

COLEG Y CYMOEDD (the “College”)

**Invitation to tender for
CYC Condition Survey 2026**

UNIQUE IDENTIFIER FOR THE PROCUREMENT: CYC/26/022
TENDER RETURN DATE AND TIME (DEADLINE): 17 th June 2026 at 17:00

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1. Tender Specific Information

Definition the 'Portal'	Means Sell2Wales
Overview of Service Requirements	<p>The purpose of this commission is to undertake a comprehensive Condition Survey across the Coleg y Cymoedd college estate to:</p> <ul style="list-style-type: none"> • Establish the current physical condition of all buildings, fabric, and engineering services. • Identify defects, deterioration, and non-compliance issues. • Provide lifecycle maintenance forecasts and capital expenditure planning data. • Inform estate strategy, planned preventative maintenance (PPM) programmes, and budget prioritisation. • Support compliance with statutory and regulatory obligations.
Value of the Contract	<p>The anticipated value of the Services is approximately £65,000 (inclusive of VAT).</p> <p>Details of forecast spend is given in good faith as a guide to current planning to assist you in submitting your Tender. It should not be interpreted as an undertaking to purchase any services to any particular value and does not form part of the Contract.</p>
Contract Duration	<p>The College proposes to enter into one Contract for a maximum period of 6 months with the successful Tenderer (Service Provider).</p>

	The anticipated service commencement date is 1 st July 2026 and it is anticipated that survey work will be undertaken during the summer recess when students will not be on premises to minimise safeguarding requirements.
Acceptance of Tender	Your Tender shall remain open for acceptance by the College for a period of 12 weeks from submission.

1.1 Key dates

This procurement will follow a clear, structured and transparent process to ensure a fair and level playing field is maintained at all times, and that all **Tenderers** (means bidders of this Tender) are treated equally.

The key dates for this procurement (**Timetable**) are currently anticipated to be as follows:

Event	Date
Issue of ITT to Tenderers	19th May 2026
Deadline for receipt of requests for clarification	29 th May 2026
Target date for responses to clarification requests	5th June 2026
Notification of site visits	1 week
Deadline for receipt of Tenders	16 th June 2026 at 17:00
Site visits – program to be confirmed	26 th May 2026 at 9am
Assessment of Tenders	From 17 th to 19 th June
Notification of contract award decision to Tenderers and quasi-standstill period	From 19 th June to 30th June 2026

Confirm contract award	30th June 2026
Contract start [and start of mobilisation period]	1 st July 2026
Target service commencement date	12 th July 2026

Any changes to the procurement Timetable shall be notified to all Tenderers as soon as practicable.

1.2 Submission of Tenders

Each Tenderer must submit one Tender. The tender must meet the College's minimum requirements, operate as a standalone bid and not be dependent on any other bid or any other factors external to the Tender itself. That is, the Tender must be capable of being accepted by the College in its own right.

Failure to submit any of the Tender documentation specified below will result in the exclusion of the Tenderer from any further consideration by the College

The following documentation must be submitted with the Tender

- Evidence of maintaining contract insurances at the following, appropriate levels:

Type of insurance	Level required
Professional Indemnity Insurance	£2m for any one claim
Public Liability Insurance	£10m for any one occurrence
Employers Liability Insurance	£10m

- The Tender Response form at Schedule 7.
- Conflict of Interest Declaration at Schedule 9.
- Form of Tender at Schedule 8.
- Certificate of non-collusion and non-canvassing at Schedule 6.

1.3 Tender Assessment Model

Award Criteria and Assessment Criteria

Any Contract(s) awarded as a result of this procurement will be awarded on the basis of the offer that is the most advantageous to the College. The Award Criteria are:

- 70% quality.
- 30% cost.

Scores are arrived at following the application of the Assessment Criteria (**Assessment Criteria**) set out below, to the Tenderer's Tender.

Tenderers are required to submit a Tender strictly in accordance with the requirements set out in this ITT, to ensure the College has the correct information to make the assessment. Evasive, unclear, hedged or qualified Tenders may be discounted in assessment, no assumptions are permitted and may, at the College's discretion, be taken as a rejection by the Tenderer of the terms set out in this ITT.

The Tender Assessment Model showing the Assessment Criteria and the maximum scores attributable to them is set out below.

Evaluation Element	Weighting	Rationale	Means of Assessment
Price	30%	Ensures value for money whilst recognising that the lowest price does not necessarily represent best value for a professional services of this nature	Completed price breakdown
Quality (Technical and Social Value)	70%	Reflects the specialist, professional nature of the commission and the need for high-quality, RICS-compliant outputs that will inform estate strategy.	Written Submission
TOTAL	100%		

Assessment process

Quality assessment

The weighting allocated to each quality question is set out below.

Ref	Quality Criterion	Weighting
Q1	Technical Methodology and Approach	25%
Q2	Team Competence and Experience	15%
Q3	Relevant Experience and Track Record	10%
Q4	Programme, Resourcing and Risk Management	10%
Q5	Social Value and Community Benefits	10%
	Total Quality	70%

The quality assessment will be scored in accordance with the table below.

Scoring matrix for the technical and quality criteria

0	Completely fails to meet required standard or does not provide a proposal.
1	Proposal significantly fails to meet the standards required, contains significant shortcomings or is inconsistent with other proposals.
2	Proposal falls short of achieving expected standard in a number of identifiable respects.
3	Proposal meets the required standard in most material respects but is lacking or inconsistent in others.
4	Proposal meets the required standard in all material respects.
5	Proposal meets the required standard in all material respects and exceeds some or all of the major requirements.

Once a score is reached for each question, the appropriate weighting will be applied, to calculate the Tenderers total quality score.

Pricing evaluation

Bid prices will be scored on a comparative basis with the lowest bid receiving 100% of the available marks (30% following weighting). All other bids will be compared against that lowest bid.

Tenderers must submit pricing using the Pricing Schedule provided (a separate document), broken down as follows:

Item	Element	Basis
1	Mobilisation and Desk Study	Lump sum for pre-survey preparation, document review, access planning
2	Building Fabric Condition Survey – Fieldwork	Priced per building or per campus as specified in the schedule
3	M&E Services Condition Survey – Fieldwork	Priced per building or per campus as specified in the schedule
4	Fire Compartmentation Survey (if integrated)	Priced separately to allow comparison with/without this element
5	Reporting and Deliverables	Lump sum for all reports, databases, schedules, and presentations
6	Excel template / BIM Format	Separately priced optional element
7	Travel and Expenses	Inclusive within rates or clearly itemized
8	Specialist Access Equipment (if required)	Provisional sum or day rate for MEWPs/scaffolding
	TOTAL CONTRACT PRICE	Sum of elements 1–8

Tenderers must also provide:

- A schedule of day rates for all grades of staff proposed (to allow assessment of any variations or additional work)
- Confirmation that all prices are exclusive of VAT

- Confirmation that prices are fixed for the duration of the commission
- Details of any assumptions or exclusions upon which the pricing is based

1.4 Assessment questions for completion by Tenderers

Please address the following quality assessment criteria. **Responses per question (i.e. Q1 – Q5) must be limited to 1,000 words or 2 x A4 sides of 12pt, Arial text (whichever is greater).**

Accompanying illustrations, diagrams and CV's will not form part of the allocated word count (but will be considered as forming part of the assessed Tender) and any element of the response over the allocated word count will not be considered as part of the assessment process.

Q1 – Technical Methodology and Approach (25%)

Please describe your proposed methodology for undertaking a comprehensive condition survey of the Coleg y Cymoedd college estate, including building fabric and mechanical and electrical services. Your response should address:

- a) How you will structure the survey to comply with the RICS Surveying Assets in the Built Environment guidance and deliver condition ratings (A–D) and priority ratings (1–4) for all elements.
- b) Your approach to defect identification, risk assessment, and compliance screening (fire safety, electrical safety, gas safety, asbestos management, water hygiene, Equality Act access, and Building Regulations).
- c) Your methodology for producing lifecycle cost forecasts at 1, 5, 10, 20 and 25-year horizons, including the cost estimation methodology, regional indexation, and alignment with NRM elemental structures.
- d) Your approach to asset data collection at Level 1 (serialised/statutory), Level 2 (non-serialised/counted) and Level 3 (linear/system) as specified, and how you will structure data by Site/Property, Block, and Location.
- e) How your deliverables will support the College's estate strategy, planned preventative maintenance programme, and Welsh Government FE Capital Funding applications.
- f) Your proposed approach to fire compartmentation survey integration alongside the condition survey.

Q2 – Team Competence and Experience (15%)

Please provide details of the proposed project team who will deliver this commission, including:

- a) The Project Lead and their qualifications (MRICS/FRICS), relevant experience of leading condition surveys in the education or public sector, and their proposed time commitment to this project.
- b) The M&E specialist(s) and their qualifications (CEng/IEng or equivalent), with relevant experience of surveying mechanical and electrical services in complex educational buildings.
- c) Any additional specialist resource (e.g., fire compartmentation surveyors, asbestos awareness trained staff, access equipment operators) and how they will be integrated into the survey team.
- d) Your approach to quality assurance and consistency checking across multiple surveyors and buildings, including any QA procedures compliant with ISO 9001 or equivalent.
- e) CVs for all key personnel, including experience of delivery, particularly in a live educational setting (appended and not included in the word count).

Q3 – Relevant Experience and Track Record (10%)

Please provide evidence of your organisation's experience in delivering condition surveys of comparable scope and complexity, including:

- a) Up to three case studies of condition surveys completed within the last five years for further education colleges, higher education institutions, or comparable multi-building public sector estates in Wales or the wider UK. For each, describe the scope, value, number of buildings surveyed, key outputs, and client reference details and the approach to safeguarding whilst undertaking works
- b) Evidence of producing lifecycle cost plans and capital expenditure forecasts that have been used to support funding applications or strategic estate planning.
- c) Experience of producing survey data in defined, structured formats and/or BIM structured data.
- d) Any relevant experience of working with Welsh Government funded institutions or familiarity with Welsh education sector estate requirements.

Q4 – Programme, Resourcing and Risk Management (10%)

Please describe your proposed programme for delivering the commission, including:

- a) A draft programme (Gantt chart or equivalent) covering mobilisation, desk study, fieldwork, draft reporting, and final reporting, demonstrating compliance with the indicative timeline in the specification (see Schedule 2 to this ITT).
- b) Your approach to managing access across a multi-campus college estate that is operational during survey periods, including minimising disruption to teaching and learning.
- c) Your proposed resourcing plan, including the number of surveyors, duration of on-site presence, and any phasing of work across campuses.
- d) Your approach to health and safety, including CDM compliance, working at height protocols, asbestos awareness, and provision of a project-specific RAMS, including the management of any critical issues discovered during the course of the survey
- e) Key risks to delivery and your proposed mitigation strategies.

Q5 – Social Value and Community Benefits (10%)

In line with the Social Partnership and Public Procurement (Wales) Act 2023 and the Well-being of Future Generations (Wales) Act 2015, please describe the social value and community benefits your organisation will deliver through this contract, including:

- a) **Fair Work:** How you will ensure fair work practices within your organisation and supply chain for this contract, including payment of at least the Minimum Wage, employment rights compliance, and trade union engagement where applicable.
- b) **Workforce Development:** Any opportunities for skills development, apprenticeships, work placements, or training that will be created or supported through the delivery of this commission, particularly for younger people, older workers, the long-term unemployed, or people with disabilities.
- c) **Environmental Sustainability:** How you will minimise the environmental impact of delivering this commission, including travel and carbon reduction, waste minimisation, and sustainable working practices.
- d) **Local Economic Impact:** How you will support the local economy in South Wales, including use of local sub-contractors, local accommodation, and local supply chains where practicable.

- e) Welsh Language: Your approach to Welsh language provision in deliverables and client communications where relevant and practicable.
- f) Equality and Accessibility: How you will ensure equality of opportunity and accessibility in your approach to this commission.

2. Introduction and background

2.1 Contents of the ITT

This invitation to tender (ITT) comprises:

- Tender completion requirements, assessment model, specification (see Schedule 2) and the other schedules.
- Draft appointment (**Appointment**) and schedules.
- Quality questions.

2.2 Introduction

3. The College is conducting the procurement using a competitive tendering procedure. The Appointment is a below-threshold, service procurement. The College is exempt from Part 6 of the Procurement Act 2023 (**PA 2023**) and therefore is not subject to the PA 2023 below-threshold requirements. However, for the sake of transparency, the College is adopting processes similar to those set out in the PA 2023, including but not limited to, issuing a tender notice on Sell2Wales.

The procurement is being conducted for the purpose of procuring the services described in the Schedule 2 - Services (**Services**).

This ITT contains information about the procurement process, including the timetable, how to submit a response (**Tender**), and criteria by which Tenders will be judged (**Award Criteria**).

Please read this document carefully, as failure to comply may result in exclusion from the procurement or rejection of a Tender.

3.1 Introduction to the College

Coleg y Cymoedd (meaning College of the valleys) was formed in 2013, following the merger of The College of Ystrad Mynach and Coleg Morgannwg to form one of the largest providers of further education and training in South Wales. It is

committed to providing high quality, wide ranging and relevant education, and training courses for the local community.

The College is based in Southeast Wales and boasts 4 main campuses across the Rhondda Cynon Taff County Borough Council and Caerphilly County Borough Council. The Estate is 59,622m² spread over the 4 campuses: Rhondda (10,237m²), Nantgarw (25,891m²), Ystrad Mynach (17,323m²) and Aberdare (6,171m²). It offers learning provision at outreach centres within local communities. The College holds the investors in people award, many of the campuses also hold awards for good and outstanding practice. The College has over 12,000 enrolments with an annual turnover of £40 million. The College employs 800 staff.

The College has invested significantly in its facilities in recent years with standout projects including the Nantgarw Campus building (a £40 million award winning campus), Aberdare Campus (a £22 million campus opened in 2017), state of the art Railway Training and Motor Vehicle Facilities.

The relevant campus details are set out below:

Nantgarw Campus – Heol y Coleg, Nantgarw, Cardiff, CF15 7QY

Rhondda Campus – Pontrhondda Rd, Llwynypia, Tonypandy, CF40 2TQ

Ystrad Mynach Campus – Twyn Road, Ystrad Mynach, CF81 7XR

Aberdare Campus – Wellington Street, Aberdare, CF44 8EN

Mission

Our mission is your future success.

Vision

To be recognised as an excellent College by learners, staff, business and communities.

Core Values

Our Core Values are that:

- We focus on learners.
- We strive for high performance.
- We value and invest in all people.
- We seek continuous improvement.
- We are aspirational, we listen and collaborate.

3.2 Operational Hours

The hours of operations for the sake of this Appointment are in accordance with the definitions of 'College Operating Hours' and 'Out of College Operating Hours'. These being:

College Operating Hours:

08:00-21:00 hours Monday to Thursday

08:00-17:00 hours Friday

08:00-13:00 hours Saturdays (At Nantgarw only)

CLOSED Sundays

Out of College Operating Hours:

21:00-08:00 hours Tuesday to Friday

17:00-08:00 hours Friday to Saturday

13:00 hours Saturday to 08:00 hours Monday

3.3 Procurement Outline

The Services are to be procured as a single stage competitive tender.

3.4 Purpose and scope of this ITT

This ITT:

- Asks Tenderers to submit their Tenders in accordance with the instructions set out in this ITT.
- Sets out the overall timetable and process for the procurement of Tenders.
- Provides Tenderers with sufficient information to enable them to submit a compliant Tender (including providing templates where relevant).
- Sets out the Award Criteria and the model that will be used to assess the Tenders (**Tender Assessment Model**).
- Explains the administrative arrangements for the receipt of Tenders.

3.5 Requests for clarification

Any clarifications relating to this ITT must be submitted through the Portal.

The College will respond to all reasonable clarifications as soon as possible through publishing the Tenderers' questions and the College's response to them on the Portal (**Clarifications Log**).

If a Tenderer wishes the College to treat a clarification as confidential and not issue the response to all Tenderers, it must state this when submitting the clarification. If, in the opinion of the College, the clarification is not confidential, the College will inform the Tenderer and it will have an opportunity to withdraw it. If the clarification is not withdrawn, the response will be issued to all Tenderers. If the original clarification is withdrawn, the Tenderer may either submit an amended request for the clarification to be treated as confidential, which would be considered by the College in the same manner as the original request, or raise a new request to be treated as a non-confidential request.

The deadline for receipt of clarifications relating to the Services or this ITT is set out in paragraph 4. The College reserves the right not to answer any requests for clarification submitted after this date, or submitted via any means other than the Portal.

Neither the College, nor any staff member of the College, has the authority to make any verbal representations or explanation to the Tenderers or others as to the meaning of anything contained within this ITT, which includes without limitation: the Appointment, any specification, drawings or other documents, or as to anything which is to be done or not to be done by the Consultant following acceptance of their Tender, or as to any other matter or thing.

Tenderers are advised not to rely on communications from the College in respect of the Services or ITT unless they are made in accordance with these instructions.

3.6 Clarifications about the contents of the Tender

The College reserves the right (but is not obliged) to seek clarification of any aspect of a Tenderer's Tender during the assessment phase where necessary for the purposes of carrying out a fair assessment. Tenderers are asked to respond to such requests promptly. Vague or ambiguous answers are likely to score poorly or render the Tender non-compliant.

4. Tender Timetable

4.1 Deadline for receipt of Tenders

Responses to this ITT must arrive in the manner prescribed under paragraph 5.1 prior to the deadline.

Do not leave your response until the last minute or hours before the deadline. If you experience connection problems, you will miss the deadline and your response may be deemed non-compliant and rejected. Always upload generic information early to avoid last minute time pressure.

The speed at which your submission is received will also depend on the size of the file and the internet bandwidth available to you. Allow sufficient time when tendering electronically. As a general guide, a simple two-page text file should take less than 30 seconds to transmit. A large file (i.e. one approaching 4MB file size) may take several minutes to transmit.

All of the submission must be received prior to the submission deadline. If your transmission is part received when the deadline is reached, the submission will fail. As a general rule, if the transmission process has not completed within 10 minutes, it has been unsuccessful.

Any Tender received after the Deadline shall not be opened or considered, unless there are exceptional mitigating circumstances such as a technical failure in connection with the Portal, which shall be considered by the College in its absolute discretion.

The College may, however, in its own absolute discretion extend the deadline and in such circumstances the College will notify all Tenderers of any change.

4.2 Appointment award

The College may award the Appointment on the basis of a Tender submitted in accordance with the instructions below.

Contract award is subject to the formal approval process of the College. Until all necessary approvals are obtained, no Appointment will be entered into.

Once the College has reached a decision in respect of a contract award, all bidders will be notified of the outcome of the procurement prior to contract award. The College intends to adopt a quasi-standstill period in accordance with the timetable set out above

4.3 Debrief

A debrief summary will be sent to each Tenderer. In its debrief summary the successful Tenderer will be told the scores it received against each award criterion and the reasons for those scores. Each unsuccessful Tenderer will receive its own scores and reasons for those scores, plus the equivalent information for the successful Tenderer.

5. Tender completion information

5.1 Formalities

All documents comprising the Tender must be completed and uploaded to the Portal by the Deadline.

The following requirements must be adhered to when submitting Tenders:

- The pages of the Tender documents must be numbered sequentially as "Page [x] of [xx]" and include the date and title of the document on each page of the main body.
- Any additional pre-existing material that is necessary to support the Tender should be included as schedules with cross-references to this material in the main body of the Tender. Cross-references to this ITT should also be included in the Tender whenever this is relevant.
- Where documents are embedded within other documents, Tenderers must upload separate copies of the embedded documents.
- The Tender must be submitted in English or Welsh and drafted in accordance with the drafting guidance set out in this ITT.
- The Tender text should be in 12pt, Arial.
- Line spacing must be 1.0 or more.

The Tender must be clear, concise and complete. The College reserves the right to mark a Tenderer down or exclude it from the procurement if its Tender contains any ambiguities or caveats or lacks clarity. No unauthorised alterations or additions are to be made to the Form of Tender or any other component of the Tender document. Tenderers should submit only such information as is necessary to respond effectively to this ITT. Tenders will be assessed on the basis of information submitted by the Deadline.

The Tenderer must upload a duly executed Form of Tender (Schedule 8). Where the Tenderer is a company, the Tender must be signed by a duly authorised representative of that company. In the case of a partnership, all the partners should sign or, alternatively, one only may sign, in which case they must have and should state that they have authority to sign on behalf of the other partner(s). The names of all the partners should be given in full together with the trading name of the partnership. In the case of a sole trader, they should sign and give their name in full together with the name under which they are trading.

5.2 Appointment

The draft Appointment that the College proposes to use is attached at 7. By submitting a Tender, Tenderers are agreeing to be bound by the terms of this ITT and the Appointment without further negotiation or amendment.

If the terms of the Appointment render the proposals in the Tenderer's Tender unworkable, the Tenderer should submit a clarification in accordance with paragraph 3.5 and the College will consider whether any amendment to the Appointment is required. Any amendments shall be published through the Clarifications Log and shall apply to all Tenderers. Where both the amendment and the original drafting are acceptable and workable to the College, the College shall publish the amendment as an alternative to the original drafting. Tenderers should indicate if they prefer the amendment; otherwise the original drafting shall apply. Any amendments that are proposed but not approved by the College through this process will not be acceptable and may be construed as a rejection of the terms, leading to the disqualification of the Tender.

5.3 Prices

Prices must be quoted in pounds sterling, (GBP), and amounts shown should be exclusive of value added tax (VAT) at the prevailing rate. Tenderers' pricing will be assessed on a true like for like-for-like basis and Tenderers are asked not to deviate from the pricing structure and format contained within the ITT package.

5.4 Qualification of Tender

Tenders must not be qualified and must be submitted strictly in accordance with the Tender instructions. Tenders must not be accompanied by statements which could be construed as rendering the Tender equivocal and or by placing it on a different footing from any other Tenders. Only Tenders submitted without qualification strictly in accordance with the ITT documentation as issued (or subsequently amended by the College), will be deemed as bona fide and accepted for consideration. The College's decision on whether a Tender is bona fide will be final and the Tenderer will not be consulted.

5.5 Documents forming the Contract

The following documents shall form part of the Contract between the College and the Service Provider(s):

- Contract and its schedules.
- Services – see Schedule 2.

- Schedules (such as service levels, site plans, asset lists, contracts list, list of transferring employees, relevant policies and so on).
- A pricing model (as completed by the Service Provider).
- As applicable, a list of commercially sensitive information (as completed by the successful Tenderer).

5.6 Subcontractors

The College requires each Tenderer to identify whether any and, if so, which subcontracting arrangements apply in the case of its Tender, including which elements (if any) of the Contract are to be subcontracted, the identity of the proposed subconsultants/subcontractors, and which entity is proposed to be the Supplier.

For the purposes of this ITT, the following terms apply:

- **Subcontracting arrangement.** Subcontracting could involve, for example, an economic operator bidding as a Consultant and using a subcontractor/subconsultant to deliver some of the Services.

6. Procurement terms and conditions

6.1 Warnings and disclaimers

While the information contained in this ITT is believed to be correct at the time of issue, neither the College and its advisers, nor any other awarding authorities will accept any liability for its accuracy, adequacy or completeness, nor will any express or implied warranty be given. This exclusion extends to liability in relation to any statement, opinion or conclusion contained in or any omission from this ITT (including its appendices) and in respect of any other written or oral communication transmitted (or otherwise made available) to any Tenderer. No claim against the College shall be allowed whether in contract or in tort under the Misrepresentation Act 1967 or otherwise on the ground of inaccuracy. This exclusion does not extend to any fraudulent misrepresentation made by or on behalf of the College.

If a Tenderer proposes to enter into a Contract with the College, it must rely on its own enquiries and on the terms and conditions set out in the Contract(s) (as and when finally executed), subject to the limitations and restrictions specified in it.

Neither the issue of this ITT, nor any of the information presented in it, should be regarded as a commitment or representation on the part of the College (or any other person) to enter into a contractual arrangement.

The College shall not be liable to any person for any damages, losses, costs, liabilities or expenses of any kind which it may suffer as a consequence of relying upon this information.

The Consultant acknowledges that the College does not warrant or give any representation on the accuracy or completeness of any data or information provided to the Consultant by the College including any relating to the site or things on or under the site or in the vicinity of the site including (but not limited to) the location, size, nature or condition of any pipes, drains, sewers, cabling, utilities, communications or any other services of whatever nature benefitting the site. The Consultant must rely on its own enquiries and carry out such further investigation or surveys as it considers appropriate.

6.2 Confidentiality, Use of AI and freedom of information

Save to the extent publicly available, all information supplied by the College to Tenderers (including this ITT and all other documents relating to the procurement), whether in writing or orally, is supplied on condition that it (including the fact that the Tenderer has received this ITT) be kept confidential by the Tenderer; it must not be copied, reproduced, distributed or passed to any other person at any time (except to professional advisers or subconsultants for the sole purpose of enabling the Tenderer to submit a Tender) unless the information is already in the public domain. The copyright in this ITT is vested in the College.

Where a Tenderer uses Artificial Intelligence (AI) tools to assist in preparing its Tender, the Tenderer must ensure that such use does not infringe any third-party intellectual property rights. The Tenderer confirms that it has reviewed and taken responsibility for all AI-generated material included in its Tender, and will be bound by it. For the avoidance of doubt, any AI-generated content included in the Tender will be treated as the Tenderer's Tender for the purposes of this procurement, and the Tenderer will be responsible for any associated intellectual property warranties or indemnities.

Tenderers must ensure that any confidential information provided as part of their Tender is not disclosed to, or processed by, any external AI tools or platforms in a manner that would compromise its confidentiality.

As a public body, the College is subject to the provisions of the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (SI 2004/3391) (EIR) in respect of information it holds (including third-party information). Any member of the public or other interested party may make a request for information. The College is also subject to various public sector transparency policies and legal requirements, including the placing of contract award notices on the Welsh Digital Platform (Sell2Wales), which identify the

Contract value and successful supplier, the publication of the Contract itself in certain circumstances, and the provision of information to Tenderers further to section 50 of the PA 2023.

Tenderers should therefore be aware that information provided in connection with this procurement, or in connection with any contract awarded, may be disclosed by the College, unless the College decides (in its absolute discretion) that one of the statutory exemptions under the FOIA, the EIR or section 94 of the PA 2023 applies. Requests for information and application of any exemptions shall be considered on a case-by-case basis. By taking part in this procurement, Tenderers agree to such disclosure or publication by the College.

Tenderers may designate any information supplied as part of their tender response or otherwise in connection with the procurement as confidential or commercially sensitive by clearly identifying it as such to the College in the template provided at Schedule 5. Blanket protective markings applied to the whole document will not be sufficient. While designating material as confidential or commercially sensitive or equivalent does not guarantee non-disclosure, the College will consider this as part of any disclosure decision.

Tenderers shall comply with the Data Protection Legislation at all times.

6.3 Publicity

No publicity regarding the Services or the award of any Contract will be permitted unless and until the College has given prior express written consent to the relevant communication. For example, no statements may be made to the media regarding the nature of any Tender, its contents or any proposals relating to it without the prior written consent of the College.

6.4 Welsh Digital Platform

Tenderers that wish to participate in this procurement are responsible for ensuring that the Welsh Digital Platform (Sell2Wales) contains complete, accurate and up-to-date information about their organisation and any associated persons who are relevant for the purposes of this procurement. Tenderers must notify the College immediately if they are unable to provide accurate and up-to-date information via the Welsh Digital Platform.

6.5 Supplier Warranties

In submitting a Tender and generally taking part in this procurement, the Tenderer warrants, represents and undertakes to the College that:

- It understands and has complied with the conditions set out in this ITT.
- All information, representations and other matters of fact communicated (whether in writing or otherwise) to the College by the Tenderer, its staff or agents in connection with or arising out of the procurement are true, complete and accurate in all respects, both as at the date communicated and as at the date of the submission of the Tender.
- It has made its own investigations and undertaken its own research and due diligence, and has satisfied itself in respect of all matters (whether actual or contingent) relating to the invitation and has not relied on any information, representation or assumption which may have been made by or on behalf of the College (with the exception of any information which is expressly warranted by the College).
- It has full power and authority to submit a Tender and to perform the obligations in relation to the contract and will, if requested, promptly produce evidence of such to the College.

Tenderers should note that the potential consequences of providing incomplete, inaccurate or misleading information include that:

- The College may exclude the Tenderer from participating in this procurement.
- The College may rescind any resulting contract under the Misrepresentation Act 1967 and may sue the Tenderer for damages.
- If fraud or fraudulent intent can be proved, the Tenderer may be prosecuted and convicted of the offence of fraud by false representation under section 2 of the Fraud Act 2006, which can carry a sentence of up to 10 years or a fine (or both). If there is a conviction, then the Tenderer may be excluded from bidding for contracts under paragraph 15 of Schedule 6 to the PA 2023 and may be added to the debarment list.

6.6 Anti-canvassing and collusion

Any attempt by Tenderers or their advisers to influence the contract award process in any way may result in the Tenderer being disqualified. Specifically, Tenderers must not directly or indirectly at any time:

- Devise or amend the content of their Tender in accordance with any agreement or arrangement with any other person, other than in good faith with a person who is a proposed partner, supplier, or provider of finance.

- Enter into any agreement or arrangement with any other person as to the form or content of any other Tender, or offer to pay any sum of money or valuable consideration to any person to effect changes to the form or content of any other Tender.
- Enter into any agreement or arrangement with any other person that has the effect of prohibiting or excluding that person from submitting a Tender.
- Canvass the College or any employees or agents of the College in relation to this procurement.
- Offer, promise or give any person working for or engaged by the College a financial or other advantage as an inducement or reward for any improper performance of a function or activity relating to this procurement.
- Attempt to obtain information from any of the employees or agents of the College or their advisers concerning another Tenderer or Tender.

Tenderers must complete and return Schedule 6 (Certificate of non-collusion and non-canvassing) with their Tender.

6.7 Conflicts of interest

Tenderers are responsible for ensuring that no direct or indirect conflicts of interest exist (whether personal, financial or otherwise) between the Tenderer, its employees and advisers, and the College, its employees and advisers that may give the Tenderer an unfair advantage. Tenderers must notify the College immediately of any conflicts of interest whether potential, actual or perceived.

The College reserves the right to:

- Exclude a Tenderer that fails to notify the College of a perceived, actual or potential conflict of interest, or where an actual conflict of interest exists that puts the Tenderer at an unavoidable unfair advantage vis a vis other Tenderers.
- Exclude a Tenderer that fails to take reasonably requested steps specified by the College to mitigate any conflict of interest, including entry into a conflict of interest agreement.

Suppliers are required to complete a Conflict of Interest Declaration as part of their Tender, as set out in Schedule 9.

6.8 College's rights to modify the procurement

The College reserves the right at any time to:

- Seek clarification in respect of any part of a Tenderer's submission.
- Request Tenderers to submit, supplement, clarify or complete relevant information or documentation where it appears to be incomplete, erroneous or missing.
- Disqualify any Tenderer that does not submit a compliant Tender in accordance with the instructions in this ITT.
- Disqualify any Tenderer that is guilty of serious misrepresentation or of negligently providing misleading information in relation to its Tender or the Tender process.
- Reject a Tender that is abnormally low.
- Withdraw this ITT at any time, or re-invite Tenders on the same or any alternative basis.
- Choose not to award the Contract as a result of the current procurement process or to abandon that process.
- Issue changes, modifications or additional information (including to the Timetable) relating to the procurement, including to this ITT.
- Alter the Timetable as it sees fit.
- Rewind or re-run any part of this procurement on the same or an alternative basis.

6.9 Bid costs

The College will not be liable for any bid costs, expenditure, work or effort incurred by a Tenderer in proceeding with or participating in this procurement, including if the procurement process is terminated or amended by the College.

7. Applicable Policies

The Consultant shall comply with the Applicable Policies as set out at Schedule 4.

8. Construction Specific Requirements

The Consultant shall comply with the construction specific requirements as set out at Schedule 10.

Schedule 1 Draft Appointment



DRAFT CYC
Condition Surveys C

Schedule 2 Services



CONDITION SURVEY 2026

REF: CYC/26/022

Specification

1. Project Brief

1.1 Purpose

The purpose of this procurement is to undertake a comprehensive Condition Survey across the Coleg y Cymoedd college estate to:

- Establish the current physical condition of all buildings, fabric, and engineering services.
- Identify defects, deterioration, and non-compliance issues.
- Provide lifecycle maintenance forecasts and capital expenditure planning data.
- Inform estate strategy, planned preventative maintenance (PPM) programmes, and budget prioritisation.
- Support compliance with statutory and regulatory obligations.

1.2 Survey Standard

The survey shall be undertaken mapped explicitly to the RICS Condition Surveys Guidance Note. All outputs must conform to RICS requirements for:

- Condition ratings
- Priority ratings
- Elemental structure (aligned with NRM or UNIFORMAT classification)
- Clear justification for recommendations
- Transparent cost estimation methodology

1.3 Survey Type

A Condition Survey (Fabric + M&E) in accordance with RICS Condition Survey (Detailed Survey), unless otherwise stated.

1.4 Survey Output

The final deliverables must enable the client to:

- Understand current and predicted future condition.
- Identify statutory compliance risks.
- Plan capital and maintenance expenditure over 1, 5, 10, 20 and 25 years.
- Prioritise works based on risk, significance, and cost.
- Support strategic estate planning and funding applications (e.g., WG FE Capital Funding).

2. Scope of Works

2.1 Survey Coverage

The survey shall cover the full college estate including, as applicable:

- Academic buildings (classrooms, workshops, labs, studios)
- Support facilities (offices, libraries, student services)
- Sports halls, gyms, external pitches, and changing spaces
- Cafeterias, catering facilities, and commercial training areas
- External areas (car parks, roads, drainage, boundaries, hard/soft landscaping)
- Outbuildings, storage areas, plant rooms, and service yards

A detailed building list and site plan will be provided prior to commencement.

3. Methodology

The consultant shall adopt the following structured methodology:

3.1 Desk Study

- Review all existing estate documentation, including:
 - As-built drawings
 - O&M manuals
 - Asbestos register
 - Fire strategies and FRA
 - Planned maintenance records
 - Previous surveys and reports
- Identify information gaps and confirm access protocols.

3.2 On-site Inspection

Surveys to be conducted room-by-room and area-by-area, covering:

3.2.1 Building Fabric

- Substructure
- Superstructure (walls, cladding, structure)
- Roofs (flat/pitched, coverings, drainage)
- Windows, doors, glazing
- Internal finishes (floors, walls, ceilings)
- Fittings and fixed furniture
- Vertical transport (lifts, hoists)

3.2.2 Mechanical & Electrical Systems

- Heating systems and boilers
- Ventilation and air handling units

- Cooling systems
- Electrical distribution and lighting
- Fire alarms and emergency lighting
- Security systems (CCTV, access control)
- Water systems (domestic hot/cold)
- Gas installations
- ICT infrastructure
- Specialist teaching systems (extracts, compressors, LEV)

3.2.3 External Areas

- Hard landscaping (paths, roads, parking)
- Soft landscaping (grounds, vegetation)
- Fencing, gates, boundaries
- Drainage and utilities infrastructure

3.3 Defect Identification

Defects to be categorised per RICS descriptors:

- Condition Rating A–D
- Priority Rating 1–4
- Remaining Useful Life (RUL)
- Consequence of Failure
- Risk/Compliance Assessment (fire, H&S, statutory)

3.4 Cost Modelling

- Elemental costings aligned to RICS NRM or equivalent elemental structure.
- Cost estimates for:
 - Immediate remedial works
 - Short-term and medium-term repairs
 - Lifecycle renewal
 - Statutory upgrades
- Indexation and regional cost factors are to be applied.

3.5 Lifecycle Analysis

Produce lifecycle forecasts for 1, 5, 10, 20 and 25 years:

- Predicted element replacement cycles
- Major plant renewals
- Repainting/redecorating cycles
- Roof and façade renewals

- Systems obsolescence considerations All assets identified will be assigned to a Location (Room) within a Block within a Property to allow for trackability of all assets. Data will be collected in the following format:

Site structure

- Site/Property
- Block
- Location
 - Internal/External
 - Floor Level
 - Location id
 - Room Name

Asset Information

Asset condition will be captured and reported based purely on the visual appearance of the asset and any auditable or reported defects without intrusive inspection or investigation.

Classification of Premises Elements. Sub elements e.g. Window Framing, glazing and ironmongery will be measured on a Location (Room) as above with an average condition score rather than identifying individual windows and components.

It is proposed that fire compartmentation surveys will be carried out at the same time as the Condition survey to minimise disruption.

The following information will be ascertained and included from a non-intrusive audit as part of the standard asset collection:

- • Function (Determined via Hierarchy)
- • Asset Status
- • Asset Photo
- • Manufacturer
- • Model
- • Serial number
- • Asset Name
- • Installation Year
- • Condition
- • Current Age
- • Predicted Remaining Life (Based on CIBSE Guidance)
- • Assessed Remaining Life
- • Quantity

- Predicted Life Cycle Costs

Generic / non-serialised assets and Serialised Specific assets will need to be identified and surveyed based on the 3 below Levels;

Level 1 Data (Specific / Serialised)

These are assets that are generally statutory, business critical or mandatory to maintain, (as per Building Engineering Services Association (BESA) SFG20 task schedules). These types of assets include boilers, air handling, air conditioning, LV panels, distribution boards etc. and they require more detailed information collected against them. These will be collected as an individual entry by room.

Level 2 Data (Non- Serialised Assets)

These are defined as assets that have multiple occurrences of the same type in the same location and rather than collect them as an individual item, they will be collected as a total of the same type (count) by Block, these would include Internal Lighting, Emergency Lighting, external light fittings, Windows, Doors, Sanitary Ware etc.

Level 3 Data (Linear Assets)

These are generally systems that cover a building/zone or floor and cannot be quantified as an individual or multiple. They are measured either on a m² or gross internal area basis, these would include distribution pipework, ductwork, wiring etc. These need to be collected as an individual entry (showing that they are present) for each type of asset at block level.

3.6 Compliance Review (High-Level)

Identify non-compliance risk indicators including:

- Fire safety
- Electrical safety
- Gas safety
- Asbestos management concerns
- Water hygiene (Legionella)
- Equality Act access issues
- Building Regulations concerns

(Full compliance audits are outside the scope, unless specifically instructed).

4. Deliverables

4.1 Condition Survey Report

A full report for each building including, in a PDF format:

- Executive Summary
- Methodology and assumptions
- Schedule of condition per element
- Photographic evidence
- Defect descriptions and ratings
- Compliance observations
- Summary of high-risk issues
- Fire and safety critical observations

4.2 Condition Databases / Schedules

- Elemental condition schedules
- Priority action lists
- Costed remedial works schedule
- Lifecycle cost plan (1–25 years)

4.3 Asset Information Model

Survey data should be provided in:

- Excel format on the provided template (Appendix B)
- BIM structured data (if applicable)

4.4 Presentation of Findings

- PowerPoint briefing
- Prioritisation heat maps
- Risk dashboards
- Investment planning summary
- All photographs taken during the course of the survey works (not utilised in the body of reports provided) to be supplied digitally, indexed as appropriate.

5. Access, Restrictions & Exclusions

5.1 Access

- Full access to all areas will be required; inaccessible areas must be noted and reported promptly to the Head of Estate Projects and Environmental Reporting.
- Specialist access equipment (MEWPs, towers) to be provided by the supplier if required.

5.2 Survey Limitations

The following are excluded, unless specifically instructed:

- Intrusive investigations
 - Asbestos sampling
 - Specialist M&E testing (e.g., thermal imaging, power quality)
 - Structural calculations
 - Invasive roof inspection (unless safe access provided)
 - Underground services mapping
-

6. Programme

6.1 Proposed Timeline

- Mobilisation & data collection: 1–2 weeks
 - Fieldwork surveys: 8 – 10 weeks
 - Draft report: within 3 weeks of survey completion
 - Final report: within 1 week of receiving client comments
-

7. Quality Assurance

The consultant must demonstrate through their quality submission:

- RICS-qualified surveyors (MRICS/FRICS)
 - Experienced M&E engineers (CEng/IEng)
 - QA procedures compliant with ISO 9001
 - Consistency checks across all buildings
-

8. Health & Safety

Through their quality submission, the consultant shall demonstrate compliance with:

- College H&S procedures (Appendix A)
- CDM Regulations 2015
- Safe working at height in accordance with the Working at Height Regulations 2005.
- Asbestos awareness protocols

A project-specific risk assessment and method statement (RAMS) must be provided.

Appendix A

Coleg y Cymoedd Health and Safety Procedures



Contractors Terms
of Engagement.doc

Appendix B

Excel Completion template



CYC 26 022
Condition Survey Ex

Schedule 3 Site Plans



Aberdare
Campus.pdf



Nantgarw
Campus.pdf










Rhondda Campus
Block list.pdf



Ystrad Mynach
Campus Block List.p

[College campuses | Coleg y Cymoedd](#)

Schedule 4 Applicable policies

-  14. Freedom of Information Act.doc
-  12. Data Protection Policy.docx
-  11. Whistleblowing Policy.docx
-  3a. Anti-Bribery (2).docx
-  3. Anti-Fraud Policy.docx
-  4. Strategic Risk Management Policy.
-  Safeguarding-and-Child-Protection-Policy.p

Schedule 5 Commercially sensitive information.

Commercially sensitive information

I declare that I wish the following information to be designated as commercially sensitive.

The reason(s) it is considered that this information should be exempt under FOIA is:

The period of time for which it is considered this information should be exempt is [until award of Contract **OR** during the period of the Contract **OR** for a period of 3 years].

SIGNATURE:

NAME (PRINT):

POSITION:

COMPANY:

DATE:

COMPANY:

DATE:

Schedule 6 Certificate of non-collusion and non-canvassing

Statement of non-canvassing

I hereby certify that I have not canvassed any minister, official, representative or adviser of the College in connection with this procurement and the proposed award of the contract by the College, and that no person employed by me or acting on my behalf, or advising me, has done any such act. I agree that the College may, in consideration of our tender, and in any subsequent actions, rely on the statements made in this certificate.

I further hereby undertake that I will not canvass any minister, official, representative or adviser of the College in connection with the Procurement and/or award of the contract and that no person employed by me or acting on my behalf, or advising me, will do any such act.

Statement of non-collusion

The College must receive bona fide competitive tenders from all Tenderers.

In recognition of this requirement, I certify that this is a bona fide offer, intended to be competitive and that I have not fixed or adjusted the amount of the offer or the price in accordance with any agreement or arrangement with any other person (except any associated person or subcontractor identified in this offer).

I also certify that I have not done, and undertake that I will not do, at any time during the procurement or, in the event of my final tender being successful, during the term of the contract, any of the following acts:

- Communicate to any person, other than the College, the amount or approximate amount of my proposed offer except where the disclosure in confidence was essential to obtain insurance premium quotations required for its preparation.
- Enter into any agreement or agreements with any other person that they shall refrain from participating in the tendering process carried out by the College or as to the amount of any offer submitted by them during the course of this process.
- Cause or induce any person to enter into such an agreement as is mentioned in the previous paragraph or to inform us of the amount or the approximate amount of any other tender for the contract.
- Commit any offence under the Bribery Act 2010.
- Offer or agree to pay or give or actually pay or give any sum of money, inducement or valuable consideration, directly or indirectly, to any person for doing or having done or having caused to be done in relation to any other tender or proposed tender for the performance of the contract.

In this certificate, the word "person" includes any person, body or association, corporate or incorporate and "agreement" includes any arrangement whether formal or informal and whether legally binding or not.

I agree that the College may, in its consideration of the Tender and in any subsequent actions, rely on the statements made in this certificate.

SIGNATURE: _____

NAME (PRINT): _____

POSITION: _____

COMPANY: _____

DATE: _____

Schedule 7 Tender Response Form

Tenderers are required to respond to each of the items below, by inserting their response to the question within the box provided on this Tender Response Form. The College may only score the information provided within the Tender Response Form.

Tenderers may attach additional documentation in support of the response provided in the Tender Response Form such as diagrams, certificates or spreadsheets, although this should be clearly referenced.

Suitability Assessment Questions

All information will be verified at Contract award stage. If the Tenderer fails to supply evidence to demonstrate its compliance with any of the following questions at award stage, then its bid may be excluded.

1. Safeguarding Young People and Adults

Please confirm that all staff that will be working onsite during this Contract have enhanced DBS clearance. If not, they may be refused entry to site.	Yes <input type="checkbox"/> No <input type="checkbox"/> If No please provide details below
--	---

If you answer No to the above question, without giving suitable evidence, your Tender may be excluded.

2. Health & Safety

Please self-certify that your organisation has a Health and Safety Policy that complies with current legislative requirements.	Yes <input type="checkbox"/> No <input type="checkbox"/>
--	---

<p><i>Answering no may result in a fail and your Tender being excluded.</i></p>	
<p>Has your organisation or any of its Directors or Executive Officers been in receipt of enforcement / remedial orders in relation to the Health and Safety Executive (or equivalent body) in the last three years?</p> <p>If your answer to the question was “yes”, please provide details in a separate Appendix of any enforcement / remedial orders served and give details of any remedial action or changes to procedures you have made as a result.</p> <p><i>The College will exclude Tenderer(s) that have been in receipt of enforcement / remedial action orders unless the Tenderer(s) can demonstrate to the College’s satisfaction that appropriate remedial action has been taken to prevent future occurrences or breaches.</i></p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>
<p>If you use sub-contractors, do you have processes in place to check whether any of the above circumstances apply to these other organisations?</p> <p><i>Answering no may result in a fail and your Tender being excluded.</i></p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Sub-contractors not used <input type="checkbox"/></p>

Schedule 8 Form of Tender

FORM OF TENDER: TENDER CERTIFICATE

TO: Coleg y Cymoedd
DATE: [To be completed by Tenderer]
PROVISION OF: Coleg y Cymoedd Condition Surveys (All Sites) 2026
REFERENCE NUMBER: CYC/26/022

We [Tenderer name(s)] the undersigned, having examined the ITT and all other schedules, do hereby offer to provide Condition surveys as specified in those documents and in accordance with the attached documentation to the College commencing [DATE] and continuing for the period specified in the Contract.

If this offer is accepted, we will execute such documents in the form of the Contract within 10 days of being called on to do so.

We agree that before executing the Contract (and associated schedules) substantially in the form set out in the ITT, the formal acceptance of this Tender in writing by the College, together with the Contract documents attached hereto shall comprise a binding contract between the College and the Tenderer.

We agree with the College in legally binding terms to comply with the provisions of confidentiality set out in paragraph 6.2 of the ITT.

We agree that if we have used Artificial Intelligence to produce any part of our Tender, that the information has been checked and verified as correct by us. We accept that anything written in our Tender is considered true and accurate.

We warrant that we have all requisite authority to sign this Tender and confirm that we have complied with all the requirements of the ITT.

Signature _____

Name and status _____

Signature _____

Name and status _____

For and on behalf of [NAME OF COMPANY OR PARTNERS]

Schedule 9 Conflict of Interest Declaration

I/We warrant that:

1. There **would be no** conflict or perceived conflict of interest in relation to the personnel or type of work involved in this contract.

Signed: _____

Position/Status: _____

Company Name: _____

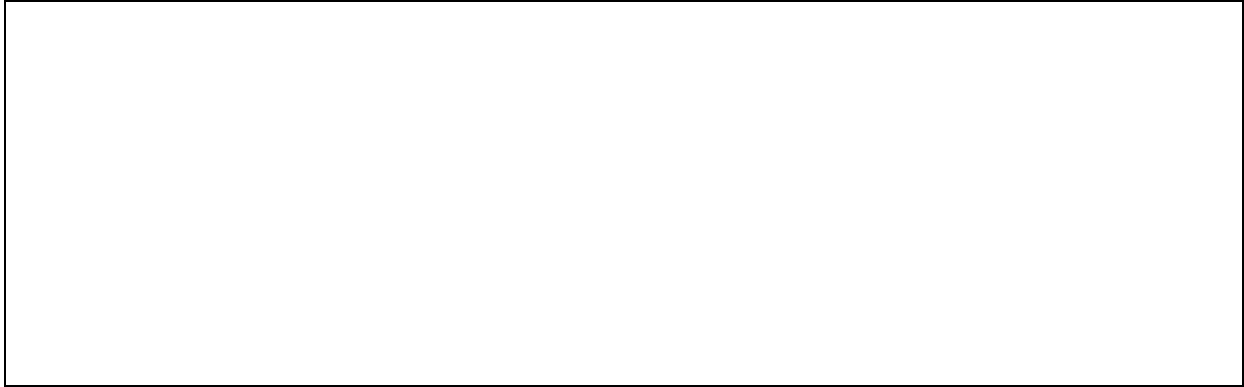
Address: _____

Date Signed: _____

I / We warrant that:

2. There could be a possible conflict or perceived conflict of interest in relation to the personnel or type of work involved in this contract.

Please explain what the possible conflict or perceived conflict of interest may be and who it relates to and how it could have an adverse effect on this contract.



Signed: _____

Position/Status: _____

Company Name: _____

Address: _____

Date Signed: _____

Schedule 10 Construction Specific Requirements

1. Introduction

- 1.1 The College wishes to appoint a consultant to undertake a comprehensive Condition Survey across the Coleg y Cymoedd college estate as per the Services set out in Schedule 2.

2. Proposed Scope

- 2.1 The Consultant shall be responsible for the Building Conditions surveys on all College Sites.

3. Surveys by the Consultant

- 3.1 The Consultant shall include in the Fee the costs for all surveys and associated reports deemed necessary to complete the Services.
- 3.2 Surveys required to be undertaken by the Consultant include, but are not limited to:

- [insert if relevant]

- 3.3 The Consultant is to allow in their costs for all management costs, staff costs, insurances, and attendances required for any surveys that they deem necessary. Any additional surveys and tests considered necessary for the completion of the Services should be identified and included within the Consultant's pricing document.

4. Consultant's Obligations

- 4.1 The Consultant will be responsible for checking the adequacy of all site information made available which are relevant to the Services prior to undertaking the Services. The College will not be held responsible for any delay or costs arising due to any failure on the part of the Consultant in respect of this obligation.
- 4.2 The Consultant will comply with the requirements of any safeguarding policies of the College as notified and/or provided to the Consultant from time to time. This is applicable in respect of any site visits prior to tender submission and throughout the provision of the Services.
- 4.3 The Consultant will comply with RICS Surveying Assets in the Built Environment guidance.

5. Consultant's Duties

5.1 The Consultant will be required to carry out the tasks which include, but are not limited to the tasks described below:

- Establish the current physical condition of all buildings, fabric and engineering services.
- Identify defects, deterioration, and non-compliance issues.
- Provide lifecycle maintenance forecasts and capital expenditure planning data.
- Inform estate strategy, planned preventative maintenance (PPM) programmes and budget prioritisation.
- Prepare a comprehensive building fabric condition survey, M&E services condition survey and fire compartmentation survey.
- Procure, commission, manage and attend on all site surveys as required.