

Project Overview:

- 1. Introduction:** We invite contractors to submit their tenders for the completion of various building works for the Osmani Centre, located at 58 Underwood Road, London E1 5AW. The project will involve the supply, installation, and commissioning of several systems and improvements aimed at enhancing energy efficiency, sustainability, and overall functionality of the building. The contractor must adhere to all relevant regulations and standards while ensuring high-quality workmanship and materials. The works to be completed are outlined below.
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2. Project Scope:

2.1. Installation of New Heat Pumps and Building Management System (BMS) with Electric Boilers:

- Supply and installation of energy-efficient heat pumps for the building's heating and cooling needs.
- Integration of the heat pumps with an advanced BMS to optimize energy consumption and building comfort.
- Provision of electric boilers to complement the heat pumps and ensure continuous hot water supply, with a focus on energy efficiency.
- System commissioning, testing, and handover to the building management team.

2.2. Installation of Solar Panel System with Battery Storage (30 x Solar Panels):

- Remove defunct PV and HW Solar panels and replace with 30 solar panels
- Supply and install 20kwh Battery (6 x 3.4kwh 3 phase stackable) and management system in plant room
- Install 3 phase hybrid inverter and integrate with battery management system at plant room
- ensure that the system is designed to meet the building's energy needs and comply with all relevant electrical and building codes.
- System commissioning and integration with the building's energy supply.

2.3. Replacement of Lighting System with New LED Lights and Motion Sensors:

- Removal of the existing lighting system and replacement with energy-efficient LED lights throughout the entire building.
- Installation of motion sensors to control the lighting in each room and space to optimize energy usage.
- Ensure that the new lighting system complies with all local regulations and standards for energy efficiency.

2.4. Replacement of Taps with Push Button/Sensor Taps for 11 Toilets:



Invitation to Tender for Building Works

- Removal of existing taps and installation of water-saving push button or sensor-controlled taps in 11 toilets across the building.
 - Ensure that the taps are compliant with water conservation regulations and are suitable for commercial use.
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3. Energy Efficiency and Sustainability Requirements:

- All materials used in the works must be energy-efficient, eco-friendly, and compliant with the latest sustainability standards.
 - The contractor is responsible for ensuring the specified materials meet the required quality, energy performance, and environmental impact criteria.
 - All works should adhere to best practices for energy conservation and sustainability.
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4. Warranties:

- The contractor must provide a comprehensive warranty for both the materials and workmanship for all installed systems and equipment.
 - Warranties should cover defects, performance issues, and the failure of materials or equipment for a minimum of 2 years.
 - Maintenance and support services during the warranty period should also be included.
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5. Contractor Requirements:

- **Experience:** Contractors must demonstrate experience in delivering similar projects, particularly in the installation of HVAC systems, solar panels, battery storage, and LED lighting.
- **Licensing and Certification:** Contractors must hold all necessary licenses and certifications required to perform the works in compliance with UK regulations.
- **Health and Safety:** Contractors must comply with all applicable health and safety requirements and demonstrate a commitment to workplace safety.
- **Warranty and Maintenance:** The contractor will provide warranty coverage for all systems installed, and an option for ongoing maintenance services should be outlined in the tender.
- **Completion Timeframe:** The contractor must provide a detailed timeline outlining key milestones and the estimated project completion date.



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- **Cost Breakdown:** A detailed cost breakdown for each of the four components of the project is required.
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6. Tender Submission Requirements:

- **Company Profile:** Provide a brief profile of the contractor's company, including relevant experience and qualifications.
 - **Methodology:** A plan outlining how the works will be undertaken, including the sequencing of tasks, procurement of materials, and the management of quality and safety.
 - **Timeline:** Proposed timeline for the completion of the entire project, including milestones for each major work package.
 - **Cost Proposal:** A clear and detailed cost estimate for the works, broken down by task or system.
 - **References:** Provide at least two references from previous projects of similar scope and scale.
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Expression of Interest (EOI):

Contractors interested in tendering for the works must submit an EOI with your company profile and relevant experience.

Deadline for EOI is 27 February 2025.

Contact Information:

For any inquiries or further information, please contact Mohammed Abbas at 020 7247 8080 or via email at mohammed.abbas@osmanitrust.org