

24 Sept 2023 Version 0.1

SUMMARY

Proposed route to market – two stages:

- Phase 1: Design team via Contracts Finder and Find a Tender – Above threshold open tender.
- Phase 2: Construction Contractor via Contracts Finder – Below threshold open tender.

Phase 1: Design

CORE REQUIREMENTS	KEY ACTIONS REQUIRED	KEY OBJECTIVES	BUDGET	TIMELINE																
				Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
<ul style="list-style-type: none">• Conservation Architect / Designer• Quantity Survey• Contract administrator• Principal Designer (CDM Regs)• Project Manager	<ul style="list-style-type: none">• Finalise budget• Create / issue Prior Info Notice• Create statements of requirements• Create / issue ITT• Determine most appropriate form of contract (e.g. RIBA / JCT etc)• Scope out CDM Pre-Construction document	<ul style="list-style-type: none">• Appointment of lead contractor on design team basis• Design phase concluded April 2024• Utilise local craftspeople• Historically sympathetic design unique to setting and building	<div>Design range £150 - £200k</div> <div>Build £1m - £1.3m</div> <div>Total £1.6m incl. VAT</div>	<div><div>ITT</div><div>E</div><div>Design</div><div>Design – Contract Admin</div></div>																

Phase 2: Construction

CORE REQUIREMENTS	KEY ACTIONS REQUIRED	KEY OBJECTIVES	BUDGET	TIMELINE																
				Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
<ul style="list-style-type: none">• Main Contractor• Roofing• Principal Contractor (CDM Regs)	<ul style="list-style-type: none">• Confirm budget• Create / issue Prior Info Notice• Create statements of requirements• Create / issue ITT• Determine most appropriate form of contract (e.g. JCT etc)• Scope out CDM Pre-Construction document	<ul style="list-style-type: none">• Appointment of main contractor on construction phase• Construction concluded Jan 2025• Utilise local craftspeople• Historically sympathetic design unique to setting and building	<div>Design range £150 - £200k</div> <div>Build £1m - £1.3m</div> <div>Total £1.6m incl. VAT</div>	<div><div></div><div>PIN</div><div></div></div> <div><div></div><div>ITT</div><div></div></div> <div><div></div><div>E</div><div></div></div> <div><div></div><div>Build phase</div><div></div></div>																

KEY / LEGEND

CDM – Construction Design Management Regulations (2015)	JCT – Joint Contracts Tribunal	ITT phase
ITT – Invitation to Tender	Below Threshold (Services) less than £213,477 (inc. VAT)	Funding phase
E – Evaluation	Below Threshold (Works) less than £5,336,937 (inc. VAT)	Design phase
RIBA – Royal Institute of British Architects	Above Threshold (Services) greater than £213,477 (inc. VAT)	Build phase