

October 2024

Dear Sir or Madam,

**Jacob Wells Baths, Refurbishment & Remodelling  
Expression of Interest Enquiry for Decontamination Works**

On behalf of Trinity Community Arts, we are in the process of drawing up a short list of suitable contractors to tender for this project and would like to invite you to express an interest in tendering.

Please could you kindly complete and return the attached expression of interest questionnaire.

Key project information is as follows: -

**1. Client and Consultant Team**

- **Client:** Trinity Community Arts Ltd.

**Consultant Team:**

- |                                 |                                 |
|---------------------------------|---------------------------------|
| • Architect/ Principal Designer | Ph3 Design and architecture Ltd |
| • Structural/ Civils Engineer   | Mann Williams Ltd               |
| • M&E Consultant                | Method LLP                      |
| • Quantity Surveyors            | Burke Hunter Adams              |
| • Contract Administrator        | Ph3 Design and architecture Ltd |
| • Specialist Consultant         | Enquin Environmental Ltd        |

**2. Project Scope**

The scope of this initial stage of works for Jacobs Wells Baths includes a two phased approach for the remodelling and refurbishment of the Baths.

Phase 1 will consist of the decontamination, minor demolition and alteration works. The Phase 2 works will comprise the replacement of the main studio roof and lantern, external brick and stone repairs and internal alterations.

An outline of the proposed works comprising the following: -

- Removal of Asbestos and associated enabling works.
- Structural repairs and remediation to make safe areas identified within the enabling works drawings.

The Asbestos removal will require careful consideration and planning to work within the requirements of the listed building.

**3. Budget**

The construction budget for the Phase 1 decontamination works is anticipated to be £100-150k plus VAT.

/cont

**CHARTERED QUANTITY SURVEYORS • PROJECT MANAGERS**

50 Gresham Street, London EC2V 7AY Tel 020 7920 9950 mail@burkehunteradams.com www.burkehunteradams.com

Members: Michael Burke **FRICS** Anthony Hunter **MRICS** Derek Adams **FRICS** Martin Smith **MAPM** Associate: Keiran Murphy  
Burke Hunter Adams LLP Reg Office as above Reg No. OC 307646 Offices & Associated Offices in London, Baldock and Bath

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#### 4. Procurement:

Tenders will be invited from a short list (3 contractors) with a reserve based on existing survey information, specifications and a contract sum analysis. Standard Collateral Warranties will be requested (where applicable).

Surveys and documents for Jacobs Wells Baths can be downloaded via the following link:  
[Jacobs Wells Baths Documents](#)

#### 5. Programme key dates:

|                          |                          |
|--------------------------|--------------------------|
| ▪ Expression of Interest | October 2024             |
| ▪ Opportunity Open       | 2 weeks                  |
| ▪ Invitation to Tender   | October 2024             |
| ▪ Tender Period          | 2 weeks                  |
| ▪ Tender Return          | November 2024            |
| ▪ Tender Evaluation      | 1 week                   |
| ▪ Preferred Contractor   | November 2024            |
| ▪ Construction Period    | November - December 2024 |

Tender documents will be issued in electronic format. Please confirm resources will be available to prepare the tender response within the timeline set out should your company be invited to tender.

Site visits to Jacobs Wells Baths can be made by arrangement with Burke Hunter Adams.

Post tender evaluation may involve completing a further round of pricing and programming negotiations on any matters arising following the tender return.

A preferred contractor will then be selected to carry out the works. The successful contractor will be required to offer a highly able construction management team, particularly in relation to the management and co-ordination of construction information.

Please could you kindly return a response to the attached expression of interest questionnaire by noon on **Wednesday 23<sup>rd</sup> October 2023**. An electronic response is preferred.

All communication regarding this enquiry should be channelled through Ethan Davidson from Burke Hunter Adams and Rebecca Gloyn copied into correspondence.

Yours faithfully,

Ethan Davidson

For and on behalf of Burke Hunter Adams LLP