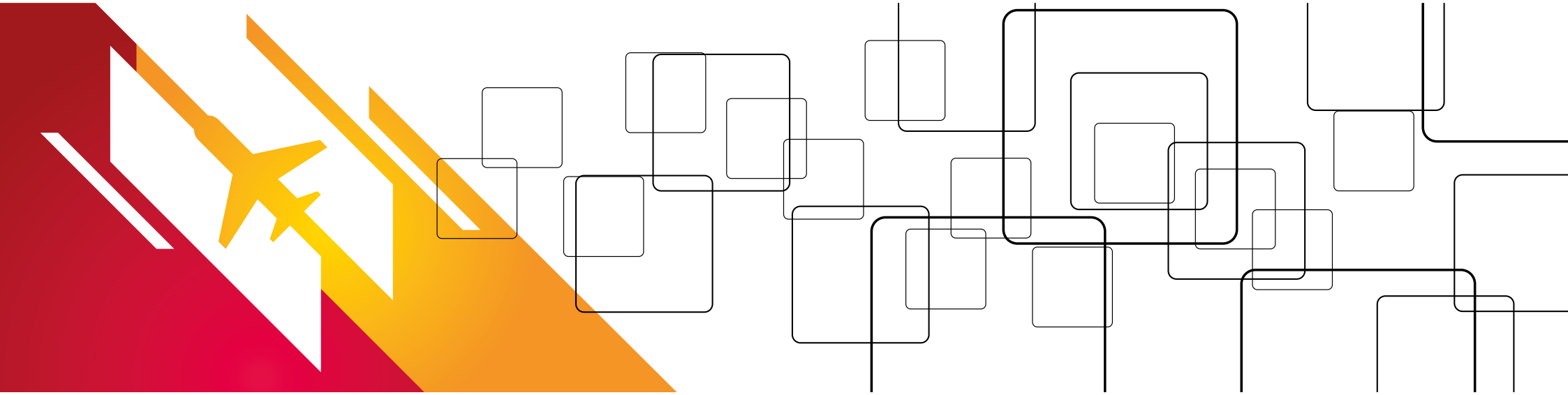
EPS

BAE SYSTEMS



Construction **Management** Ltd

Invitation to Tender (ITT) for Principal Contractor for the
BAE Systems **(ref: QA097)**

Contents

Executive Summary

EPS fully appreciate the importance of this project to BAE Systems and its ultimate occupants. The fast-track nature of the project brings significant challenges to all involved.

This project is also of great importance to us as it's an opportunity to demonstrate our ability to deliver such a high quality multi-discipline fit out project to an industry leading international organisation such as BAE Systems.

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 our 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.

Early scope and design development to Riba Stage 4 is critical to enable a clear build methodology and early procurement of key plant and materials to ensuring a seamless delivery experience. Our chosen design team at Leonard engineering already have knowledge of the project and immediate resource to commence works. There are significant benefits also from our previous experience of delivering complex fitout works within 'Live' office environments for blue chip clients (please refer to our case studies for specific details).

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 should closely resemble the bid stage offer.

The programme we have developed to expedite the works incorporates the benefits of full segregation of the fitout works from BAE mitigating 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 have consistently demonstrated their ability to forge strong relationships and prove their worth and value on projects. 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.

Jamie Cole

Managing Director

Project Team

LEONARD ENGINEERING DESIGN ASSOCIATES

- Principal Designers
- M&E Designers
- Architects

CONOR PORTER
Operations Director

DAVID PATIENT
Contracts Manager
SC Cleared

BAE SYSTEMS

MARC LOHRENZ
Senior Project Manager - Infrastructure Programme

JASON BATES
Services Manager

MIKE KING
Site Manager

GARETH WOOD
QHSE Manager

Packaged Specialist Sub-Contractors including:

Fire Alarm Systems - MFS (incumbent)
Electrical & Data – Spectrum / M.O.D. Cleared Operatives
Mechanical – Watertite / M.O.D. Cleared Operatives
Fitout – Westpark
Flooring - **Absolute**
RAF – Raised access floor UK
Decoration – Debra Decorating
Crane Operator – Ainscough
Demolition – Downwell

Conor Porter

Operations Director

Operation's Director, Conor has a bachelor's degree in Civil Engineering, he is an exceptional communicator, an organiser with an excellent working knowledge of asset management and programme delivery. Conor's commercial skills are class leading and his approach to customer engagement second to none.

Previous experiences include NHS property services, Intel, Pfizer, GSK and BP, with projects as diverse as a new Pharmaceutical plant to the refurbishment of Clifton Suspension Bridge.

Dave Patient

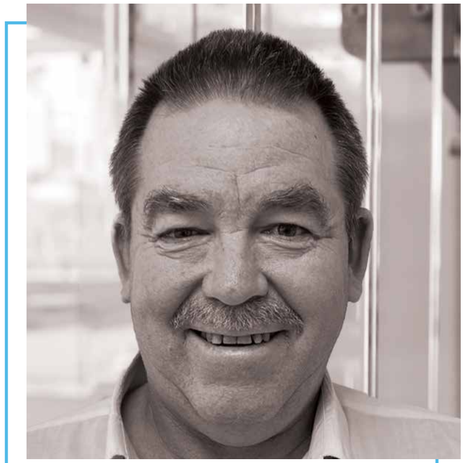
Senior Contracts Manager

Senior Contracts Manager with outstanding technical skills and experience, recognised as an innovator and champion of modern methods of design and installation. Dave is an excellent communicator and key Account Manager responsible for developing our successful relationship with BAE systems. Dave is as dynamic in his personal pursuits as he is in his professional achievements. An international gold medal winner representing the GB disabled water-skiing team, he's also the holder of a Private Pilot's Licence and a successful part time commercial photographer.

Gareth Wood

QHSE Manager

No Construction Management team would be complete without resident expertise in matters of compliance, Gareth is NEBOSH and IEMA accredited and Leads our QHSE. Gareth's quality is in his ability to educate rather than dictate the requirements and benefits of compliance and continual improvement to our delivery team. Perhaps this model of education through leadership comes from serving with the British Army's Royal Engineers Gareth has also gained valuable construction sector experience working with notable commercial construction organisations and specialist suppliers.



Mike King

Site Manager

A versatile and solution focused Site Manager with valuable, in-depth experience delivering of full life-cycle projects, and a strong record of success within the Civil Engineering and Construction industry both locally and internationally. A motivational and `hands-on` leader, skilled at heading up teams and organising complex construction works. Michael boasts extensive knowledge of all aspects of construction fitouts from Architectural through to M&E Services. He is both an analytical and practical thinker, with a passion for delivering reliable management alongside a genuine commitment to Health and Safety

Jason Bates

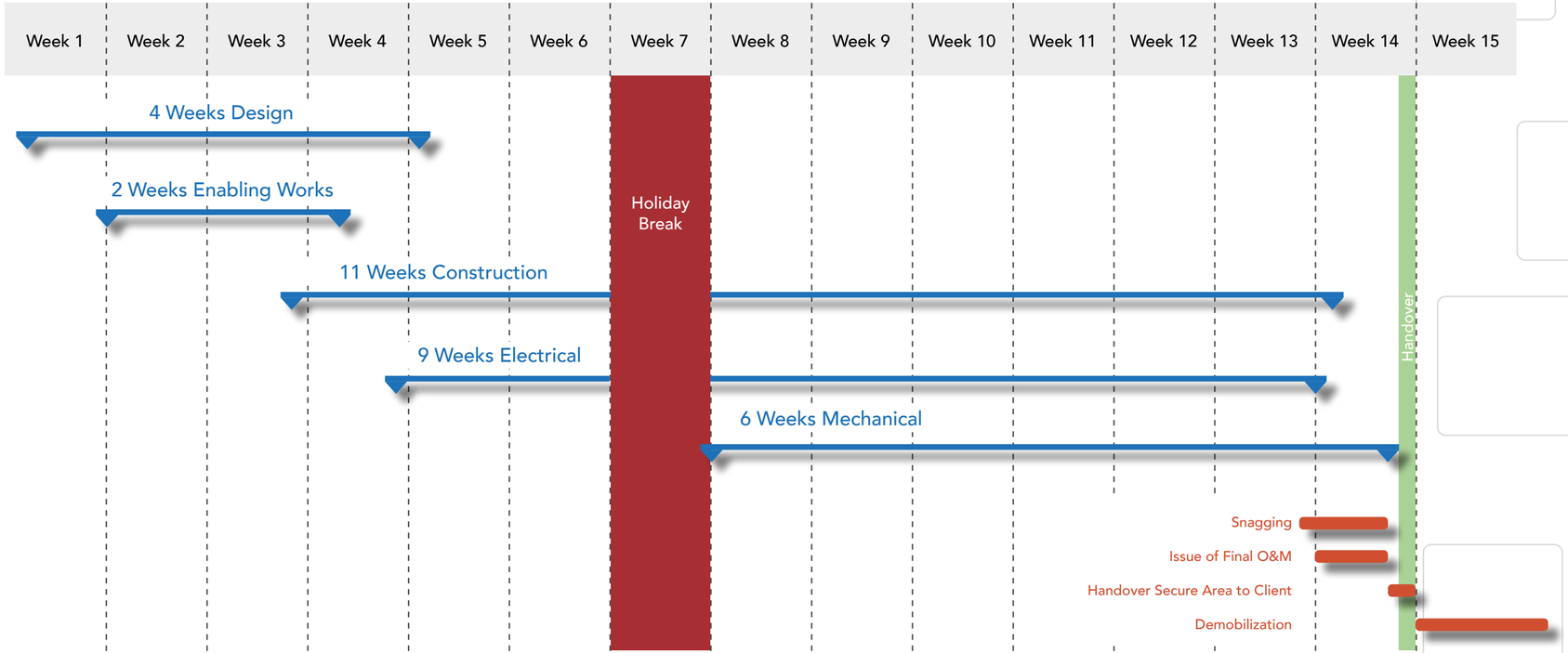
Head of Mechanical Services

Mechanical Services Manager with a wealth of knowledge and an eye for detail. Jason is a team builder, developing a supply chain that delivers an extraordinary customer experience. Jason has the technical skills and ability to deliver, even under the most demanding of site conditions and constraints. A natural negotiator, enabling him to translate the most complicated solutions into a common and workable language. Jason's past experiences include; Transport for London, BP, RBS, with the successful delivery of some notable schemes in the City of London and Canary Wharf.

"If the right people are in the right place at the right time Project Delivery is a rewarding experience for everyone involved."

Programme

Please see Appendix 4 for a detailed programme.



Methodology

PRECONSTRUCTION:

Prior to commencing any construction activities, a full validation of the existing services and building structure will be carried. This will permit the design team to advance the design from Riba stage 2 through to construction issue drawings which will include alterations to those existing services that will be impacted by this project. To maximise efficiencies the plan is to drip feed design for approval and commence elements of the build rather than await a complete design package before commencing. This ensures key elements of works packages can commences whilst other design elements progress concurrently. Of course in order for this to succeed we will also need close and constant contact with the client for approvals. A procurement schedule has been developed already during this tender period identifying critical long lead items. Again, our designers will immediately focus on scheduling out these items to ensure EPS can procure as early as possible avoiding further risk to this tight delivery programme.

Upon award our QHSE manager along with the appointed Principle Designer will set up the health and safety file, which will of course remain live throughout the project until handed back to the client upon completion of the construction phase of works. The construction phase health and safety plan is already in draft format ready for updating upon appointment. The Principle Designer, LEDA, has been carefully selected to avoid unnecessary learning curves as they are best placed to co-ordinate their design packages and fulfilling all of the other PD duties in accordance with CDM 2015. We propose weekly progress meetings with client and design teams. The fast tracked nature of this project demands such frequency to ensure key decisions can be taken swiftly and approvals are timely. EPS will produce weekly progress reports issued in advance of the site progress meetings. These meetings will also include invaluable site walkdowns ensuring quality of delivery expectations are being met at all times or issues highlighted out are rectified promptly.

Methodology

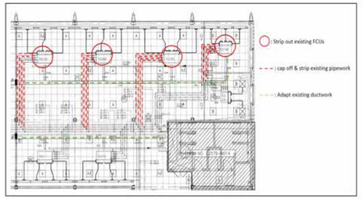
CONSTRUCTION ACTIVITIES:

Our enabling works will start with the external compound set up as detailed in our logistics plan. Internally we need to initially segregate the construction area from live operational areas within the 1st floor. This will be achieved with clean finished floor to ceiling hoarding. The fire alarm system will be altered to maintain coverage within the site particularly when unoccupied followed by all site temporaries.

Once fully set up demolition activities will commence with the removal of partitions and ceilings to fully expose the existing services. Whilst necessary services alterations & diversions are underway (see image below providing snapshot of alterations) we will again introduce programme concurrencies with the erection of new secure wall. Site labour will be increased for this body of works to complete as quickly as possible (see available work faces below). During this wall build we will invite client and our designers to visit and inspect ensuring quality control is being maintained.

With the secure walls being closed up, we focus on Low level services within the floor void consisting of containment and electrical services. The electrical supplies to the floor boxes will be via busbar track, reducing installation time compared to conventional wiring of each point.

Our Partitions specialist remains onsite following the secure wall construction to erect the internal partition walls ensuring glass partitions can be site measured pre-Christmas.



Following the Christmas break, all structured data cabling will be laid and secured on newly installed containment. BAE and our designers will be then invited to inspect and approve all sub floor works allowing floor closure on 14th January 2023.

During these internal works we also introduce the new distribution board on the 1st floor feeding the secure area. To facilitate containment and submain installation from the existing ground floor electrical switch room to the new 1st floor distribution board, some coring activities will be necessary to minimise the route. The supply will require a new MCCB to be installed within the existing LV panel. As full isolation of the incoming electrical supply is required, a building shutdown will be necessary. Careful stakeholder communication and engagement will be critical here. EPS have assumed within our tender that this will be permissible outside of normal working hours minimising disruption to BAE operations. We will engage the client many weeks in advance carefully planning this works with a detailed programme ensuring the power outage is kept to the minimum time as possible. We note the LV panel manufacturer no longer exists and have therefore proposed a panel specialist undertake the works.

Methodology

Subfloor works are now complete, approved and new dedicated power distribution installed. Attention is now therefore focussed on above ceiling activities.

Coordination of site activities will again be critical to maximise construction efficiencies. High level containment will be swiftly followed by pipework from the riser to the each proposed FCU location. Ductwork will lag the pipework by 1 week to prevent overcrowding of the working space and ensuring the pipework is always more advanced. From 9th January, 1st fix wiring of the lighting system, local power supplies to mechanical units and fire alarm cabling will commence utilising the newly installed containment.

As services are being installed above ceiling, decorations will be underway on all newly plastered walls. Security doors will be procured and installed by BAE's contactor, although managed under CDM 2015 by EPS Construction Management Ltd. Once installed they will be protected against damage for remaining duration of the project.
As the new secure wall acts a natural segregation between construction activities and BAE operations, we can remove the site to permit necessary repair works to the existing bulkheads.
The external roof mounted condenser will require a contract crane lift scheduled for January 28th. This is programmed to take place on 28th. Following the weekends crane lift, final connections of pipework and power supplies to the newly install condenser will be made. Internally, the incumbent security contractor will 1st & 2nd their installation within the secure area. We will also carry out the installation of the FCUs within the ceiling void and make the final pipework connections which will allow a pressure test of the system prior to filling. Final power connections to each unit ready for energising will immediately follow.

With all services installed within the ceiling, we will invite BAE & designers to inspect prior to any lagging being installed. Once signed off the lagging of pipework and ducting where required will be undertaken. This will then allow the ceiling grid to be installed followed quickly by lights, grilles, fire and finally the ceiling tiles. Designated tiles will be left out to allow engineers to commission the systems installed.

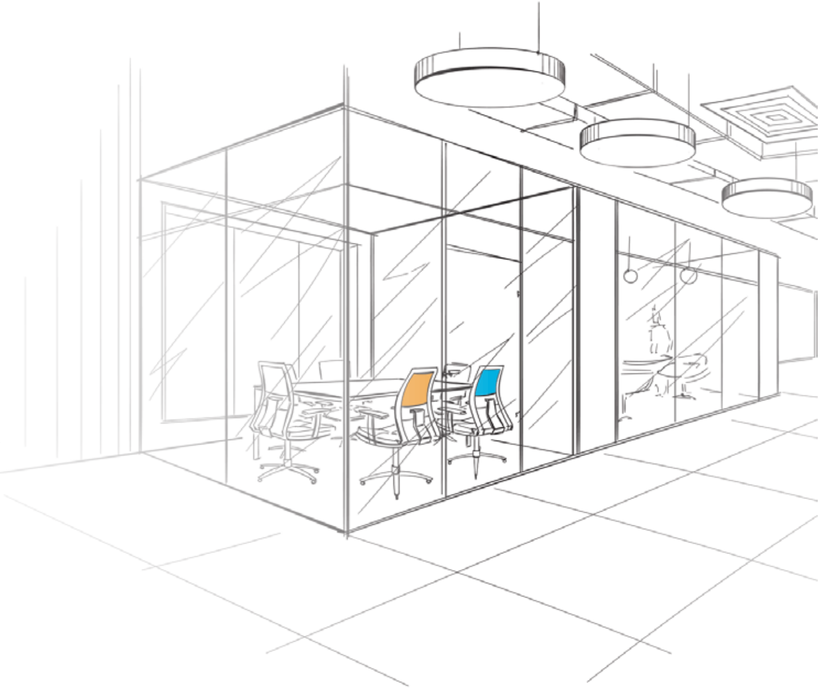
Whilst our ceiling is being installed the cellular spaces will be completed with the installation of glazed partitions and walls.

Our design team and client approved commissioning plan will be then implemented consisting of electrical, mechanical, data communication, fire alarm systems & security. A snapshot of commissioning activities are as follows:

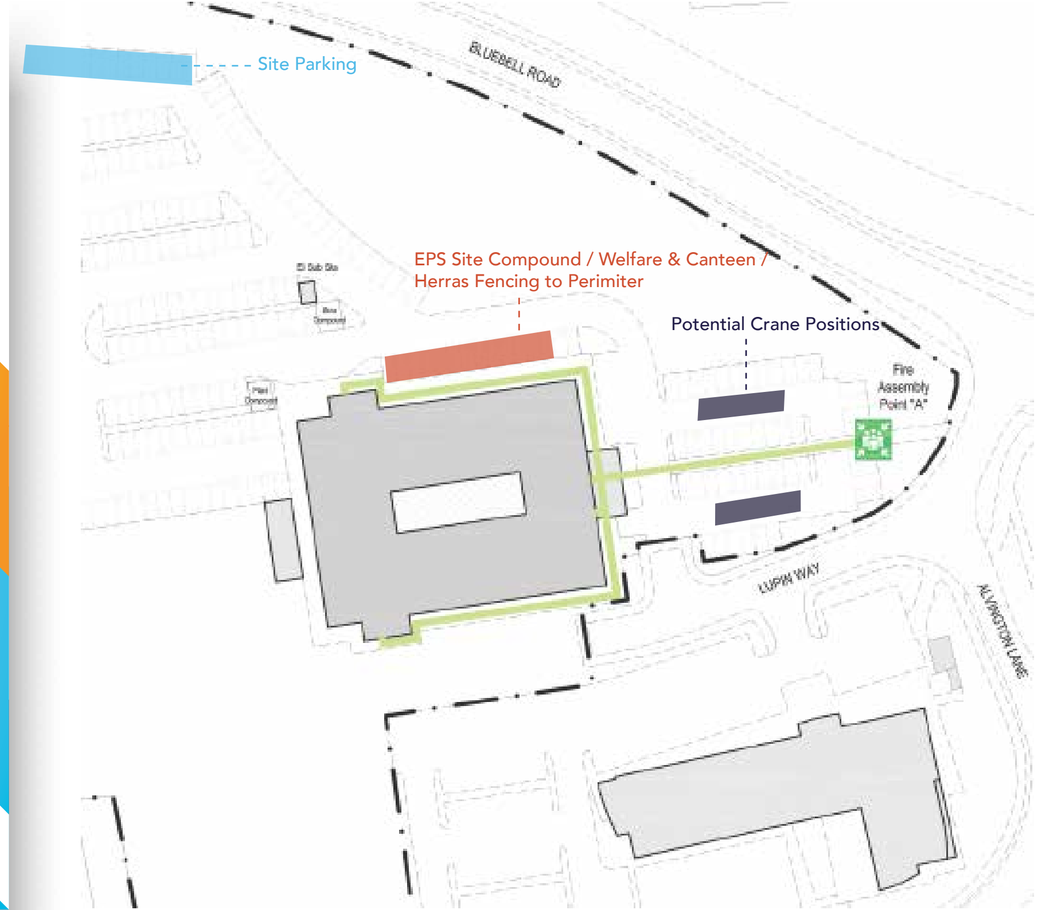
- Fire alarm: Device activation test following by Audibility test . Shutdown of auxiliary plant.
- Lighting: lux level analysis and emergency lighting test
- Mechanical: Balancing of airflow (primary and secondary); Flow rates for supply and return.

With commissioning completed this allows the installation of the antistatic carpet tiles to the main area and Electrostatic discharge flooring system to the Lab 1. The comms room will have anti-static vinyl installed as per specification. Localised protection of the flooring will be installed permitting final construction activities including fitting of remaining ceiling tiles, snagging works and a final deep clean of the areas will be implemented. Snagging works will be carefully managed with multiple walkdowns by client, designer, trades etc avoiding a bottle neck of activities at the end of the programme.
Practical completion has been programmed into our tender programme on 17th of February. We will have all necessary statutory sign offs, certificates along with the completed H&S file (including EPS's O&M manual) ready to offer the client at this meeting.

We have designed our build programme to concentrate on completing the works ensuring the space is ready for occupation by 17th of February. Once Practical Completion is awarded we will then demobilise site removing hoardings, site compounds etc. This demobilisation will not impact the operation nor occupation of the newly completed space.



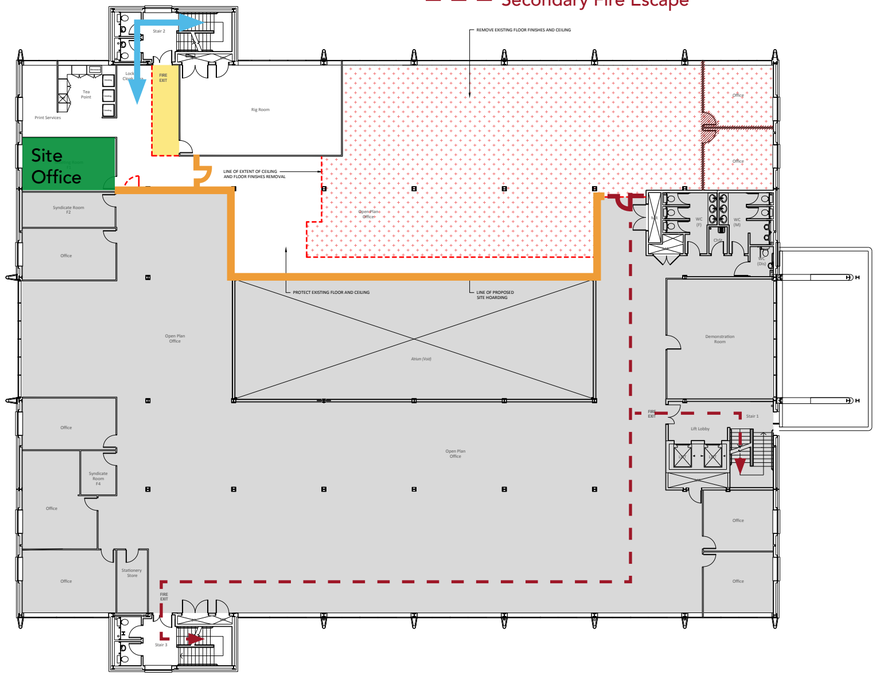
Logistics



Access Route & Primary Fire Escape

Solid Hoarding

Secondary Fire Escape



Schedule of Drawings

1	Electrical Containment	Z***-EPS-01-DR-E-0001
2	Electrical Small Power	Z***-EPS-01-DR-E-0002
3	Electrical Lighting	Z***-EPS-01-DR-E-0003
4	Electrical Communications	Z***-EPS-01-DR-E-0004
5	Electrical Mains Distribution	Z***-EPS-01-DR-E-0005
6	Electrical Mains Schematic	Z***-EPS-01-DR-E-0006
7	Fire Alarm	Z***-EPS-01-DR-E-0007
8	Mechanical Roof Mounted Services	Z***-EPS-RF-DR-M-1001
9	Mechanical FCU & AC Locations	Z***-EPS-01-DR-M-2001
10	Mechanical Pipework	Z***-EPS-01-DR-M-2002
11	Mechanical Ductwork	Z***-EPS-01-DR-M-2003
12	Mechanical Schematic	Z***-EPS-01-DR-M-2004
13	Builders Works Details/Openings	Z***-EPS-01-DR-BWIC-3001
14	Secure Wall Locations/Details and Partitions and Glazing	Z***-EPS-01-DR-AR-4001
15	Reflective Ceiling Plan	Z***-EPS-01-DR-AR-4001
16	Sections & Elevations	Z***-EPS-01-DR-AR-4002
17	Furniture Layout	Z***-EPS-01-DR-AR-4003
18	Fire Strategy	Z***-EPS-01-DR-AR-5001
19	Architect and M&E Services Specification	Z***-EPS-AMEP
20	Commissioning and Handover Specification	Z***-EPS-C&HS

Case Study 1
BAE

EPS have a proven track record with successful delivery for BAE, whether acting as Principal contractor or as a package subcontractor.

Supporting a Tier 1 principal contractor, EPS successfully delivered a c£3M electrical package for the fitout of the secure facility at Nautilus House Frimley in 2019. The works consisted the of general fit out activities as well as bespoke complex elements including; bespoke RIG area power distribution to business critical test equipment.

During this complex project EPS gained an astute awareness of the BAE culture, particularly contractor requirements for working in secure environments and developed strong relationship with a variety of client stakeholders, some of whom are involved in this upcoming project.

With minimum CPD contractual arrangements, we still supported the client and their design team in key project areas such as detailed design and procurement of critical electrical distribution units servicing the secure testing areas. This support demonstrated our collaborative nature attending multiple design workshops ensuring the right solution was found for the project.

The success of this major project highlighting our quality of delivery and collaborative style of management lead to EPS being awarded follow on works onsite as the principal contractor. We delivered circa 450k worth of bespoke electrical distribution whilst also trying to manage our way through the new world of COVID-19 as the works were delivered during the initial Government Lockdown.

Since the completion in 2020 we have continued to support BAE Marine at Frimley with further development on the secure site.

Photos are representative of the works carried out.

Case Study 2
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 and 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 taken from a Fujitsu 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 EPS 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.

Case Study 3
Alpine

When considering appropriate examples of works that EPS have completed at the Enstone site, 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.

It would be fair to say that EPS have been involved in the development of just about every department operating at the Enstone site, 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 site-wide improvements by way of refurbishment, remodelling and the adding additional space including the Race Bay refurbishment, the installation of new M&E infrastructure to the Front of House redevelopment and more recently the completion of a new Design office facility at c £1.9m while delivering the re-roofing of the factory at c£1.15m. And a letter of intent has just been issued to us by Alpine for the redevelopment of the Composites Production Building, our largest single order to date from Alpine with a project value of more than £5m.

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 services provision for others utilising not only our expertise but our knowledge of the site wide systems, operations and infrastructure to ensure that the customer gains the best possible outcome and return on investment.

During our long-standing relationship with the Enstone site and Alpine, EPS has transitioned as a business from a Building Services Contractor to a business offering a full Construction Management service providing the full function of a principal contractor for Construction works including Civil and Structural Engineering solutions delivered on a holistic basis and founded on Building Services, we provide a complete construction management service that also 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 customer like Alpine, our customers business is important to us and we make every effort to make every project we are charged with a success.

Accreditations & Insurances

We are confident in our ability to provide client satisfaction and industry compliance within every project, regardless of size, scope and budget. But don't just take our word for it; our approach and processes to Project Delivery is independently audited and accredited by the following industry standards.

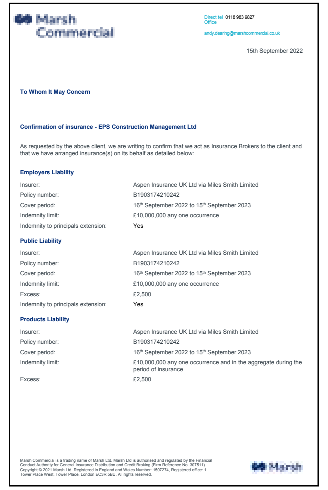
SafeContractor APPROVED

FGAS CERTIFICATION

REGISTERED MEMBER ECA

NICEIC

CHAS Accredited Contractor



WCS ISO 14001 CERTIFICATION — UKAS MANAGEMENT SYSTEMS 0060

WCS ISO 9001 CERTIFICATION — UKAS MANAGEMENT SYSTEMS 0060

Risk Register

Low
Medium
High

Ref	The Risk	Potential Impact	Planned Mitigation Strategy		
1	Programme Expectations	Delays to occupation and reputational damage	Risk Severity ○ ○ ● Risk Likelihood ○ ● ○	Become creative with programme e.g. don't wait for all design to be complete before commencing some tasks. Ensure 7 days a week are permissible. Consider alternatives products or working practises to ensure programme compliance.	Residual Risk ○ ● ○
2	Obstruction to fire escape	No means of escape causing panic during evacuation	Risk Severity ○ ○ ● Risk Livelihood ○ ● ○	Clear signage ; site rules; communication during induction	Residual Risk ● ○ ○
3	Only 1 emergency escape route from construction area on 1st floor	Worker trapped in the event that the fire escape is not in use	Risk Severity ○ ○ ● Risk Likelihood ○ ● ○	Approval from client for alternative escape route	Residual Risk ● ○ ○
4	Site security	Wandering operatives into non construction areas	Risk Severity ○ ● ○ Risk Livelihood ● ○ ○	Ensure site is secure with access only to construction area	Residual Risk ● ○ ○
5	Crane lift	Lift failure, harm to life, damage to building	Risk Severity ○ ○ ● Risk Likelihood ○ ● ○	Contract lift by qualified personnel with detailed RAMs in place	Residual Risk ○ ● ○
6	Hot works within Construction area	Fire, injury to operative and damage to site	Risk Severity ○ ● ○ Risk Livelihood ● ○ ○	Appropiate and standard EPS Hot Works controls measures	Residual Risk ● ○ ○
7	Fire system - maintaining coverage within construction area	Site unaware of fire elsewhere within building	Risk Severity ○ ● ○ Risk Likelihood ● ○ ○	Ensure some F.A is maintained if possible or some other means of	Residual Risk ● ○ ○
8	Damage to services during strip out e.g. F.A / Elec / Mech.	Loss of service to remainder of building	Risk Severity ○ ○ ● Risk Livelihood ○ ● ○	Undertake intrusive surveys in advance to understand the make up of each service before any works are undertaken	Residual Risk ○ ● ○

Risk Register

9	Continuity of M&E services during the works	Loss of service to remainder of building	Risk Severity ○ ○ ● Risk Livelihood ○ ● ○	Planned shutdowns for any services to ensure appropiate modifications are made to permit continuity of all services through the building	Residual Risk ● ○ ○
10	Relationship with BAE	If project not delivered on time this could impact future opportunities with BAE	Risk Severity ○ ● ○ Risk Likelihood ○ ● ○	Build realistic programme for tender that is careful interrogated and review regularly during the works	Residual Risk ○ ● ○
11	Internal noise for building residents	Disruption to operations	Risk Severity ○ ● ○ Risk Livelihood ○ ○ ●	Communications from client PM to stakeholders regarding the expected noise. Schedule noisier activities for agreed periods of the day	Residual Risk ● ○ ○
12	Communication with client	Assumptions taken, inadequate information	Risk Severity ○ ● ○ Risk Likelihood ● ○ ○	Communication plan set out, governance meetings, progress reports, weekly progress meetings.	Residual Risk ○ ● ○
13	Client requests additional works to main scope	Potential delays to programme	Risk Severity ○ ● ○ Risk Livelihood ○ ○ ○	Clear understanding of the change and open discussions around programme expectations whilst absorbing changes	Residual Risk ○ ● ○
14	Procurement of plant to meet programme	Availability of specified plant may impact programme	Risk Severity ○ ● ○ Risk Likelihood ○ ○ ○	Propose alternatives that meet the E.Rs but seek approval before procuring.	Residual Risk ● ○ ○
15	Quality of finished Product	Not meeting expectation and client dissatisfaction	Risk Severity ○ ○ ● Risk Livelihood ○ ● ○	Regular scheduled client walk downs / Insp. Test plans from all key trades / quality checks by designers	Residual Risk ● ○ ○

Clarifications

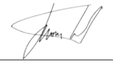
1. Our tender includes to employ the nominated/named sub-contractors to carry out specific works in line with the contract documents as our domestic sub-contractors. We assume no formal nomination will be made but that the named sub-contractors are fully aware of and accept the main contract terms and conditions, including retentions and payment terms. EPS Construction Management cannot accept terms and conditions from nominated/named subcontractors which are at odds with any order to ourselves.
2. in the event of a nominated subcontractor defaulting and causing delays to the programme, then EPS will not be liable for such delays and would seek a Compensation Event. The same would apply for nominated suppliers of plant and equipment.
3. We have priced the project on the basis that retention will be reduced to 2 ½% on practical completion.
4. We would need to agree the definition of “Emergency “and “Urgent” defects prior to the signing of contracts.
5. We have not included the cost of supply and installing the secure doors as we believe this has been procured direct by the client.
6. We have allowed for demobilization of our site setup after the handover of the first floor to the client as this does not impact the client using the area.
7. We have not allowed for any furniture, we have allowed for attendance on the clients furniture contractor.
8. As confirmed in the tender queries we have not allowed for the requirement for N+1 for the comms room.
9. We have allowed for BAE to provide an escort during the initial period whilst security clearances are obtained.
10. We have allowed for an additional partition between the rig room and work zone perimeter by the rig room entrance to isolate BAE staff from our work zone.
11. We have allowed an additional fire escape door with access restricted from the BAE side at adjacent to the riser by the first floor toilet block.
12. We have not allowed for any blast/security film to the windows.
13. We have allowed for 1nr floor box per 2nr workstations.
14. We have allowed for 1nr 100A standard 3 phase and 4nr 16 amp filters.
15. We have allowed to re-route existing CAT 6 ‘greenlink’ cabling to each of the 46 x desks as shown on the GA drawing. The remaining cabling will be left disconnected under the floor for future use.
16. We have allowed to pull back 6 x Cat 6 green link data cables from under the floor and reroute in suitable containment, surface mounted in the comms room to the location of the 6 x door controllers. The RJ45 outlets will be presented in a wall mounted socket (6 off) at each of the controllers.
17. We have included to install 7No power supplies and secondary containment only for the security specialist who we understand will be employed by others.
18. We have made no allowance for any BMS controls works, nor any new Controls Panel, nor any adaptations to any existing controls, as nothing is mentioned within the documentation sent to us. At tender stage we feel that all equipment such as heating cooling, etc can be controlled locally by the new individual Mitsubishi A/C Controllers (which we have included/allowed for).
19. We have made no allowance for cleaning any existing ductwork.
20. We have made no allowance for any leak detection.
21. We have assumed that the existing pipework and ductwork in the ceiling void has been installed as the supplied as installed drawings and is in good operational working order allowing new adaptions.
22. We have allowed to route the fibre cable from the ground floor IT room to the work zone. We have not allowed for any switches or other hardware.
23. We have allowed for Marlings Burbury collection carpet tiles to the main area and offices, and Polyflor SD with brass grid to earth strap in the comms room and Lab 1.
24. During the time of tender the specified materials are available but until design has been agreed and an order placed manufacturers are unable to confirm delivery dates.
25. We have assumed existing base build plant and systems that are to be maintained as part of the design are suitable.
26. Due to the express nature of the tender period there has been no opportunity to understand stakeholder needs. Therefore relevant to Z clause 25.1 we must assume that our works can be carried out without interruption or stoppage brought about by other building users.
27. It is our company policy not to provide both a PCG and a performance bond. We have made a provision in our tender to support the bid with a performance bond.
28. Due to the express nature of the tender period there has been no opportunity to carry out a detailed survey of the physical condition on the site. Therefore we would need the opportunity to inspect prior to going into contact on Z clause 60.1 (12) (20) & 60.3. Alternatively these clauses could be removed.
29. Z clause 63.5 this clause is unacceptable and should be revoked.

Document Acceptance

Project: - BAE Systems Yeovil – Secure Enclave

Client: - BAE Systems

We EPS Construction Management Ltd confirm acceptance of the requirements as sent out in this document Ref: **Documents Requirements Specification for the BAE Systems Yeovil – Secure Enclave Project**

Signed	
Print Name	Jamie Cole
Position	Director
Date	09/11/2022

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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