works.

Indicative Proposal for additional Full Scope (Phase A Repair, Renovation and B Alteration and Conversion ) to be instructed at the Client's sole discretion Subject to Listed Buildings Consent and Planning Permission:

4. Please provide your indicative Prices for the full scope of work including Phase A Repair, Renovation and Phase B Alteration and Conversion works outlined Annex 1.
5. Please provide your indicative Programme of Works for the full scope of work including Phase A Repair, Renovation and Phase B Alteration and Conversion works outlined Annex 1.

Demonstrate value for money and give confidence that the project will be delivered on time.

6. Please explain the basis of your pricing and schedule
  - a) Please provide a schedule of labour and sub-contractor rates applicable to the contract,
  - b) Please provide evidence of material costs (e.g catalogue prices, contracts, quotations).
7. In relation to risks that could impact successful delivery of works:
  - a. Please explain any risks that could cause the costs to increase,
  - b. Please explain any risks that could cause the schedule to increase,
  - c. Please explain what actions will be implemented to mitigate the risks outlined above.

Confirm Compliance with Contractual Terms and Requirements

8. Please confirm your compliance with the requirements at Annex 2.

Annex 1 Scope of work Phase A (and B subject to Planning Permission and Listed Buildings Consent):

Roofing	Repairs to roof timbers and installation of adequate ventilation. Repairs to roof coverings and rainwater goods.
Timber Frame Restoration	Repair/replacement of damaged or decayed oak beams. Treatment for rot, insects, and other structural issues identified in the structural engineers report.
Brickwork and Masonry	Like-for-like repairs to historic brick walls, including repointing with lime mortar. Removal of inappropriate modern concrete mortar and replacement with lime mortar.* Repairs or rebuilding of chimney stacks and flues. Reconstruction and reinstatement of back wall. Essential repairs and renovations to building brickwork subject to listed buildings consent.
Interior Structure Amendments	Removal of staircase and boxing from G1. Addition of new fire exit partition. Move door from Bay F4. Insert additional window in F4.
Accessibility Upgrades	Creating disabled-accessible toilets and entrances (subject to consent). Removal of outside toilet block and other structural amendments.
Walls and Finishes	Like-for-like renewal of damaged and partially stripped finishes (walls and ceilings). Restoration of historic plasterwork using traditional materials (e.g., lime plaster). Repairs to lath-and-plaster or other historic paneling and wall materials. Repainting with heritage-approved paints. Restoration or like-for-like replacement of timber floorboards and joists. Repairs to sub-flooring and/or structural supports.

	<p>Repairs to historic ceiling materials.</p> <p>Insertion of new walls for exit and fire protection.*</p> <p>Insertion of new stud wall (Bay F3).*</p>
Replacement Installations	<p>Installation of replacement services (sewerage, water, electric, gas, ventilation, heating systems).</p> <p>Installation of services for replacement commercial kitchen</p>
Windows and Doors	<p>Repair or replacement and repainting of historic windows, including glazing.</p> <p>Repairs to doors or door frames, including timber and ironmongery.</p> <p>Removal of timber courtyard doors and insertion of wrought iron gates*.</p> <p>Insert new exterior fire escape door.</p> <p>Insert new fire exit to courtyard.*</p>
Fixtures and Fittings	<p>Insertion of new toilets (internal).*</p> <p>Installation of external disabled-accessed toilet.*</p> <p>Refurbishment or replacement of period-appropriate features, including lighting and signage.</p> <p>Installation of fire alarms, sprinklers, fire doors, fire lighting, and emergency exits.*</p> <p>Removal of inappropriate modern finishes and reapplication of breathable heritage paints.</p> <p>Decoration of repaired areas using heritage-approved finishes.</p> <p>Repair or replacement of signage.</p> <p>Restoration of historic woodwork (e.g., bar counters, cabinetry).</p>
Insulation and Energy Efficiency	<p>Insulation installation in walls, floors, and roofs without compromising historic features.</p> <p>Insertion of secondary glazing.</p> <p>Renewable energy sources where allowable.*</p>

## Annex 2 Requirements

### Contract Terms

Joint Contracts Tribunal, Minor Works Building Contract (JCT MWBC).

### Essential Requirements

**Project Management:** Suitably qualified and experienced project manager \_

**Credentials:** Previous experience of repairing, refurbishing and renovated Grade 2 listed buildings

### **Work Execution:**

100% Compliance with all relevant conditions of listed buildings consent

100% Compliance with all relevant conditions of planning applications

Time is of the essence

**Public Liability Insurance:** £5 million

**Employee Liability Insurance:** £10 million

### Schedule

**Phase A Start Date:** 6 January 2025

**Phase A Completion Date:** 20 March 2025

**Phase B Start Date:** [1 April 2025]

**Phase B Completion Date:** [20 June 2025]

### Annex 3 Evaluation Methodology

***The winning tender will be the Most Advantageous Tender as judged on balance by the Client (taking into consideration the proposed Programme, Price, and level of Confidence in the Tenderer's ability to deliver the scope of works). The following evaluation criteria refers:***

<b>Score</b>	<b>0% - Unacceptable LEAST ADVANTAGEOUS</b>	<b>15% - Very low confidence</b>	<b>30% - Low confidence</b>	<b>50% - Moderate confidence</b>	<b>75% - High confidence</b>	<b>100% - Very high confidence MOST ADVANTAGEOUS</b>
<b>Response characteristics</b>	<p>Based on the Response, the Client has no confidence that the Tenderer will meet the stated requirements, because one or more of the following applies:</p> <p>! No Response is received; or the Response fails to address any of the numbered topics which Tenderers were asked to cover.</p> <p>! There is no confidence that the Tenderer will complete Phase A on or before 20 March 2025.</p> <p>! The explanation, detail and/or evidence in the Response does</p>	<p>Based on the Response, the Client has very low confidence that the Tenderer will meet the stated requirements.</p> <p>One or more of the following factors may weigh in favour of such a conclusion:</p> <p>! There is a very low confidence that the Tenderer</p>	<p>Based on the Response, the Client has low confidence that the Tenderer will meet the stated requirements.</p> <p>One or more of the following factors may weigh in favour of such a conclusion:</p> <p>! There is a low confidence that the Tenderer will complete Phase A on or before 20 March 2025.</p> <p>! The explanation, detail and/or evidence provided to show</p>	<p>Based on the Response, the Client has moderate confidence that the Tenderer will meet the stated requirements.</p> <p>One or more of the following factors may weigh in favour of such a conclusion:</p> <p>! There is a moderate confidence that the Tenderer will complete Phase A on or before 20 March 2025.</p> <p>! The explanation, detail and/or evidence</p>	<p>Based on the Response, the Client has high confidence that the Tenderer will meet the stated requirements.</p> <p>One or more of the following factors may weigh in favour of such a conclusion:</p> <p>! There is a high confidence that the Tenderer will complete Phase A on or before 20 March 2025.</p> <p>! The explanation, detail and/or evidence provided to show</p>	<p>Based on the Response, the Client has very high confidence that the Tenderer will meet the stated requirements.</p> <p>One or more of the following factors may weigh in favour of such a conclusion:</p> <p>! There is a very high confidence that the Tenderer will complete Phase A on or before 20 March 2025.</p> <p>! The explanation, detail and/or evidence provided to show</p>

	<p>not provide the Client with confidence that the Tender will meet the stated criterion.</p> <p>! The Tenderers' Maximum Price exceeds the maximum budget.</p> <p>! There are many major unmitigated risks that are likely to delay the schedule for Phase A works.</p> <p>! There are many major unmitigated risks that are likely to increase the costs beyond the Client's budget.</p>	<p>will complete Phase A on or before 20 March 2025.</p> <p>! The explanation, detail and/or evidence provided to show compliance with the criterion is/are poor.</p> <p>! There are multiple major gaps in the Response's coverage of the numbered topics which Tenderers were asked to cover.</p> <p>! The Tenderer's Price is the highest Price</p>	<p>compliance with the criterion is/are somewhat poor.</p> <p>! There is a major gap and/or multiple moderate gaps in the Response's coverage of the numbered topics which Tenderers were asked to cover.</p> <p>! The Tenderer's Price is the fourth lowest Price offered.</p> <p>! There are many unmitigated risks that could delay the schedule for Phase A works.</p> <p>! There are many unmitigated risks that could increase the costs beyond the Client's budget.</p>	<p>provided to show compliance with the criterion is/are moderately good.</p> <p>! There are no major gaps in the Response's coverage of the numbered topics which Tenderers were asked to cover, but there is/are one or more moderate gaps.</p> <p>! The Tenderer's Price is the third lowest Price offered.</p> <p>! There are some unmitigated risks that could delay the schedule for Phase A works.</p> <p>! There are some unmitigated risks that could increase the costs beyond the Client's budget.</p>	<p>compliance with the criterion is/are good.</p> <p>! There are no major or moderate gaps in the Response's coverage of the numbered topics which Tenderers were asked to cover, but there is/are one or more minor gaps.</p> <p>! The Tenderer's Price is the second lowest Price offered.</p> <p>! There are few unmitigated risks that could delay the schedule for Phase A works.</p> <p>! There are few unmitigated risks that could increase the costs beyond the Client's budget.</p>	<p>compliance with the criterion is/are excellent.</p> <p>! There are no gaps in the Response's coverage of the numbered topics which Tenderers were asked to cover, or any gaps are negligible.</p> <p>! The Tenderer's Price is the lowest Price offered.</p> <p>! There are negligible unmitigated risks that could delay the schedule for Phase A works.</p> <p>! There are negligible unmitigated risks that could increase the costs beyond the Client's budget.</p>
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		<p>offered.</p> <p>! There are many major unmitigated risks that could delay the schedule for Phase A works.</p> <p>! There are many major unmitigated risks that could increase the costs beyond the Client's budget.</p>				
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