

Construction Management Ltd

Invitation to Tender (ITT) for Principal Contractor
for Alpine Formula 1 - Office Refurbishment

Executive Summary



Jamie Cole
Managing Director

It may have been brought to your attention the number and frequency of site visits that we have made during the tender period to review the planned works and the number of suppliers we have accompanied on site to review the proposals. This is because we recognise the importance of these works to Alpine and the pre-planning and preparation you have already applied to make the space fully available for significant remodelling within a specified timeline.

This project is equally important to us as it’s an opportunity to demonstrate to you the high level of skill and experience that exists within our organisation for fast-track fitout works that we have not had the opportunity to fully demonstrate in the past, an opportunity to add further to the confidence you have already demonstrated in our business and capabilities. This tender document demonstrates our detailed knowledge of the proposed works, our translation of those requirements into an optimised and workable programme further supported by detailed methodology of not only what we are proposing to deliver but how we intend to deliver it.

We are confident in our ability to deliver the works but would highlight what we see as key factors for a successful outcome. There is a significant benefit to our previous experience of the site, the existing infrastructure, Alpine stakeholders needs and wants, the culture and how Alpine uses the space and operate its business which allows us to plan the works in such a way as to mitigate any clash there might normally be between your operational needs and those of a contractor.

We have formulated our offer on the basis of what we believe offers the best programme, best execution methods and offering the best value together with a commercial model where the exit price or costs on completion closely resemble the bid stage offer.

The methodology we have developed to expedite the works incorporates the benefits of full segregation of the fitout works from Alpine’s own operations and logistical requirements removing any of the inconveniences and potential disruption normally associated with construction works. But ultimately, it’s about the people we bring to deliver on our promises and the people we have chosen are already embedded at Enstone forging relationships and proving their worth and value, we have a firm philosophy based on “putting the right people in the right place at the right time” to ensure project success and deliver the best possible customer experience.

We sincerely hope our offer is of interest to you and look forward to receiving your feedback.

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Quality, Safety & Compliance

"It's about the people it's
always about the people"



Description of Works & Service

WE confirm that following the receipt of your invitation to tender the Design Office Refurbishment on 10th May 2021 via e mail, EPS immediately acknowledged receipt by return.

With further project specific information relating to the tender being subsequently issued via e mail on the 11th May containing Appendix 1 (Services) & Appendix 2 (Architectural) information.

We therefore further confirm **our tender is based on the following information together with our detailed knowledge of the site and the site surveys we have carried out**, the documentation we have used in compiling our tender includes:

- Invitation to Tender (ITT)
- Mechanical and Electrical Services specifications
- 3D Design Final Office layout
- Finishes Schedule
- Alpine's COVID-19 visitor policy
- Alpine terms and conditions
- Alpine recent name change communication
- Appendix 1 Zip file.
- Appendix 2 Zip file.

In support of our efforts to provide a complete an accurate tender **we have attended site on several occasions during the tender period** with our project management team and key suppliers in attendance to review and better understand Alpine's performance criteria & full scope of works. **We are confident we can deliver the project within the timescales set by Alpine**, the price detailed in the tender breakdown and of course to the highest standards of quality in line with Alpine's expectations.

We can **confirm that our tender is compliant** with the documentation received including the use of all named products and suppliers. We have also generated and listed our bid clarifications together with value engineering options that we have identified during the tender.

We recognise that the main objective of the project is to refurbish the Design Office currently occupied by operations Staff, Car Designers, Directors & Senior Design staff and **to improve Alpine employees working conditions**. EPS will carry out all of the duties associated with the role principal contractor as required under CDM 2015 working collaboratively with the Alpine project team and key stakeholders including the appointed services consultant and architectural specialist Ingleton Wood.

OUR AIM IS TO CREATE THE BEST POSSIBLE CUSTOMER EXPERIENCE FOR ALPINE, ITS STAFF AND KEY STAKEHOLDERS.

Our scope of service includes for the co-ordination, installation, setting to work & commissioning of electrical, mechanical, data and fire alarm services and all building works incorporated within the defined works for refurbishing the existing DO space on the first floor including associated and ancillary works and services to ground floor areas below new structures.

Architectural works include creating extensions to the space by forming new first floor mezzanines above the ground floor Autoclave Hall and Main Factory Machine Shop areas and providing associated high-level partitioning with 1st floor glazed walls overlooking the Race Bay and machine shop.

We recognise that as each of these areas are subject to high occupancy and activity during Alpine Racing's daily operations. **As a result we plan to complete the majority of these works during the Alpine August shutdown period avoiding unnecessary disruption to Alpine staff and operational processes** and avoiding the need for avoidable complex risk management of a shared working space. **Our approach to all of the works includes coordination with key stakeholders including the extended project delivery team**. Detailed planning and programming, procurement, methodology, H&S management, delivery of Preconstruction, enabling and the Project Delivery phases of the works.

Once the revised envelope is formed the remaining works are largely a standard office fit out similar to multiple fit-out projects previously delivered by EPS at the Enstone site.

Our tender submission is broken down into sections each dealing with the specifics of our relevant experience relating to this opportunity. These include the **considerations associated with the location of the works and associated logistical challenges, project timeline, our procurement strategy and approach, project delivery methodology, stakeholder engagement and arrangements for general communication**, resourcing, innovation and value engineering. Also, a commercial section including price, qualifications and assumptions, risk management, compliance and accreditation.

Our tender provides specific details on all of the above highlighting **our full understanding of the project and giving you every confidence that we have reviewed all of the associated project information, its considerations and sensitivities including the provision of mitigation to provide a successful project delivery**. To ensure **our bid is as commercially attractive and as competitive as it can be**, we have approached multiple suppliers for each discipline, and we have taken care to approach only those who have the appropriate sector experience and capacity or where they have specific previous experience with EPS at the Enstone site eliminating the requirement for relationship development during the construction period.

For any construction project to be successful communication is critical and early engagement of key stakeholders essential therefore we would propose that following appointment we will request the following workshops:

- VE and Innovation evaluation.
- A Design coordination meeting and review of the Employers Requirements with the employer and the designers to clarify residual technical matters.
- Risk workshop with Key Stakeholders.



Customer Benefits EPS Added Value

We believe there are real and measurable benefits to be realised from engaging EPS largely derived from our extensive knowledge of the Enstone site its people and its culture.

EPS have developed a very special relationship with Alpine forged from the successful delivery of multiple complex projects often with challenging logistics, tight timeline requirements and always requiring the very best in quality of product and service.

EPS and Alpine's relationship has been and continues to be a success story and something that we are very proud of, a relationship built on open and honest communication, mutual trust and Integrity.

But success and benefits are largely about the people involved in developing and delivering the works; the right people bring focus, energy and enthusiasm, experience, knowledge and innovation, **"It's about the people it's always about the people"** and by bringing the right people together in the right place at the right time we are able to consistently deliver successful projects that meet all of Alpines requirements and objectives.

For the Design Office remodelling works **we have brought together the best combination of skills and knowledge** in a project management team that have an existing relationship with the site and key Alpine stakeholders, so communication links and relationships are already established.

This knowledge and the relationships we have enables us to propose as part of our offer **an option of an innovative approach** to delivery in terms of programming capitalising on the Alpine August shutdown and the resulting encapsulation of the fitout works to ensure minimum disruption or nuisance to Alpine operations such as the machine shop and race bay. This maximises the time available while the Design Office staff, and function are temporarily relocated.

This and other delivery **innovations are developed through our construction experience**, our specialist supply chain support and general site knowledge and driven by our recognition that the site wide environment is heavily populated and working to meet its own timelines for Alpine product development and delivery which must be prioritised.

The design and development of the project will inevitably require some changes during the execution of the works so the decision making processes, **chain of command and delivery model need to be streamlined and agile**. This is an EPS Strength and a positive benefit to you the customer as we empower our people and have a project director with executive power embedded as an integral part of our Project delivery team. Solutions and proposals that support change are therefore compiled and executed **without delay and unnecessary beurocracy**.

We place a great deal of emphasis on planning activity, developing mitigation strategies, monitoring progress closely and streamlining our decision-making process to involve the minimum amount of referral time, **engaging the customer in real time** and acting quickly in the overall interest of the project, this is what make us agile and **how we create customer benefits**, by removing obstacles and ultimately project delays.

We consistently provide the best solutions at **the most competitive out-turn cost** and always meet quality expectations whilst maintaining a safe working environment for everyone either involved in or effected by the works. **We collaborate, listen and deliver on time.**

We never forget that our success is judged by your successes and your business activity remains our highest priority, perhaps this is the reason that our repeat business success rate at Enstone stands at more that 90%.

Project Risk Matrix

Ref:	Describe the Risk	What is the potential impact of this Risk	Risk Severity			Risk Likelihood			Planned Mitigation Strategy	Residual Risk	ACTION OWNER
1.0 HEALTH, SAFETY, ENVIRONMENTAL & SECURITY			LOW	MED	HIGH	LOW	MED	HIGH		L M H	
1.1	Interaction with Client Staff and Visitors	Physical injury to a third party (those not protected by safe systems of work)							Stakeholder Engagement; meetings, communication, hoardings signage		EPS
1.2	Waste Migration	Contamination \ Nuisance \ Reputation							Waste management plan		EPS
1.3	Protection of ALPINE's I.P	Loss of customer confidence \ Information Migration							Site security process & control measures		EPS
2.0 CUSTOMER RELATIONSHIPS \ REPUTATION											
2.1	ALPINE's perception of EPS's performance	Misaligned expectation with regard project objectives							Communcation plan		EPS
2.2	General conduct by EPS and supply chain	Reputation of EPS and repeat business opportunity							Project execution plan		EPS
2.3	Protect integrity of project objective (opportunity)	Safe guarding project success							Capitalisation on EPS's site knowledge and experience		EPS/ALPINE
3.0 COMMERCIAL											
3.1	High out turn cost relative to budget expectation	Re-design \ De-scope \ Project phasing							Market test all elements of the scope ensuring most competitive offer. Ensure our soution is holistic and represent the entire works		EPS/ALPINE
3.2	Incomplete design	Gaps in design that create variations in time and cost							Consider alternative client procurement approach e.g. Gross Maximum Price offer		EPS/ALPINE
3.3	Late Procurement (all aspects from client to T2 supply chain)	Programme and Cost							Early warning communication facility to mitigate\minimise potential impacts		EPS/ALPINE
3.4	Market Volatility e.g. steel products	Programme and Cost							Early procurement to fix price ASAP in the programme		EPS/ALPINE
4.0 PROGRAMME & TIME											
4.1	Completion Date potentially compromised	Overun in terms of cost and time							Early communication with client regarding coosequence of delay		EPS/ALPINE
4.2	Supply chain performance	Programme, Quality and Cost							Work where possible with known supply chain or contract new suppliers with performance penalties		EPS
4.3	Design and Procurement of L.L.Is	Programme, Quality and Cost							EPS to be involved in the design management process. Latitude being granted on Long Lead Materials with regard alternatives		EPS
5.0 QUALITY & DEFECTS											
5.1	Product quality	Alpine experience operatinoal issues as a result of the condition of the facility at hand over							Robust Test and inspection plan on all elemental parts of the project		EPS
5.2	Execution of installtion	As above							Robust management team, process and systems under 1SO9001		EPS

Relevant Experience

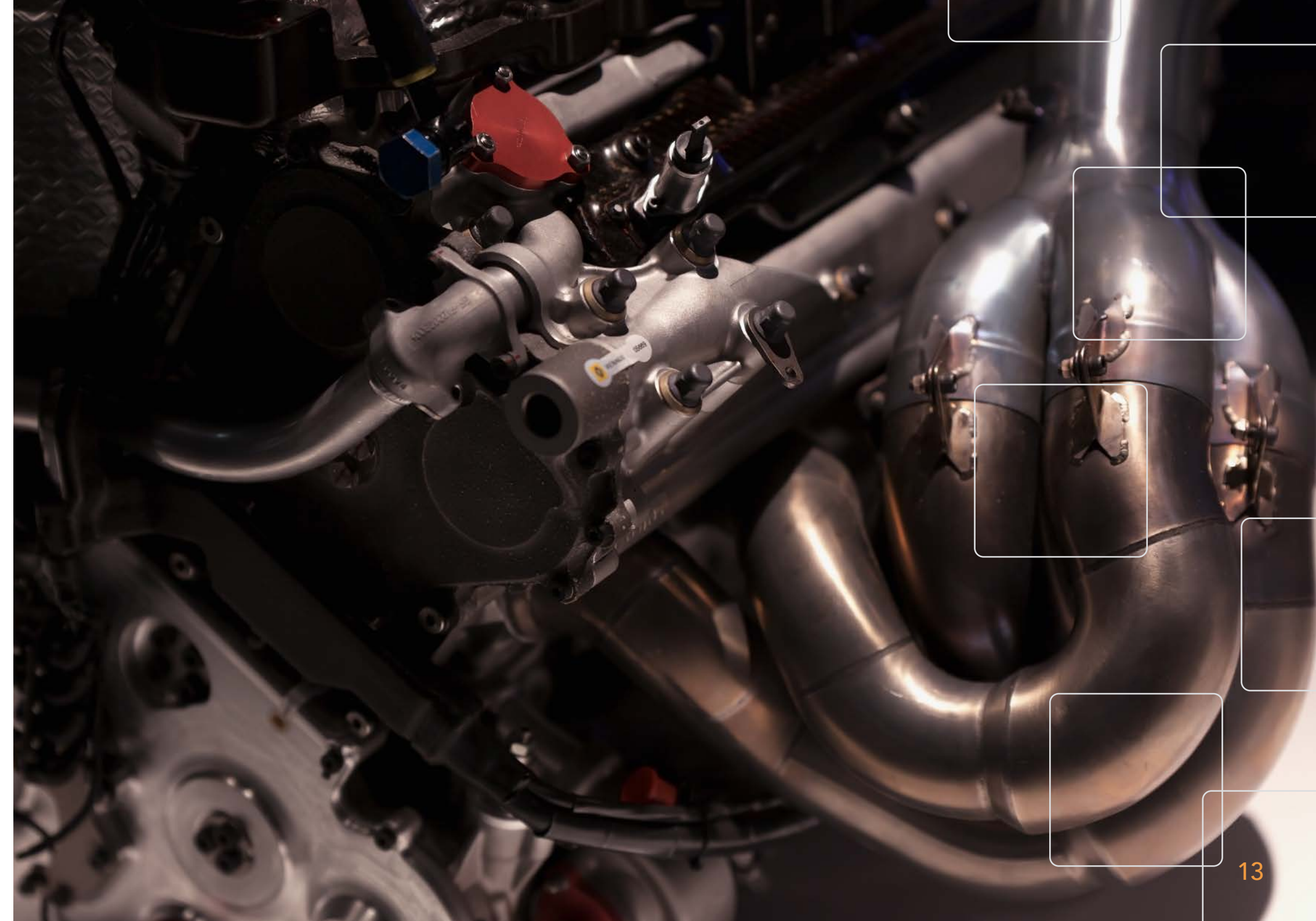
ALPINE:

When considering appropriate examples of works that EPS have completed at the Enstone site it's difficult to choose specific examples of importance because **each project generally has its own specific signature of importance in the long-term development of the facility** and its wider impact on Alpine's strategic successes and engineering development. For this reason, we have chosen to **highlight a sample only of the various works we have carried out using a site map** offering project titles and locations and supported by a chart describing the value of business we have executed over the last ten years.

It would be fair to say that **EPS have been involved in the development of just about every department and department operating at the Enstone** site and by way of a broad reference the list of projects includes the construction of the ESO building, refurbishment of the Main Factory, multiple Electrical and Mechanical infrastructure enhancements across the entire site, the Marketing offices relocation and refurbishment, NDT and R&D relocations and further improvements to both by way of refurbishment, the Race Bay refurbishment and the installation of the M&E infrastructure for the Front of House development. **The range of works we have successfully completed vary considerably in type, discipline, complexity, value, and duration.** We have largely acted as principal contractor but have on occasion provided a Tier 2 service to others using not only our expertise but our knowledge of the site, its systems and infrastructure to ensure that you the customer gains **the best possible outcome and return on your investment.**

During our long-standing relationship with the Enstone site and Alpine, EPS has transitioned as a business from an electrical contractor to a business offering a full building services capability providing the full function of a principal contractor for works delivered on a holistic basis including both building and civil engineering elements, **a complete construction management service that includes the provision of design.**

Our development as a business over the last 30 years or so has been built on long term strategic relationships with our customers and this underlines the importance of a sustainable and successful relationship with Alpine, your business is important to us and we make every effort to make every project we are charged with a success.



Relevant Experience Continued:

FUJITSU:

Following the award of a relatively straight forward Fire Alarm replacement project with a value of c£400K EPS were subsequently awarded a framework agreement with Fujitsu for undertaking a programme of asbestos removal projects followed by a complete floor by floor refurbishment of their ten-story Bracknell Headquarters. The value of this 5-year programme of works is more than £15M. The framework was negotiated with EPS following the completion of phase one (the works to the 10th floor) and Fujitsu's reasons for negotiating a long-term relationship with us are best described in their own words extracted from a recent strategic review:

1. A positive and Collaborative culture with the customer and their professional team including cost consultant Turner & Townsend. The scope of our relationship and the service we have provided is further demonstrated by the exclusion of the need for architectural and interior designers as these services have been provided by EPS, including floor planning and furniture layouts supported with 3-D renders while working closely with customer preferred supplier Kinnarps.
2. Delivery of high risk works at Pace, safely and to the highest quality. 40% of the capital spend per floor is for the removal of historic asbestos. This work is undertaken with floors above and below the construction site remaining in full client occupation. Health and Safety co-ordination has remained a priority at all times and communication maintained by working closely with the clients own Safety Team. Innovation has been introduced by EPS to safely transition tonnes of contaminated waste from the building avoiding disruption, nuisance or risk to Fujitsu staff and visitors whilst maintaining pace and progressing the works in line with an optimised programme.
3. Commercially attractive. Commercial arrangements for the framework have been negotiated with Fujitsu's cost consultants T&T. EPS proposed a cost-planned approach with an agreed EPS OHP percentage and an agreed maximum price. Tier 2 packages are tendered competitively with all tender returns and analysis shared with the client and T&T. This open and transparent approach has led to a beneficial outcome for the customer including cost savings and continues to be the commercial vehicle of choice with valuations and final accounts for each phase being agreed and settled promptly and without issue.



Relevant Experience Continued:

ARRIVAL:

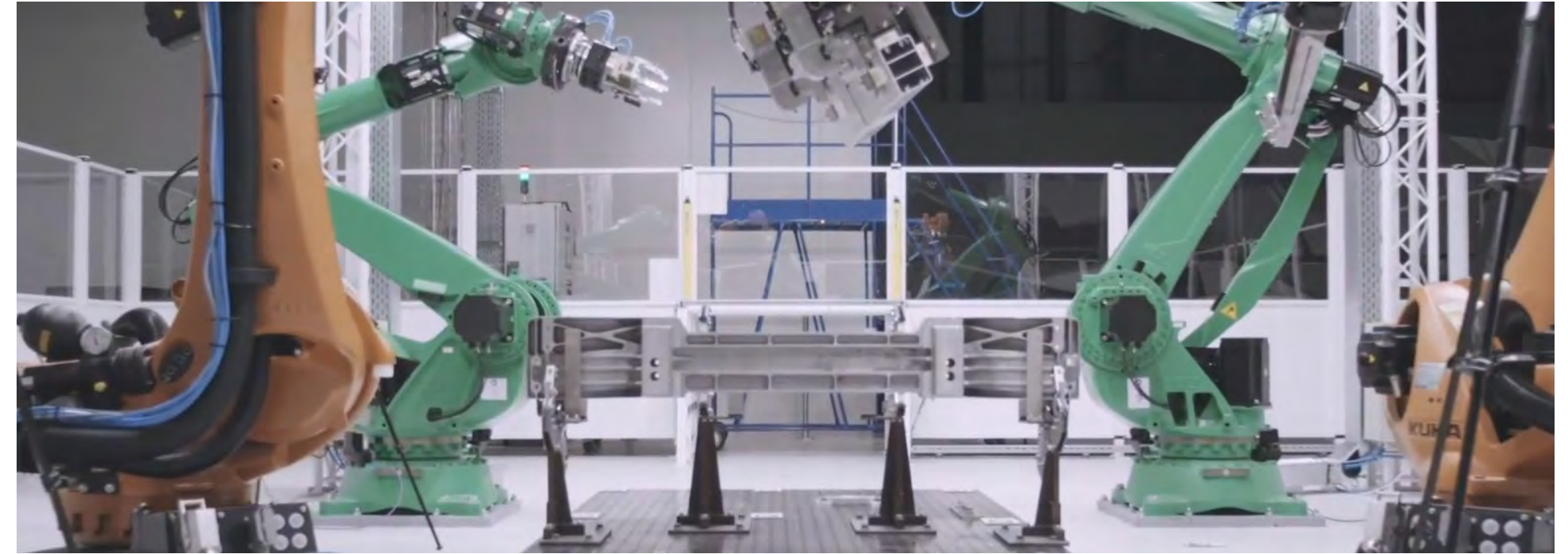
Ironically, the relationship with ARRIVAL was conceived at Whiteway's Technical Centre where ARRIVAL leased a relatively small space from the then Renault F1 team in 2014 as a start-up business.

Arrival has since grown rapidly and their expansion and need for both technical and manufacturing space has provided the opportunity of repeat business for EPS, Arrival have engaged EPS as their principal contractor of choice to fit out multiple new premises and as ARRIVAL continues to grow our relationship with them continues to strengthen.

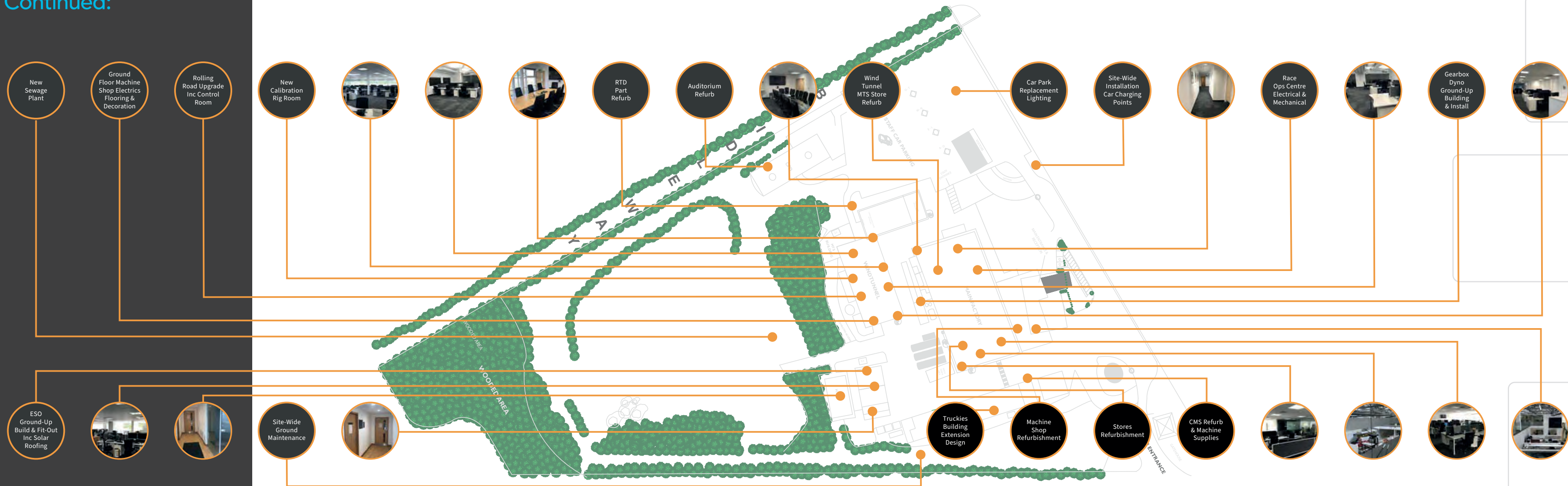
In early 2020 ARRIVAL leased two large industrial units at Bicester, with a combined footprint of some 300,000 sq.-ft, the services infrastructure and fit out requirements for these premises were tendered on a competitive basis however EPS's proposals proved successful, we have subsequently been awarded c£3.5M of works on the basis of principle contractor these works being slightly delayed by the onset of Covid-19 but are now very much underway.

ARRIVAL continue to grow and expand with constant additional real estate demands. And as a result of the consistent quality of works and the commercial advantage we have proven ARRIVAL have recently confirmed future fit out works will be negotiated with EPS and will initially include the development of 3 new large manufacturing premises on the M40 corridor commencing in early 2022.

Innovation, collaboration and continued improvement is core to ARRIVAL business. EPS share these values and believe this is why the relationship continues to be so successful with continued year and year growth.



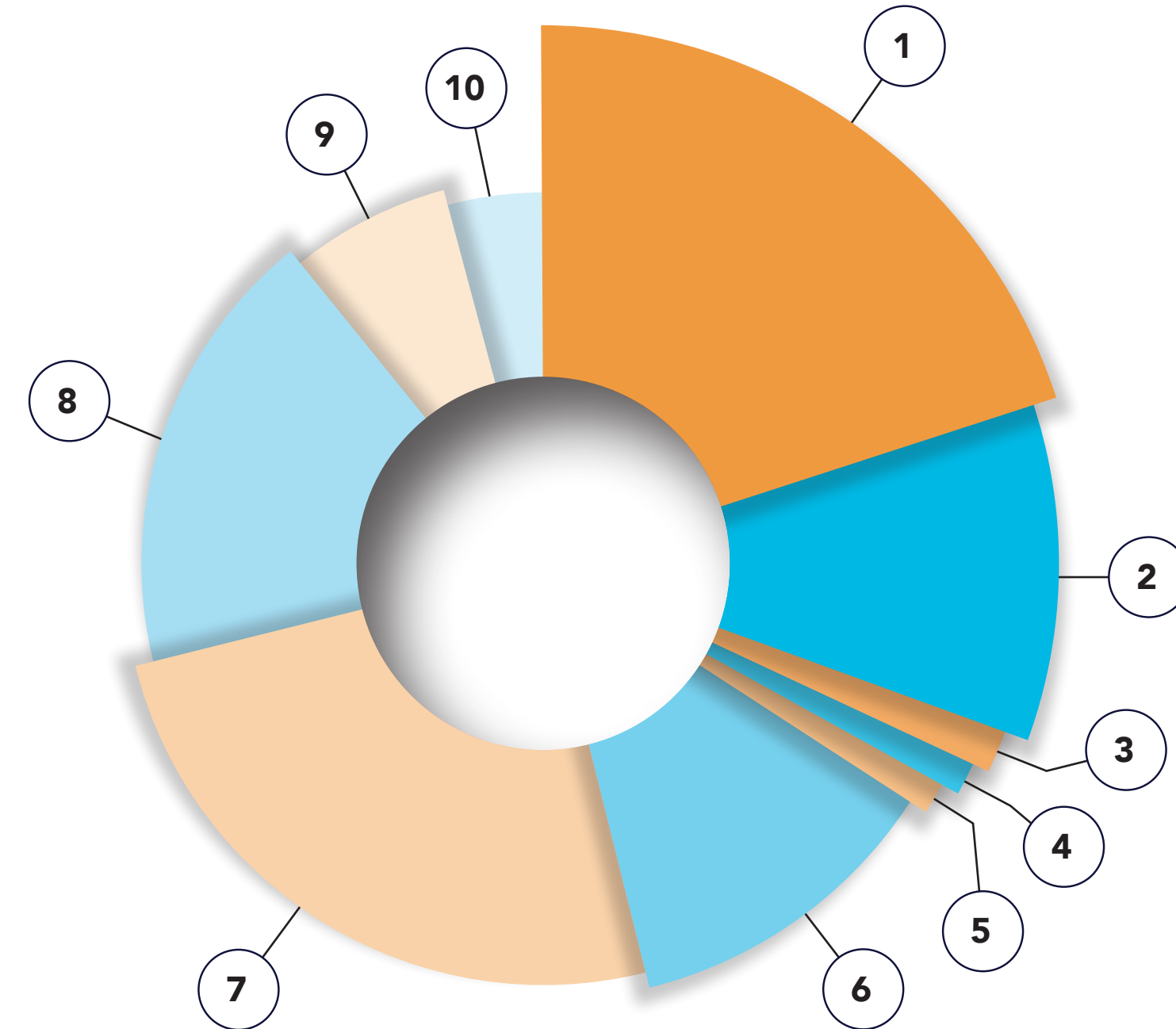
Relevant Experience Continued:



Relevant Experience
Expenditure With
EPS At Enstone,
Per Financial year
2011 - 2021

Key

NO.	FINANCIAL YEAR	EXPENDITURE
1	2011 / 2012	£2,701,866.90
2	2012 / 2013	£1,495,958.30
3	2013 / 2014	£157,735.90
4	2014 / 2015	£142,899.33
5	2015 / 2016	£187,112.42
6	2016 / 2017	£1,671,447.27
7	2017 / 2018	£3,205,797.26
8	2018 / 2019	£2,570,417.16
9	2019 / 2020	£895,151.42
10	2020 / 2021	£576,932.14



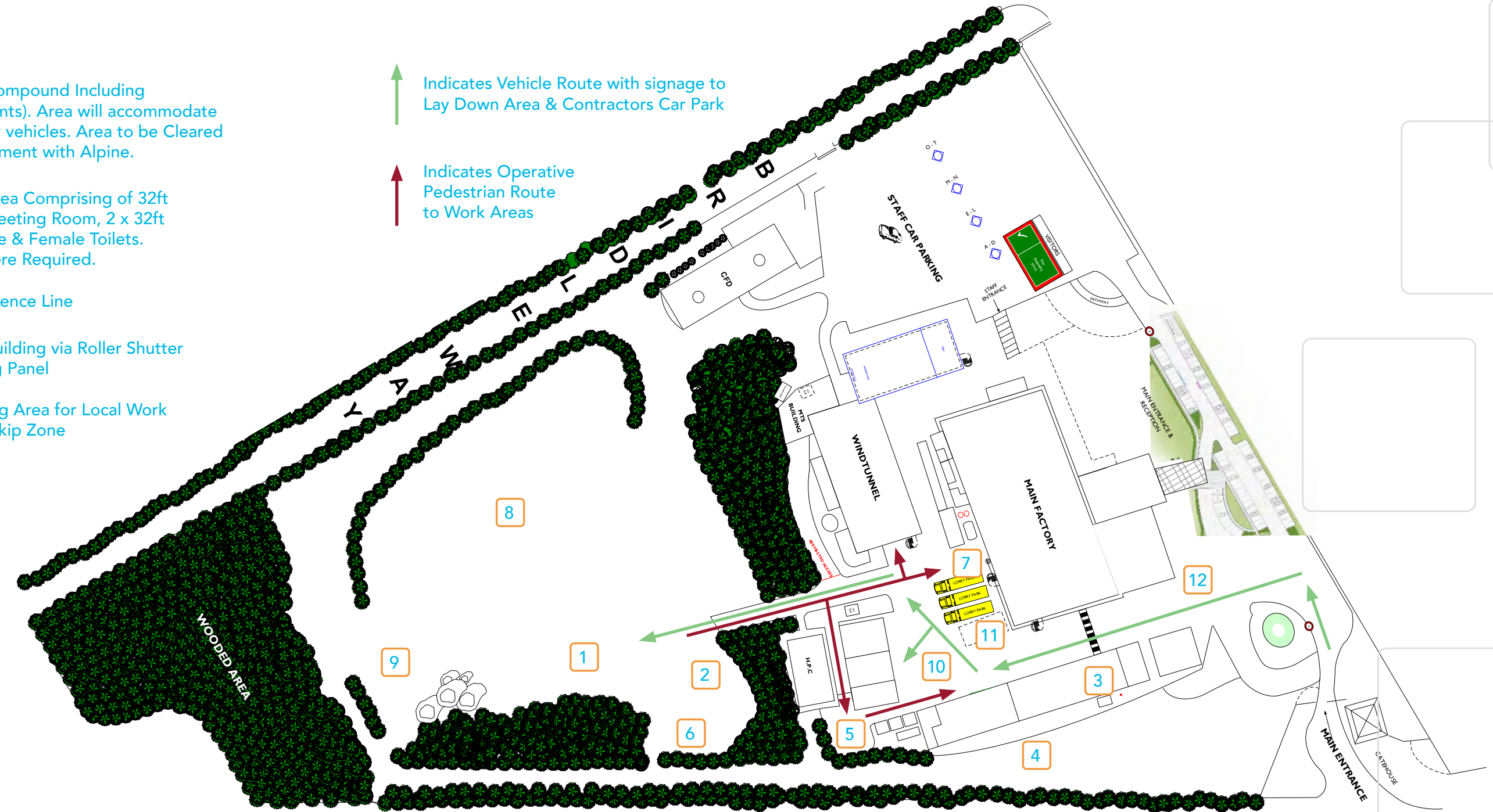
The following describes EPS's approach to the logistics management for the delivery of the D.O refurbishment works. This schedule of key outline points and implementation measures should be read in conjunction with the D.O and site wide logistic schematic plans. This plan has been developed on the basis of EPS delivering a programme of project works concurrently and not just the D.O in isolation.



REF	LOGISTIC PLAN KEY POINTS	IMPLEMENTATION & CONTROL MEASURES
1	MOVEMENT OF PLANT AND MACHINERY	Forktruck operated by trained operation supported by banksman. Agreed traffic route established from proposed laydown area to D.O loading bay. Banksman will walk ahead of all movements ensuring safe routes.
2	MOVEMENT OF CONSTRUCTION OPERATIVES	Designated walkway to segregate construction team from Alpine staff. Signage appropriately positioned to demark transit routes. Induction and Site rules will communicate these movements.
3	PROTECTION OF ALPINE STAFF	Erection physical protection barrier segregating the works from Alpine staff
4	SECURITY MEASURES	Physical identification of all works operative with EPS branded PPE and the newly implemented Alpine visitor tag system. Disciplinary process will be used for security infringements e.g. unauthorised access beyond construction site boundary or unauthorised photography
5	EXTERNAL DELIVERIES	Scheduled deliveries only including a just in time philosophy. Daily planned delivery schedule shared with Gatehouse staff to permit dismissal of non-scheduled attempts. From the Gatehouse all deliveries will be escorted to the designated drop off point by EPS
6	STORAGE OF MATERIALS	Materials will be temporarily stored in the car park adjacent the Truckies building. The displaced cars will be relocated to the Lower Field Car park. EPS have undertaken a 7 day survey where we have concluded that there is adequate available daily spaces in this car park to accommodate those displaced.
7	SITE ACCOMODATION	We will enhance our existing site accomodation arrangement to facilitate the additional numbers in construction personnel. Double stacking of cabins will be utilised due to real estate constraints. We will provide office accomodation, canteen, toilet facilities, drying room
8	CUSTOMER BENEFITS OF EPS APPROACH TO LOGISTIC MANAGEMENT	Minimised disruption and nuisance. Familiar single point of contact with an established project management team with established Alpine relationships. Contractor with experience of Alpine operating procedures and culture.
9	SINGLE PC APPOINTMENT FOR MAJOR WORKS	Improved communication, mitigates immediate laydown, parking, accomodation requirements. Synergies with Prelims and site Management. Inevitable reduced numbers in construction personnel. Improved traffic management controls. Streamlines communication and decision making process.
10	SPECIFIC CONTROLS MEASURES TO BE USED	Construction Health and Safety Plan, Traffic Management Plan, Emergency procedures, Integrated fire plan, Inductions, Site Rules, Daily safety briefings, RAMs, Internal & External QHSE audits

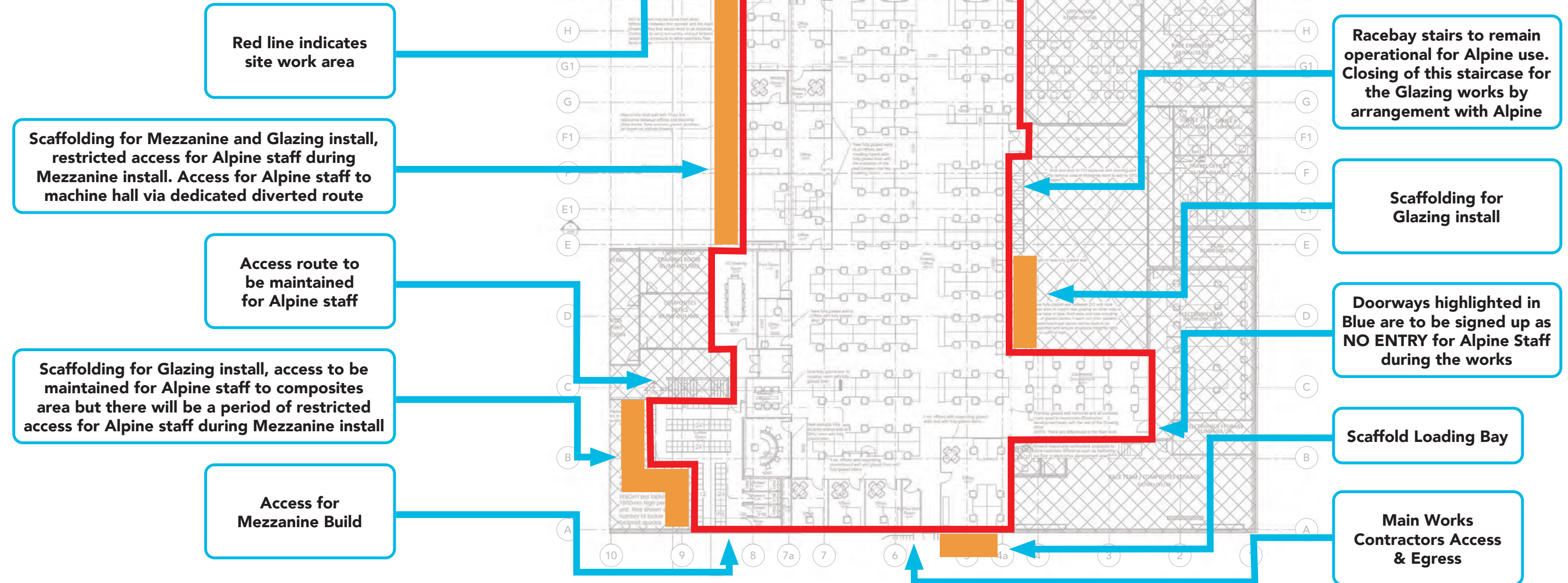
Logistics Plan

- 1 EPS Site Office & Welfare Compound Including Contractor Parking (825 sq mts). Area will accommodate approximately 25 contractor vehicles. Area to be Cleared of Materials etc. by Arrangement with Alpine.
- 2 EPS Site Accommodation Area Comprising of 32ft Site Office, 32ft Separate Meeting Room, 2 x 32ft Canteen/ Drying Room. Male & Female Toilets. Cabins Double Stacked Where Required.
- 3 2mt Wide Hoarding/Heras Fence Line
- 4 Machine Route to Rear of Building via Roller Shutter and Removed Rear Cladding Panel
- 5 Suspension of 30 Bay Parking Area for Local Work Material Lay Down Area & Skip Zone
- 6 Existing Alpine Storage Containers to Remain
- 7 Design Office Works Access with Scaffold Loading Bay
- 8 80 Bay Car Park Full Day Staff Parking (9am – 5pm)
- 9 3x Existing Alpine Arctic Trailers to Remain
- 10 CRANE LOCATIONS
- 11 Possible secondary location
- 12 8mts with outriggers



Internal Logistics Plan

Hatched area is outside of works area. Works to services may however still be required in this zone. Refer to M+E drawings for scope of works to services.



Proposed Tender Programme

Our tender programme is based upon 4 key steps:

1. Pre-Construction:

- Following appointment EPS will work collaboratively with Alpine's project manager, appropriate stakeholders and professional services team supporting the development of the design in preparation for construction.
- Whilst design development continues, we will finalise our supply chain selection and establish our fixed contract cost in line with the developed design.
- Our procurement strategy then continues to be updated with technical submittals prepared for critical long lead items ensuring they can be ordered in a timely manner mitigating any potential delays later in the construction programme.
- The most critical element of the preconstruction will be design of the mezzanines. Our Tier 2 suppliers are ready to be instructed immediately on our appointment to ensure fabrication of steel starts soonest (see section 3 opposite).

2. Site Set Up \ Strip out \ Existing Steel.

- Concurrent to the design development EPS will undertake as much work as possible that is unlikely to change; the detail set out within our Logistics Plan will be actioned with site accommodation, laydown areas, loading platforms etc. put in place.
- Following Alpine's soft strip, we plan to isolate existing services within the existing design office footprint and commence the strip out of walls, ceilings, floor coverings, services and containment.
- With only the existing Harley steel structure remaining we will clean, prepare the raw galvanised steel and painted steel in readiness for spray coating. Whilst this area remains a shell, it is ideally timed to spray coat the roof steel achieving the highest quality finish before construction of walls and services commence. This eliminates the risk of overspray to newly installed infrastructure. With minor touching-up carried out later in the programme once services have been installed.

3. F1 Summer Shutdown.

- Achieving the client target end date is achievable providing critical works are undertaken during the August shutdown period. In order to build the steel mezzanines quickly and safely the work must be undertaken with the factory machines shutdown and our full access to the area.
- Erecting the mezzanine early in the shutdown will permit time for the outer skin of the new first floor partition walls to be erected.
- We will also strip out the wall sections within the race bay area to permit the installation of the new curtain wall glazing.
- Achieving this critical milestone within the shutdown period mitigates risk for the remaining works. The newly installed walls will immediately segregate the works from Alpine Staff effectively creating permanent hoardings. This also permits the demolition of the exiting D.O\Factory wall without dust migration into critical factory machines.

4. The Fit Out;

- Once items 1 to 3 above are complete the remaining works are effectively an office fit out. We have applied timescales based on our extensive fit out experience to the remaining scope and based upon the tender information.
- Working collaboratively with Alpine, the professional team, the various onsite team stakeholder and our specialist supply chain to complete steps 1, 2 and 3, the remaining timescale to complete step 4 is achievable with the project completion set for end of October 2021.

Proposed Tender Programme

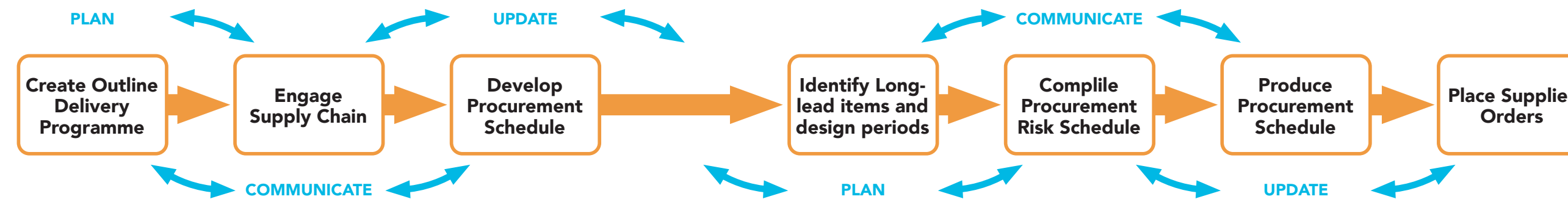
WEEK COMMENCING	26.06	07.07	12.07	19.07	26.07	02.08	09.08	16.08	23.08	30.08	06.09	13.09	20.09	27.09	04.10	11.10	18.10	15.10	01.11
PROJECT WEEKS	1	1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
ACTIVITY DESCRIPTION																			
PRE-F1 CONSTRUCTION ACTIVITIES																			
Appointment by Client																			
Design Development including key workshops (design \ risk \ stakeholder engagement)																			
Procure Specialist Supply chain for the works																			
Finalise procurement Strategy and placement of long lead items including HVAC plant \ Lighting \ LV Board \ Plasterboard \ Glazing etc																			
Procure long lead items																			
PRE-F1 SHUTDOWN ACTIVITIES																			
Client Appointment for Early enabling packages																			
Instruct supply chain on Shutdown Enabling packages																			
issue shop drawings for Mezzanines for approval & Fabricate																			
Removal of roller shutter and replace with temporary curtain (if necessary)																			
Enabling works - services e.g. E-Line lighting modifications \ compressed air																			
Cut pockets within floor for mezzanine columns																			
Erect Scaffold for both walls post mezz construction (scaffold tied into harley beams for rigidity and the mezz once erected)																			
ACTIVITIES PLANNED FOR F1 SHUTDOWN: (works results in a fully encapsulated D.O construction site)																			
Mezzanine 1 - Machine Shop																			
Protection to machines (prefabricated ply covers simply positioned over the machines on the 1st morning of the shutdown)																			
Installation of steelwork columnn and beams																			
Installation of timber joists including deck/floor																			
Dry wall construction (including window opening,deflection head & fire stopping) & Fire clad to Columns																			
Window installation																			
Tape and joint																			
Decorations																			
Remove scaffolding																			
Remove protection																			
Clean Factory side of works																			
Mezzanine 2 - Auto clave Area																			
Protection to machines																			
Installation of steelwork																			
Installation of timber joists including deck/floor																			
Dry wall construction (including deflection head & fire stopping) & Fire clad to Columns																			
Tape and joint																			
Demolish Existing Wall dividing D.O & Factory areas (work will take place within the newly erected taped and jointed wall, no dust migration)																			
Decorations on facroty side of wall																			
Remove scaffolding																			
Remove protection & clean																			
Non critial shutdown activities																			
Ceiling installation under new Mezzanines																			
Light installation under new Mezzanines																			
Race Bay Area Works																			
Erection of protection around Race Bay areas and staircase																			
Cut out and Prop apeture for support structure to support wall and new Curtain glazing																			
Install goal post arrangemetns and curtain glazing, make good to walls and decorate																			
Remove protection & clean																			
THE WORKS																			
Site Set Up - Compound \ contractors car park \ lay down \ scaffold loading bay																			
Isolations of services: Boards (chat to Kev), AHU, Water services																			
Remaining soft strip (as the majority of this will be undertaken by the client e.g. COVID partitions etc)																			
Demolition of internal existing walls, ceilings, services infrastructure (not the race bay nor factory walls)																			
Once the SHELL is exposed, prep and spray paint Galvanised Harley Beam structure also overcoating existing steel to ensure consistent finish																			
First Fix M&E services including data																			
Erect partitions and board to one side to the perimeter cellular spaces including Lockers, Toilets and Shower facility																			
Complete first fix services within voids (partition wall and ceulluar space ceilings)																			
Rebuild \ Repair to bulk head\plaster board margins																			
Void closure inspections \ Close up the voids with partitions and ceilings.																			
Installation of curtain glazing \ glazed doors																			
Installation of Key Mechanical Plant (externally) and power supplies																			
2nd Fix services throughout (Lighting, power poles \ sockets, data \ fire alarm)																			
Joinery - skirtings, doors, architraves																			
Decorations																			
FINAL frishes; carpets, ceiling tiles,																			
Toilet \ Shower Room \ Locker Room fit out 1st First - MEP services; Tiling, IPS framing Sanitaryware etc																			
Toilet \ Shower Room \ Locker Room fit out 2nd fix - IPS panels, Cubicles, Vanity units, decorations etc																			
Kitchenette Installation																			
Testing & Commissioning																			
Snagging Period for finishes																			
Issue of O&M Information (Draft & Final Version)																			
Pre- Handover Review Process - weekly meetings in build up to Handover																			
Client Handover																			

Procurement Strategy

- Unless specified or necessary ensure all packages are **tendered to a minimum of 3 suppliers**
- Use only known and **trusted supply chain** to EPS and Alpine where even possible.
- Detailed review and analysis of all returned supplier packages considering; methodology & approach, relevant experience, price, programme, **value engineering and innovation**.
- Consideration to **alternative approaches**, suppliers and materials that will still meet the client requirements but remove or **mitigate any risk**.
- Unpick and uncover every opportunity to **recover time and cost** on behalf of the client.
- Offer **opportunity for early procurement** of critical and complex elements of work e.g., steel packages, critical plant
- Place orders for Long Lead Items as early as possible once appointed, **monitor regularly, and communicate updates** frequently.
- **Manage change effectively** and appropriately with suppliers during the works.
- Manage, monitor and **communicate the procurement schedule** for the life cycle of the project.



Procurement Strategy Continued:



One of our key procurement strategy proposals is as follows;

Immediately following appointment, EPS will request (as we have already done so during the tender period) advance payment for the early procurement of the steel supplier providing early design and fabrication of the mezzanine structures and allowing installation during the first week of the Alpine summer shutdown period, there is also an added benefit to locking-in the steel price early to avoid further increased cost associated with steel (price per tonne has doubled in the last 12 months alone).

This should secure the potential programme advantages associated with completing these works during the August shutdown where the factory is not working at capacity, this initiative will be critical to the overall success of this project.

Erecting the mezzanines early permits new high-level partitions (on the factory side) to be built and decorated during the shutdown. This work would otherwise be undertaken amongst operational factory plant and equipment, creating an unnecessary risk to Alpine staff. The partition walls will immediately segregate construction activities from all Alpine operations with the same principles applying to the Race Bay side.

EPS have identified that the Race Bay elevation exiting curtain wall to the first floor will not need to be dismantled in full as during one of site's previous projects (the clean room) new steel was installed to support the wall above the ribbon glazing, we therefore propose to only remove sections of the existing wall where replaced with new glazed screens, a goal post arrangement will be installed with light weight steel sections to support the glazing and the remaining overhead wall.

This early procured element of works attracts other advantages:

- Minimise dusty works in and around a complex interface.
- Eliminates build of the complex partition wall around the Harley beam arrangement (race bay)
- Immediate segregation between critical business operations and the construction works.
- Removes a large portion of complex scope activity allowing more time to concentrate on the internal fit out providing more confidence that the October end date maybe achievable.

Whilst the mezzanines are being fabricated the design development can continue maximising programme efficiencies. EPS's commercial proposal will highlight this offering.



Opposite the procurement matrix details the list of key packages and summarises the number of enquiries issued, quotes received and the financial spread between the highest and lowest quotes.

We fully appreciate the Furniture, Active IT Installations, Desktop installations and AV will be procured direct by Alpine F1 Racing, we have included to liaise and co-ordinate with the same.

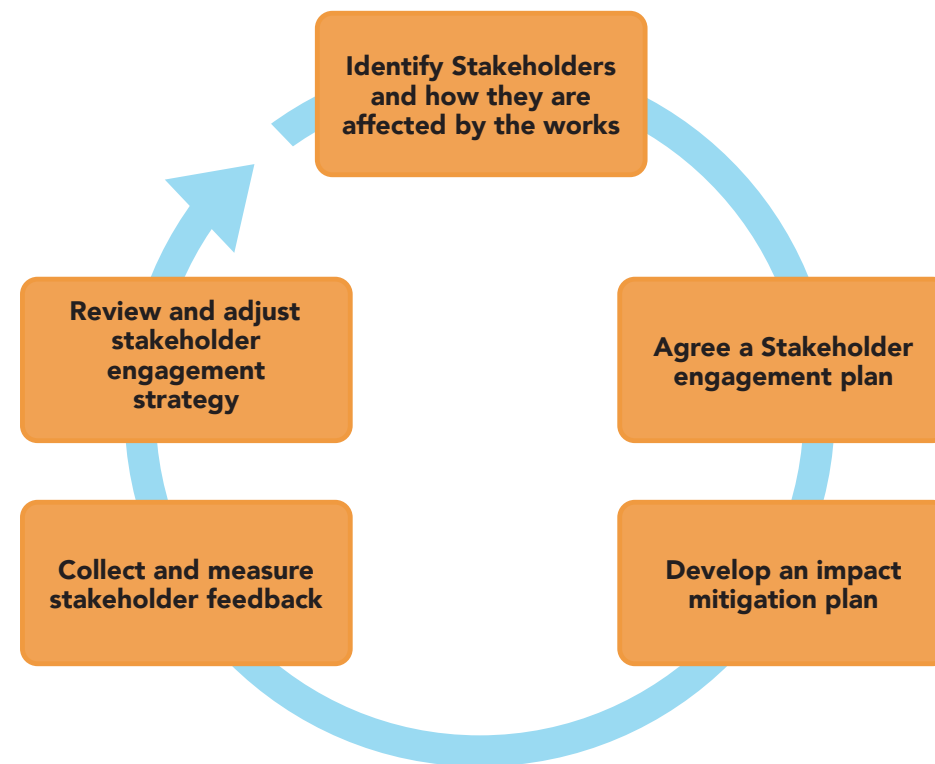


Specialist Trade Packages	No. of Returns	Financial Spread
Carpentry & Joinery & Doorsets	3 of 4	24%
Drywall & Ceilings	4 of 5	18%
Flooring	2 of 3	17%
Glazed Partitions & Doorsets	3 of 3	33%
Hygenic cladding	3 of 5	32%
Painting & Decorating	3 of 6	6%
Soft Strip / Demolition	4 of 5	28%
Mezzanines	7 of 9	65%
Builders works	2 of 2	12%
Electrical Services	7 of 9	70%
Air conditioning & ventilation	8 of 9	40%
Public Health	5 of 5	30%
Voice & Data	3 of 3	10%
BMS	6 of 6	5%
Fire Alarms	1 of 1	N/A

Stakeholder Engagement Plan

During the mobilization phase of a project we develop with the wider project management and professional design team a Stakeholder Engagement Plan that identifies **WHO** might be affected by the execution of the works, **WHEN** and **WHERE** the effect might take place and **HOW** we plan to manage communicate and mitigate the risk of poor stakeholder perception of our combined performance. Although Martin Cummings will be the project's primary client contact there will be multiple other onsite stakeholders impacted by these works. EPS will be more than comfortable being the first point of contact for these stakeholders during the construction phase, dealing with communications, planning, complaints etc.

There are a wide-ranging group of stakeholders either involved in or potentially affected by the execution of the planned Design Office works example below:



Stages 1 and 2 of the process is mapping a high-level review of the stakeholder groups potentially affected by the works. **We'll make early contact** with them to establish and identify key people, potential impacts generated by the works, the causes and effects, the timing of when the potential impacts might take place. We can then develop a workable **mitigation strategy** including how stakeholder feed-back can be captured, actioned and stakeholder concerns or satisfaction logged.

The key element here is to **develop a comprehensive communication plan** looking at What we need to communicate, Why we need to communicate it, Where and When the communication should take place, How best to communicate a 2 way interaction capturing feedback and Who is going to be responsible for what.

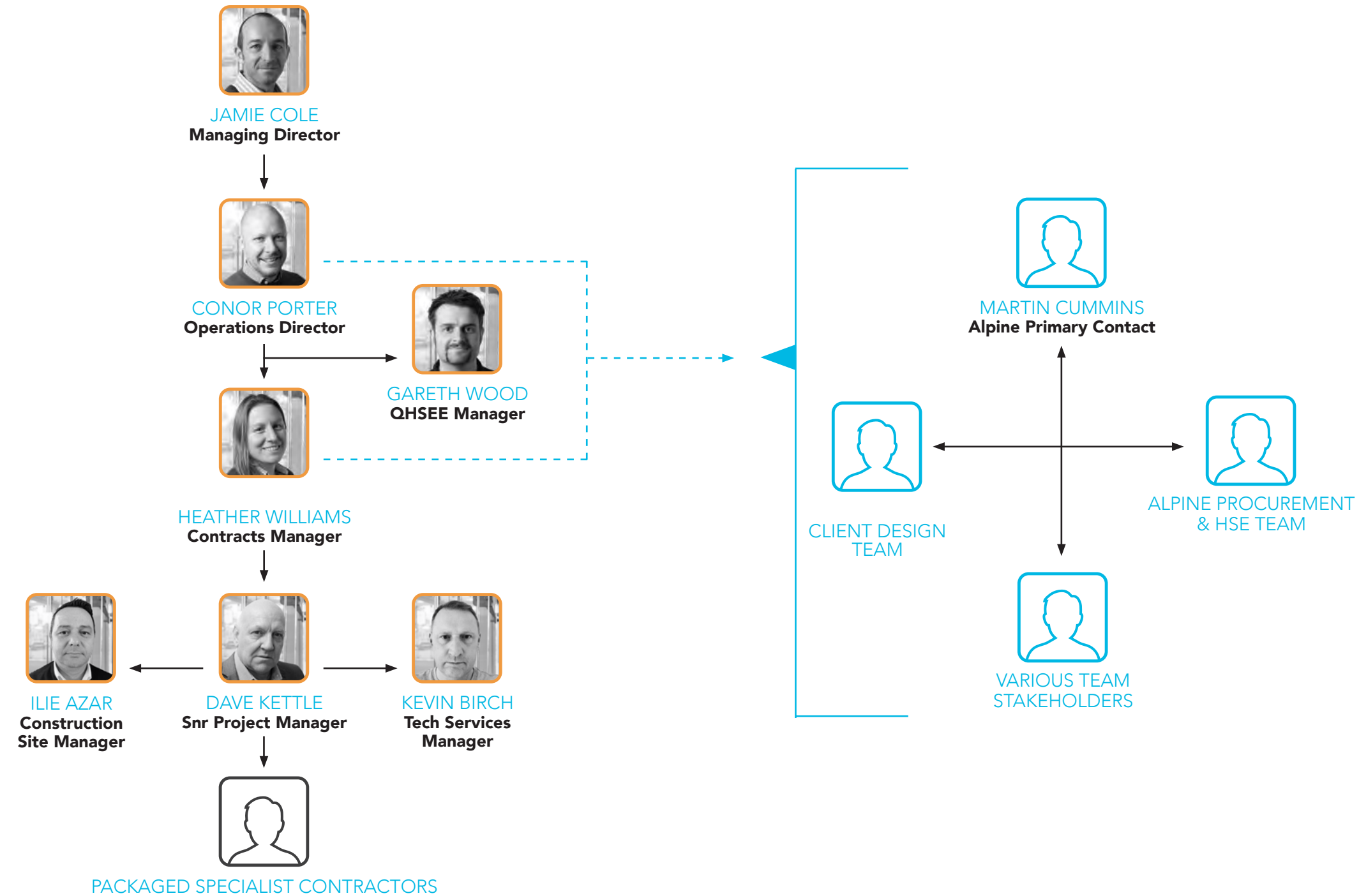
Stage 3; Communication is the absolutely critical and with such a diverse range of stakeholder groups contact and communication will employ a number of delivery methods i.e. pre-contract meetings, design meetings, site inductions, posted site information boards, coordination and progress meetings, logistics plan development and implementation, warning signage, workshops, general email etc.

But **the best communication is always detailed, relevant, delivered in advance and kept up to date**. Stakeholders who are well informed and feel included are less likely to complain or have concerns because they have an understanding of the event, the potential impacts, the duration, current progress and the benefits being delivered by the completed scheme. These key elements associated with project planning and progress updates we display on a Public Information Board placed in a prominent position at the Site Entrance along with the EPS Project Managers contact details

Stage 4 is the collection of detailed information following stakeholder engagement and consultation, **creating a detailed plan for those risks (real or perceived)** deemed to impact Alpine. The collection of this information will use the same communication methods mentioned above.

Stage 5 is constantly reviewing feedback from stakeholders, developing a mitigation plan **ensuring that Stakeholders feel valued and engaged** and being prepared to review and amend the planned works where appropriate changing project delivery plans and or deliverables.

EPS Delivery Team
(for Design Office
& Truckies Build.
running concurrently)



Key Personnel

CVs



CONOR PORTER
Operations Director



OVERVIEW

Conor’s career in construction spans some 20 years’. His experience includes client status with large Corporates, consultant status with Jacobs engineering and later in senior management with multi discipline contractors, the last 4 years of which with EPS in an executive management position.

He is an established project director with extensive operational knowledge and experience from a wide range of senior roles across the construction sector, he has a full understanding of expectations, needs and wants from key project stakeholders and understands the overriding need for client business continuity without disruption during the delivery of complex construction works.

Conor has worked with Alpine for 4 years. During this period he has led a number of more complex projects such as the complete Race Bay area refurb (Gr and 1st floor levels), the Machine shop refurbishment and the Marketing and R&D office project.

As a result of careful planning, the introduction of innovation, transparency, and successful project delivery the EPS team lead by Conor have developed the relationship with Alpine further, instilling confidence in EPS’s ability to deliver larger complex projects to the highest quality.



ROLE & RESPONSIBILITIES

- Key point of contact for the client senior team
- Leading and motivating the3 construction team, devising and delivering risk-free solutions
- Identifying and fulfilling the client’s vision for the project – exceeding client expectations beyond successful delivery
- Management and resourcing
- Selection of supply chain
- Statutory compliance
- Management of CDP’s and liaison/coordination of design teams



EXPERIENCE

NHS PROPERTY SERVICES
Principal Construction Manager for managing a capital budget of circa £25M and a team of both directly employed and contracted project managers; development of new community hospitals and maintenance of a large existing portfolio of hospitals, office blocks, GP practices etc across its South East property portfolio.

WOOD GROUP
Senior Operations Manager for managing varying projects of varying complexity for clients including Pfizer, Intel, GlaxoSmith-Kline, Henkel, Canary Wharf Management. Projects managed included: Principal Contractor on the Clifton Suspension Bridge refurbishment, primary scaffold subcontractor on the construction of Intel latest £500M manufacturing Fab in Dublin.

JOHNSON CONTROLS
Senior Project Manager for managing large refurbishments (£8-10M) in live operational environments and fit out schemes on behalf of BP at their Sunbury campus.

GLAXO SMITH KLINE
Project Manager acting on behalf of the client managing major schemes on an Active Pharmaceutical Ingredient Manufacturing site including; construction of clean rooms, refurbishment of manufacturing areas in preparation for newly approved FDA drugs, Office & Warehouse constructions.

Key Personnel

CVs



HEATHER WILLIAMS
Contracts Manager



OVERVIEW

Heather has extensive experience working with Capital and Projects teams in the capacity of Client, consultant and principle-contractor. Development of her skill set is further enhanced by project delivery for both Civil and Building contractors during the past 4 years. She is a confident and talented project manager. Heather's key skills being project management processes and controls and her ability to quickly develop and manage client relationships.

Having only worked on the Alpine account for a short period she has quickly gained the confidence of key Alpine personnel, Martin Cummings and Rob White as a result of delivering some quality projects. Heather commands respect from her EPS peers, colleagues and an extensive supply chain as a result of her personable nature and a strong construction background coupled to an accomplished industry orientated academic education.



ROLE & RESPONSIBILITIES

- Understanding the client's project objectives
- Focal point for liaison with the wider project team
- Develop team working strategies
- Risk management and reporting
- onstruction strategy
- Team resourcing
- Overall programme delivery
- Support, lead and motivate the team
- HSE coordination and management and Project compliance
- Quality management and delivery
- Handover and post contract management



EXPERIENCE

FUJITSU BRACKNELL, PROJECT VALUE £1.75M
30,000 sq CAT A and B refurbishment for this high end Corporate client. Full suite of office refurbishment disciplines including extensive asbestos removal resulted exceptional showcase finished product. The success of this project has led to a framework agreement between both parties for the refurbishment of the remaining 7 floors at this facility.

HIGH SECURE M.O.D FACILITY, BASINGSTOKE, £1.25M
Scope included asbestos removal, complete fire alarm and lighting replacement in a 100,000sq ft facility along with complete CAT B refurbishment in parts of the space.

ALPINE STORE'S REFURBISHMENT, PROJECT VALUE £240K
Despite the relatively low value the project it was complex as the site's only store was completely refurbished including ceiling removal whilst this client critical function remained operational throughout. The project was complete without incident, minimal disruption to the end user with a high-quality finish meeting all employer requirements.

During Heather's time at BT Capital and Projects team and Reading University estates team she played a key role in strategically planning and delivering capital project works in conjunction with the estate's strategy. Her projects generally ranged in value from £1M to £5M managing them from conception through to design and construction phases. Her projects were typically in geographically complex locations such as the University of Reading campus and London's Paddington area.

Key Personnel

CVs



DAVE KETTLE
Snr Project Manager



OVERVIEW

Dave has over 35 years construction industry experience, commencing as a Carpenter and Joiner and working his way to a Senior Management role in many large construction companies including Balfour Beatty, Oakmont & ISG. His wealth of diverse experience brings added value to all projects he now supports and manages.



ROLE & RESPONSIBILITIES

- Lead the Project Delivery team
- Development of safe systems of work
- Primary Customer Liaison
- Health, Safety, Environmental & Quality Management and compliance
- Project and Programme Management (multiple projects under one delivery strategy)
- Sub – Contractor Liaison & Management
- Quality management including test and inspection
- Production of Governance and Project Reports
- Handover Management including end of Project O&M's



EXPERIENCE

- Pharmaceutical; Manufacturing facility and Laboratory fit outs
- Education Sector; new builds and refurbishments.
- Health Sector; Large Refurbishments of Hospital Wards and Clinics.
- Government Strategic Security Upgrade Works (Border Force).
- Multiple complex Commercial Office CAT A and CAT B fit outs in excess of £5M
- Civil Engineering Sector; Infrastructure (Roads, Drainage, etc), Utility services projects (Electric, Gas, Water, Telecom etc).
- Automotive sector:
Honda Milton Keynes – Foundations and services infrastructure for new testing facility including construction of link corridor
Porsche Silverstone – New build substation for power upgrade to facilitate EV charging stations

Key Personnel

CVs



KEVIN BIRCH
Site & Technical Services manager

OVERVIEW

Kevin has the strongest ties and relationships to Alpine as a result of his time spent onsite delivering high quality projects for more than 10 years.

Kevin has risen from electrician to supervisor and now site manager. He has extensive site-wide knowledge particularly with Alpine’s services infrastructure and departmental staff. This has afforded EPS the ability to offer value engineered and designed schemes and innovation to many service installations, ultimately delivering benefits to Alpine and all largely due to Kevin’s intimate knowledge of the site and the culture.



ROLE & RESPONSIBILITIES

- Services design & innovation management
- Management of mechanical and electrical site activities
- Co-ordination between trades and sequence activities
- Monitor progress against programme
- Manage and set onsite Health & Safety standards
- Responsible for MEP benchmarking and quality control
- Commissioning manager
- Site liaison with Project stakeholders



EXPERIENCE

Most importantly Kevin’s conscientious nature onsite and the strength of relationship he has forged at Alpine with multiple key team stakeholders. He has successfully led some of the most intrusive and complex projects during his tenure with the vast of majority of these works carried out within live operational areas.

Key Personnel

CVs



ILIE LAZAR
Site manager

OVERVIEW

His comprehensive understanding of fit out projects and the interfacing between different trades is exceptional, he has a can-do attitude, takes his Health and Safety responsibilities very seriously and is always conscious of the companies' responsibilities to stakeholders, building occupants and the general public. He has a keen eye for quality making him the ideal site manager responsible for the fit out elements of this project to ensure the highest level of quality is achieved. With a wealth of industry experience Ilie has worked for a number of years with larger fit out contractors such as Area, Third Way and Overbury. He has spent the last two years working on 2 of EPS's key client accounts with Fujitsu and the NHS.



ROLE & RESPONSIBILITIES

- Day to day construction management
- Review and acceptance of RAMs (higher risk RAMs being reviewed by EPS HSE manager)
- HSE management with regard inductions, permits, safe Systems of Works
- Daily briefings to multi disciplines trades ensuring day to day activities are monitored and co-ordinated.
- Production of daily progress reports.
- Quality control checks of install ensuring works are to highest quality and to the design
- H&S daily checks onsite ensuring SSoW are being implemented and adhered to



RELEVANT EXPERIENCE WITH EPS

- Fujitsu – Asbestos Removal followed by CAT B refurbishment ~£2M
- Project Manager at Stoke Mandeville Hospital managing a suite of multi discipline projects including a number of asbestos removal projects ~ £2M
- Site Manager for CAT B refurbishment at HP Bristol ~ £750K

Key Personnel

CVs



GARETH WOOD
QHSE Manager

OVERVIEW

A capable and appropriately qualified Health, Safety and Environmental professional with over 12 years' experience in construction. As both a health and safety manager and an ex-soldier of the Royal Engineers, Gareth has developed a wide range of experience in construction, often in demanding environments. His career demonstrates a professional, adaptable, and skilled team member but also someone at ease working independently in high-pressure environments.

Gareth joined EPS 2 years and immediately had a strong positive influence on advancing our HSE objectives and culture within the business. He has managed and achieved successful ISO140001 accreditation whilst also ensuring our ISO9001 accreditation is maintained. He has also successfully introduced regular project HSE auditing and is so comfortable with the positive culture shift that all audits are now shared internally with the directorate but also externally with supply chain and clients. This demonstrates our drive for continued improvement regarding HSE delivery and our transparent approach with clients when adverse events\ incidents occur.

Gareth is most proud of the fact that during his tenure EPS have transitioned from subcontractor to a Principal Contractor and during this transition period over £20M worth of works have been undertaken without incident or injury.



ROLE & RESPONSIBILITIES

- Manage the delivery of Health and Safety documentation including Construction Phase health and Safety plan, RAMs, SSoWs etc.
- Oversees our cultural change the all matters HSE
- Supports the Project with selection and appointment of Supply chain
- Ensures all Supply Chain safety documentation is in place including qualifications and competences of operatives, plant certification etc.
- Liaise with client Safety Team ensuring works are progressing safely and address any concern soonest
- Undertake regular site audits published to project team.
- Ensure Works are in adherence to ISO9001 & 14001 accreditations



EXPERIENCE

Key skills include strong communicator, diligent in approach to work, meticulous with detail (e.g when reviewing supplier RAMs) and ability to manage all levels of authority, from senior management to site operatives.

Roles & Responsibilities

	KEY	OWN	RESPONSIBLE	ASSIST	NO ACTION
DELIVERABLES	DIRECTOR	QHSE MANAGEMENT	CONTRACTS MANAGEMENT	PROJECT MANAGEMENT	CONSTRUCTION / TECHNICAL MANAGEMENT
Health & Safety (Everyone's Responsibility)					
General monitoring of QHSE performance					
QHSE Audits					
Compliance certification, Plant Labour and Material					
CDM Compliant					
Records & Data					
Customer Relationship Management					
Staff , Construction related Direction					
Staff Training and Development					
Consultants ,Design Information validation & Implementation					
Consultants ,Performance Management					
Clients , General relationship management					
Clients, Progress meetings and reports					
Client Instructions validation & imlementation					
Delivery & Commercial responsibility					
Forward workload ,schedule and communicate					
Customer Valuations, Variations and Final Accounts					
Customer Forecast Values					
Manage Small Value Orders and Reconcile					
Supplier/Subcontractor Procurement Management					
Supplier/Sub Commercial Management					
Supplier/Sub contractor, design information					
Supplier/Sub contractor performance					
Risk Register, Maintenance and monitoring of mitigation strategies					
Create ,maintain and communicate operations tracker					
Quality Management					
Quality compliance /Certification ,plant,labour,materials					
Quality test & inspection Plans					
Specification compliance					
Testing and commissioning					
Post contract reviews/reports					
Time Management					
Labour/resource allocation programmes					
Project programmes management including change management					
Forecast completion dates					
Supplier/subcontractor performance to time					

NAME	ACCREDITATION / ACHIEVED												
NAME	SMSTS / SSSTS	DIRECTORS ROLE FOR H&S	CSCS FOR MANAGERS	NEBOSH GENERAL	NEBOSH CONSTRUCTION	ISO 14001 TRAINING	ISO 9001 TRAINING	FIRST AID AT WORK / EMERGENCY FIRST AID	MENTAL HEALTH FIRST AIDER	FIRE MARSHAL	MANUAL HANDLING	CISRS	IPAF / PASMA
Jamie Cole (Managing Director)	N/A	21/01/2019	N/A	N/A	N/A	16/12/2019	09/11/2021	N/A	N/A	N/A	N/A	N/A	N/A
Conor Porter (Opertions Director)	24/03/2017	16/01/2016	N/A	N/A	N/A	16/12/2019	09/11/2021	N/A	N/A	N/A	N/A	N/A	N/A
Heather Williams (Contracts Manager)	N/A	N/A	N/A	N/A	06/08/2018	10/06/2021	01/12/2016	26/10/2020	N/A	10/06/2021	10/06/2021	N/A	N/A
David Kettle (Project Manager)	17/05/2017	N/A	31/09/19	N/A	N/A	10/04/2021	10/04/2021	17/10/2021	N/A	10/06/2021	10/06/2021	N/A	N/A
Gareth Wood (Compliance Manager)	16/08/2019	N/A	N/A	06/04/2018	17/01/2019	21/12/2018	01/12/2020	03/03/2019	19/11/2019	11/02/2019	14/03/2021	13/06/2018	N/A
Illie Lazar (Site Manager - Building)	18/06/2019	N/A	N/A	N/A	N/A	16/12/2019	09/11/2021	31/01/2021	N/A	10/06/2021	10/06/2021	N/A	05/12/2019
Kevin Birch (Technical Services Manager - M&E)	28/02/2020	N/A	24/06/2018	N/A	N/A	20/03/2021	09/11/2021	04/06/2020	N/A	04/03/2021	23/03/2021	N/A	28/01/2019

CDM 2015 Principle Contractor, Roles & Responsibilities

As principle Contractor under CDM 2015, the law requires that we must undertake the duties associated with the role.

These are set out below and for the purposes of clarity **we confirm that following contract award we will implement the following as required for any Design Office project** for which we take responsibility as Principal contractor.

Our own efforts relating to Health, Safety and the Environmental management are supported by our own in-house compliance officer Gareth Wood. He assists in every aspect of SHE management carrying out independent Audit/Inspections that we share through the process of formal monthly site meetings as part of our Contractors Progress Report.



Develop a construction phase Health and Safety management plan (CPP)

We develop, manage, update and monitor the construction phase of the works to ensure that the works are carried out safely and **without risk to the health and wellbeing of anyone involved in or affected by the works** including the local and wider environment.

Active contractor engagement

We provide information and directions whilst facilitating **co-operation and co-ordination** between other contractors and key suppliers.

Workforce engagement

Part of the Health safety and Security of any project will include an induction process informing the workforce of the Site Rules, current site conditions and requirements including maintaining a training register and register of competency certificates (i.e. CSCS registration) and tool box talks, we further **inform the workforce of any changes to the site wide environment** including any changes in risk profile or legislation.

Project management

We undertake to plan, manage and monitor the construction phase of the project as follows.

Planning:

Preparing a construction phase programme of the works which will be supported by an Activity Schedule that ensures the work is planned and carried out without risk to health or safety or the environment.

Implementation:

Arranging for the CPP and supporting documentation to be implemented including facilitating co-operation and co-ordination between all persons on the project and by ensuring that key documents relating to Health and Safety form a part of any Contract Orders or instructions including detailed Method statements and Risk Assessments.

Reviewing:

As appropriate we update, review, revise and refine the plan.

Site access:

We take steps to prevent unauthorised access to the site by Hoardings, fencing, gates and other security controls. We will develop a [detailed site plan including Traffic and Pedestrian Management](#), Fire evacuation and waste management.

Welfare facilities:

We ensure that facilities are sufficient throughout the construction phase and will provide hot and cold running water, a site canteen, drying room, office accommodation and adequate toilet facilities all with heat light and power including the provision of a refrigerator and cooker. In keeping with [our ever evolving COVID policy](#), we will also provide hand sanitizers in and around our site and welfare but also barrier and sun creams for skin protection and hygiene.

Site rules:

We draw up rules that are appropriate to the site and the activities to be undertaken. These are [communicated during inductions](#) for all those visiting and undertaking works onsite.

Notification:

We display the required formal H&S notice's on site including the F10.

Design:

We [liaise with the Principle Designer](#) regarding any design or change to a design to reduce or mitigate risk

Time for planning:

We inform contractors of the minimum of time allowed for their planning and preparation before their work begins

Consultation on the plan:

We consult with contractors before finalising relevant parts of the plan.

Access to the plan:

We give [every contractor access to relevant parts of the plan](#) and any other information needed to carry out their work safely and with proper welfare facilities

Directions:

We give directions to contractors to enable the Contractors to comply with their own duties

Health and safety file, O&M Manuals & Building File:

We let contractors know what information is required for the files and provide that information to the Principle Designer

Induction:

We provide a suitable site induction on all health, safety and [environmental matters](#) relating to the site.

Information and training:

We provide/assist with all information and training needed to ensure that the works are carried out safely and without risk to anyone either involved or affected by the works.

Co-operation:

We make appropriate arrangements to [ensure that workers can cooperate on devising and implementing safety measures](#) and check that they are effective.

The workforce is consulted with on health, safety, Environmental and welfare matters where they have not been so consulted by their employer.

Accreditations & References



REFERENCES:



Matt Painell - Leonard Engineering Consultants
mpainell@leonardengineering.co.uk - 07921 099649



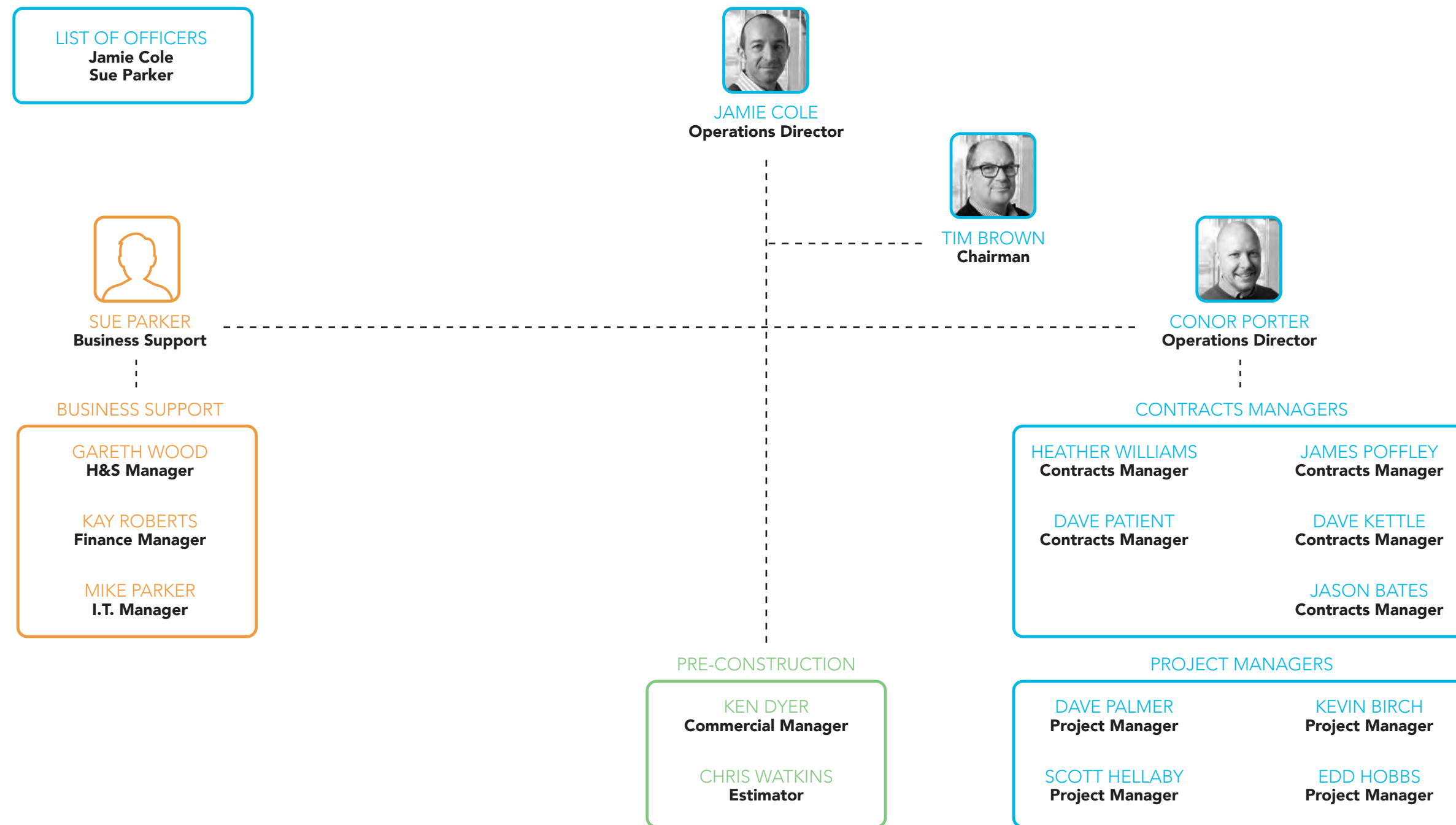
Phil Scrutton - Fujitsu
Philip.Scrutton@fujitsu.com - 07867 831139



Steve Mace - ISS (Hewlett Packard)
steve.mac@hpe.com - 07500 946628



Insurances,
Companies
Incorporation
Certificate &
Company Structure



Insurances,
Companies
Incorporation
Certificate &
Company Structure
Continued:


CERTIFICATE OF INCORPORATION
OF A PRIVATE LIMITED COMPANY

Company No. 5386585

The Registrar of Companies for England and Wales hereby certifies that
ELECTRICAL POWER SPECIALISTS LIMITED

is this day incorporated under the Companies Act 1985 as a private
company and that the company is limited.

Given at Companies House, Cardiff, the 9th March 2005


Companies House
for the record

H01021x


CERTIFICATE OF INCORPORATION
ON CHANGE OF NAME

Company Number 5386585

The Registrar of Companies for England and Wales hereby certifies that under the
Companies Act 2006:

ELECTRICAL POWER SPECIALISTS LIMITED


a company incorporated as private limited by shares, having its registered office
situated in England and Wales, has changed its name to:

EPS CONSTRUCTION MANAGEMENT LTD

Given at Companies House on 4th November 2020.

The above information was communicated by electronic means and authenticated by
the Registrar of Companies under section 1115 of the Companies Act 2006


Companies House
THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES


Certificate of Employers' Liability Insurance (a)

(Where required by regulation 5 of the Employers' Liability (Compulsory Insurance) Regulations 1996, one or more copies of this certificate must be displayed at each place of business at which the Policyholder employs persons covered by the Policy)


Policy Number: 100572388CSI
Name of Policyholder: EPS Construction Management Ltd
Date of Commencement of Insurance: 04 November 2020
Date of Expiry of Insurance: 15 September 2021

We hereby certify that subject to paragraph 2

(1) the Policy to which this certificate relates satisfies the requirements of the relevant law applicable in Great Britain, Northern Ireland, the Isle of Man, the Island of Jersey, the Island of Guernsey and the Island of Alderney, or to offshore installations in territorial waters around Great Britain and its Continental Shelf (b)

(2) the minimum amount of cover provided by this Policy is no less than £5million (c)

Signed on behalf of: Aviva Insurance Limited (Authorised Insurer)


Authorised Signatory
Colm Holmes
Global CEO, General Insurance


Notes

(a) Where the employer is a company to which regulation 3(2) of the Regulations applies, the certificate shall state in a prominent place, either that the policy covers the holding company and all its subsidiaries, or that the policy covers the holding company and all its subsidiaries except any specifically excluded by name, or that the policy covers the holding company and only the named subsidiaries.

(b) Specify applicable law as provided for in regulation 4(6) of the Regulations.

(c) See regulation 3(1) of the Regulations and delete whichever of paragraphs 2(a) or 2(b) does not apply. Where 2(b) is applicable, specify the amount of cover provided by the relevant policy.

Aviva Insurance Limited, Registered in Scotland, No. 2116, Registered Office: Pitheadly, Perth PH2 2NH.
Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.


13th April 2021
Dear Sirs

Confirmation of Insurance - EPS Construction Management Ltd

As requested by the above client, we are writing to confirm that we act as Insurance Brokers to the client and that we have arranged insurance(s) on its behalf as detailed below:

Employers Liability
Insurer: Aviva Insurance Limited
Policy number: 100572388CSI
Cover period: 16th September 2020 to 15th September 2021
Indemnity limit: £10,000,000 any one occurrence
Indemnity to principals extension: Yes

Public Liability
Insurer: Aviva Insurance Limited
Policy number: 100572388CSI
Cover period: 16th September 2020 to 15th September 2021
Indemnity limit: £5,000,000 any one occurrence
Indemnity to principals extension: Yes

Products Liability
Insurer: Aviva Insurance Limited
Policy number: 100572388CSI
Cover period: 16th September 2020 to 15th September 2021
Indemnity limit: £5,000,000 any one occurrence and in the aggregate during the period of insurance


Public and Products Liability (Excess Layer)
Insurer: American International Group UK Limited
Policy number: 0020066529
Cover period: 3rd February 2021 to 2nd February 2022
Excess layer: £10,000,000
Primary indemnity limit: £5,000,000
Total indemnity limit: £10,000,000

Contractors All Risks
Insurer: Aviva Insurance Limited
Policy number: 100572388CSI
Cover period: 16th September 2020 to 15th September 2021
Maximum value any one contract (£): £2,500,000
Maximum item limit hired in (£): £28,000

Professional Indemnity
Insurer: HCC International Insurance Company PLC
Policy number: PI20053367
Cover period: 22nd April 2021 to 21st April 2022
Indemnity limit: £10,000,000 any one claim
Excess: £5,000

Important information
All policies are subject to terms and conditions as specified in the policy wording and other associated documents.

Marsh Commercial is a trading name of Marsh Insurance Services Ltd, which is authorised and regulated by the Financial Conduct Authority (FCA). For all products and services offered are regulated by the FCA (for details see www.fca.org.uk/consumers). Registered in England and Wales number 3007221. Registered Office: 11 Upper Malet Street, London EC2M 5RU.


We have placed the insurance which is the subject of this letter after consultation with the client and based upon the client's instructions only. Terms of coverage, including limits and excess are based upon information provided to us by insurers.

This letter is issued as a matter of information only and confers no right upon a third party other than those provided by the policy. This letter does not amend, extend or alter the coverage afforded by the policies described herein. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this letter may be issued or pertains, the insurance afforded by the policy (policies) described herein is subject to all terms, conditions, limitations, exclusions and cancellation provisions and may also be subject to warranties. Limits shown may have been reduced by paid claims.

We express no view and assume no liability with respect to the solvency or future ability to pay of any of the insurance companies which have issued the insurance(s).

We assume no obligation to advise any third party of any developments regarding the insurance(s) subsequent to the date hereof. This letter is given on the condition that you forever waive any liability against us based upon the placement of the insurance(s) and/or the statements made in this letter (to the extent such waiver is legally permitted).

This letter may not be reproduced by you or used for any other purpose without our prior written consent. This letter shall be governed by and shall be construed in accordance with English law.

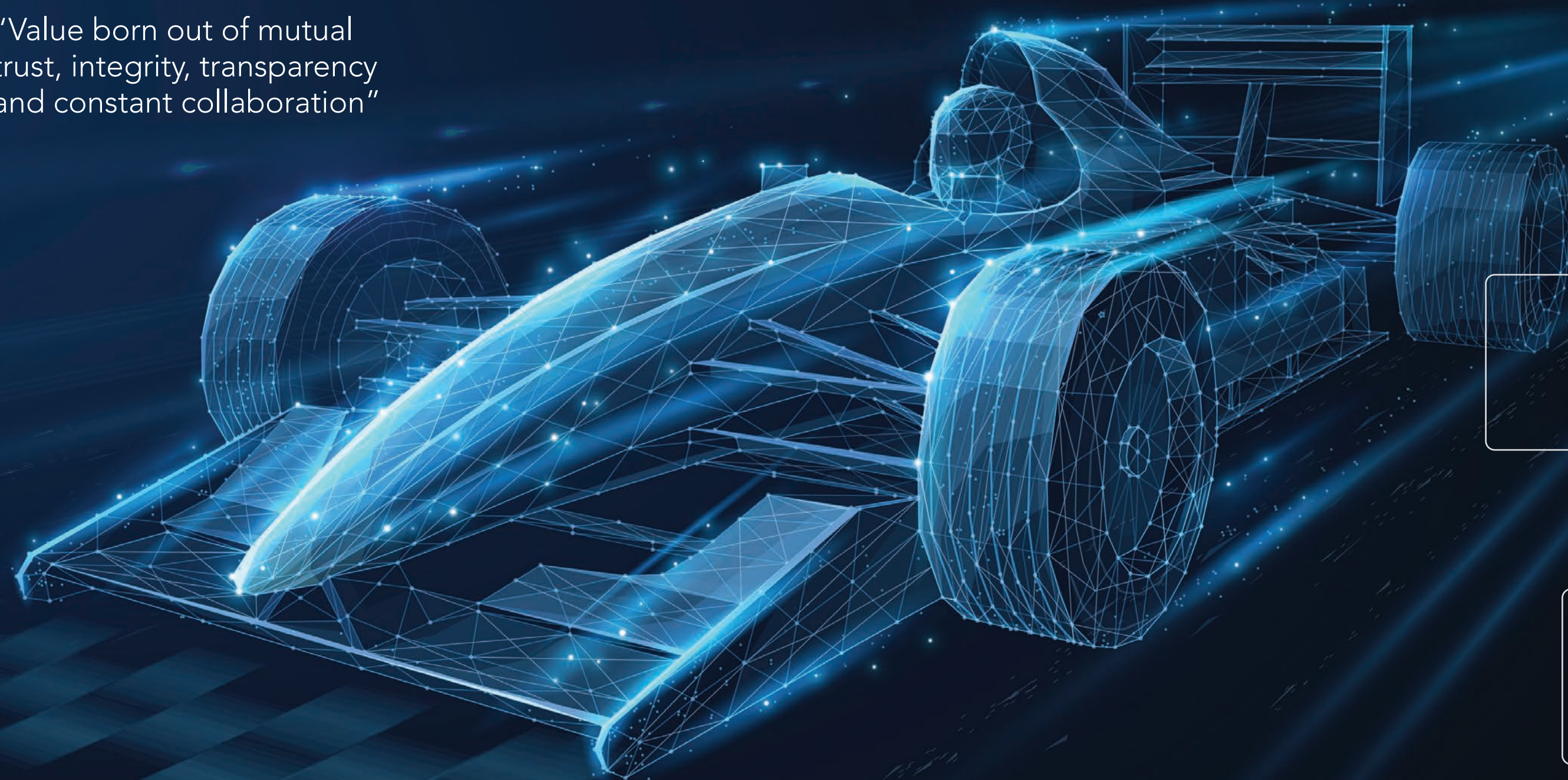
Yours faithfully,

Andy Dearing Cert CII
Commercial Account Handler

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Commercial

"Value born out of mutual trust, integrity, transparency and constant collaboration"




1.0 BUILDERS WORKS - ARCHITECTURAL & STRUCTURAL		
1.1	Prelim / General / Protection / Waste	£86,085.36
1.2	Co-ordination & Installation Drawings	Included
1.3	Strip out and Enabling works	£31,822.31
1.4	Composite Mezzanine Works	£21,029.42
1.5	Machine Shop Mezzanine Work	£27,709.90
1.6	Glazing	£107,636.75
1.7	Partitions and Ceilings	£115,135.90
1.8	Wall Covering (WhiteRock)	£12,541.78
1.9	Floor Covering	£30,249.76
1.10	Decorations	£7,665.61
1.11	Joinery/Carpentry	£17,548.82
1.12	Outstanding works and Defects	N/A
1.13	O&M info	Included
1.14	H&S File	Included
1.15	Other works not included above	£56,658.08
1.16	Weekend working to complete mezzanine works in shutdown	£21,560.00
SUB TOTAL -		£535,643.69

I declare that to the best of my knowledge the answers submitted in this ITT (and any supporting documents) are correct. I understand that the information will be used to assess my organisation's suitability to be invited to tender for ARL requirements. Should my organisation be selected by ARL to provide the required services, we hereby offer to execute the works set forth in the above Specification / Schedule of Works and attached drawings in accordance with the said Specification and General Conditions of Contract.

2.0 MECHANICAL WORKS		
2.1	Prelim / General / Protection / Waste	In rates
2.2	Co-ordination & Installation Drawings	£506.66
2.3	Strip out and Enabling works	£8,624.00
2.4	Ventilation installation	£159,110.39
2.5	VRF Installation	£94,558.11
2.6	Domestic Water Installation	£6,432.43
2.7	Above Ground Drainage	£8,182.02
2.8	Testing and Commissioning	£4,114.04
2.9	Outstanding works and Defects	Excluded
2.10	O&M info	Included
2.11	H&S File	Included
2.12	Other works not included above	
a	Sanitaryware	£1,509.20
b	Compressed Air	£1,552.32
c	BMS	£22,107.62
SUB TOTAL - £327,181.16		£306,696.78

3.0 ELECTRICAL BUILDING SERVICES		
3.1	Prelim / General / Protection / Waste	In rates
3.2	Co-ordination & Installation Drawings	Included
3.3	Strip out and Enabling works	£6,554.62
3.4	LV distribution	£35,206.05
3.5A	Lighting Installation	£120,393.52
3.6	Option A - Lighting Controls (Flex 7)	£16,557.80
3.7	Small Power installation	£74,001.75
3.8	Fire Alarm System	£29,573.34
3.9	Audio Visual System	Excluded
3.10	Data and Telecommunications	£20,962.73
3.11	Mechanical Services wiring	£5,518.55
3.12	Earthing and Bonding	£998.38
3.13	Test and Commissioning	£1,811.51
3.14	Outstanding works and Defects	Excluded
3.15	O&M info	Included
3.16	H&S File	Included
3.17	Other works not included above	
3.6b	Option B - Lighting Contols (Trilux Live Link)	£17,634.73
3.17	Other costs; Client Prov Sum	£6,000.00
SUB TOTAL - £338,697.30		£317,578.25

OVERALL EPS PROPOSAL (excl'd VAT): £1,159,918.72			
NAME:	JAMIE COLE	COMPANY:	EPS CONSTRUCTION MANAGEMENT SERVICE LTD
TITLE:	MANAGING DIRECTOR	DATE:	MONDAY, JUNE 28TH 2021
SIGNATURE:			

Qualifications
& Clarifications

GENERAL

- 1 We have assumed one continuous visit with uninterrupted access for the duration of the Contract.
- 2 We have made no allowance for any Building Regulation fees or approvals
- 3 We have excluded for the survey or removal of any deleterious materials
- 4 We have assumed that we will have free use of existing water, electricity and gas supplies.

ARCHITECTURAL

- 1 We have excluded the new blockwork wall supporting the new timber floor joists to the Autoclave mezz as there is already a blockwork wall in this location.
- 2 We would require further discussion regarding acoustic performance of partitions between rooms to ensure we satisfy your requirements. Glazed partitions are currently designed to achieve 35 Rwdb. Drywall Partitions are currently designed to match this performance as a minimum. We are unable to consider the overall NR performance of each of the rooms.
- 3 The allowance included for the replacement powered sectional panel sliding door does not include a personnel door and will leave a clear opening height of 2505mm
- 4 We have currently excluded any requirement for deflection to the metal stud partitions in the absence of any specific requirements.
- 5 No allowance has been included for above ceiling fire barriers
- 6 No allowance has been included for floor threshold / transition strips to floors
- 7 There are a number of items included within our priced schedule of works highlighted as greyed out, which are provisional allowances due to requiring further design discussion & input to ensure we have interpreted the requirements correctly.
- 8 Our tender currently does not include for any allowance for architectural, acoustic, services or structural design.

ELECTRICAL SERVICES

- 1 We have included to upgrade the existing Main Building 1st floor fire alarm control indicating equipment Node 2 from a 4-loop to a 5-loop version. This is due to the current loop being close to full capacity meaning the existing equipment will not be able to accommodate the devices within the refurbished area. We have allowed to install fire alarm interfaces as per tender drawings. should any additional be required, costs can be provided.
- 2 Until the fire alarm system is complete we cannot carry out a fire audibility test. If any additional fire alarm sounder devices are required we will provide an additional quotation to provide the correct DB levels
- 3 In relation to the specified type G luminaires LuceoS These can only be operated by the LiveLink control system as there are bespoke components within the continuous track not the flex 7 control system
- 4 There are discrepancies between the specification and schematic regarding the structured cabling installation. We have allowed to utilise cat5e cabling
- 5 Whilst we have allowed for the 12months Defect period, please note we have made no allowance for any costs associated with maintenance
- 6 No costs have been allowed for any Voice/Data active equipment, hardware including WAP's
- 7 No costs have been allowed for spares.
- 8 No costs have been included for the AV, as the AV specialist is being appointed direct by Alpine Racing
- 9 No costs or works have been included for the desk management or containment as we have assumed this comes part of the desk furniture supplied by Alpine Racing
- 10 As requested, we have shown a provisional sum of £20,000.00 to supply the 115m of bespoke hanger rod suspended beam as per schematic on drawing 700038-IWD-XX-XX-DR-E-5001 P04 and based on the currently installed perforated beams.
- 11 As requested we have shown a provisional sum of £5,000.00 to supply 17no bespoke totem poles as per schematic on drawing 700038-IWD-XX-XX-DR-E-5001 P04 and based on the currently installed perforated totem poles.
- 12 No unforeseen costs have been included within our bid at this stage for the 4no Man days small power and 2no man days fire alarm mentioned in the Ingleton Wood specification.

MECHANICAL SERVICES

- 1 Our offer allows to supply and install the new AHU as scheduled. Please note that this scheduled AHU is for a wet system. This can be altered for a DX system, but there would be the need for an electric preheater coil added, which will incur additional costs. The existing condensers would need to be assessed to make sure they are compatible for this new AHU. We have assumed that the existing plinths can accomodate the new equipment.
- 2 Our offer allows to extend and reconnect the existing DX pipework onto the new AHU. Please note, that we assume that the existing condenser is in a good working and serviceable condition. We also assume that the existing condenser is compatible with the new AHU Coils in terms of 'reverse cycle', 'refrigerant', 'capacity', 'staging', and that they are of suitable and adequate size, use the same gas, for this new system.
- 3 Our offer makes no allowance for any attenuators on the ventilation systems as none shown or scheduled.
- 4 At this stage we have made no allowance for any works with regard to the removal or repositioning of any gas fired radiant heaters, as no details are shown on any drawings.
- 5 Whilst we have allowed for a 12-month defect period, please note we have made no allowance for any costs associated with maintenance.

Value Engineering

VALUE ENGINEERING

The estimating process naturally leads to feedback on value engineering opportunities on tenders. Our intention when tendering is to provide a fully compliant tender. But the spin off from this is that alternative costs can be achieved. We believe that Value Engineering does not necessarily revolve around being the cheapest. The skill in value engineering is in not compromising on quality and performance, but more in finding the balance between TIME – COST - QUALITY. We firmly believe Value Management is a proactive rather than reactive function and stems from thoroughly understanding and then exceeding our clients' expectations.

The EPS management team have the experience and insight to add value. In our pursuit of value, we have take a proactive and innovative approach to supporting the clients team and have implemented some value engineering and offered other options for consideration below.

V.E OPTIONS TAKEN:

Omit Intumescent paint from mezzanine:

We have omitted intumescent painting from the mezzanines as our cladding materials used on the structure provide the necessary fire protection to comply with building regulations

Timber joists in lieu of cold roll steel joists to mezzanines:

We have substituted the cold roll steel with timber joists to enable us to offer a programme of works which means the installation can be carried out during the two week shut down period. (subject to engineers design input)

Timber joists laid over the steel structure in lieu of within the web of the steel:

We have included the cheapest method of installation but the compromise is on the reduction of headroom as the mezzanine structure would be reduced by circa 350mm

Whiterock hygenic wall cladding:

We have included an alternative equal product called Trovex subject to approval.

VE OPTIONS FOR CONSIDERATION

Alternative lighting supplier:

We are able to offer an alternative lighting product which would be able to achieve savings in the region of £30,000

Alternative ceiling tiles:

We would offer an alternative Armstrong ceiling product in lieu of the Armstrong Perla which achieves 34dB acoustic performance and would provide a material saving in the region of 20%.



Appendices

"See separate attachment
for appendix contents"



Ants are intelligent and productive, industrious and extremely collaborative, they create communities without conflict and despite their diminutive size punch well above their weight. A single ant is capable of carrying up to 50 times its own weight, so by working together as a colony means they're able to accomplish the seemingly impossible, in fact within a week an army of worker ants can construct an underground city big enough to house millions of their kind.

EPS Construction Management Ltd

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