



# **BILLS OF QUANTITIES**

**FOR**

**FRONT AND REAR DOOR  
REPLACEMENTS (2016-2017)**

**AT**

**VARIOUS PROPERTIES WITHIN THE  
NORTH SOMERSET AREA**

ALLIANCE HOMES  
HARBOUR COURT  
SERBERT ROAD  
PORTISHEAD  
NORTH SOMERSET  
BS20 7GF

January 2016

Item

FRONT AND REAR DOOR  
REPLACEMENTS (2016-17)

£ p

**FRONT AND REAR DOOR REPLACEMENTS (2016-17)**

**GENERIC PRELIMINARIES**

Allow for all costs in connection with Generic Preliminaries (document issued separately) and the following Site Specific preliminaries. All preliminary costs are to be included in the unit rates hereinafter (Pages 12-13)

**SITE SPECIFIC PRELIMINARIES**

**A10**

110 Front and rear door replacements to various properties within the North Somerset area

160 None

**A11**

110 Specification for Front and Rear Door Replacement

**A12**

110 See A10.110

115 All the sites are either tenanted properties or sheltered accommodation units

130 No major demolitions are required

200 Access will be from the nearest access road or footpath

**A13**

110 No preparatory work by others is included

120 Front and rear door replacements to various properties within the North Somerset area

130 No concurrent works by others are included

Item

**SITE SPECIFIC PRELIMINARIES (Cont'd)**

**A20**

110 Intermediate Building Contract 2011 with Contractors Design -  
Alliance Homes Form

Agreement

As above details

Recitals

1st Front and rear door replacements to various properties within  
the North Somerset area

2nd Design and Construction of doors, screens and any access  
scaffolding

3rd No drawings issued  
Bills of Quantities applies (delete Specification and Schedule  
of Works)

4th Bills of Quantities applies (delete Specification and Schedule  
of Works)

5th Pricing Option A applies

6th Applies

7th Applies

8th Construction Industry Scheme

9th No Information Release schedule is required

10th CDM Regulations

11th Division of the Works into Sections applies

12th Framework Agreement is not required

13th Supplementary Provisions

Item

**SITE SPECIFIC PRELIMINARIES (Cont'd)**

**A20 (Cont'd)**

Articles

- 2 Contract sum (VAT exclusive)
- 3 CA: Alliance Homes Property Care  
Harbour Court, Serbert Road, Portishead, North Somerset  
BS20 7GF
- 4 QS: Alliance Homes Property Care  
Harbour Court, Serbert Road, Portishead, North Somerset  
BS20 7GF
- 5 PD: None
- 6 The Principle Contractor is the Contractor
- 7 Adjudication
- 8 Arbitration
- 9 Legal Proceedings

Item	<b><u>SITE SPECIFIC PRELIMINARIES (Cont'd)</u></b>
	<b><u>A20 (Cont'd)</u></b>
	<u>Contact Particulars</u>
	<u>Part 1 General</u>
Fourth	Employer's Requirements: Bills of Quantities Specification for Front and Rear Door Replacement Alliance Homes Generic Preliminaries Alliance Homes Approved Contractors Standards Alliance Homes Approved Contractors Asbestos Information
Sixth	Contractor's Proposals/CDP Analysis: To be confirmed
Eighth	CIS: Employer at Base Date: Is a 'contractor'
Tenth	CDM Regulations: The Project is not notifiable
Eleventh	Description of Sections: The number of replacement doors completed by the third week of each month will be valued and paid for; a sectional completion certificate will be issued at that point and half retention released
Twelfth	Framework Agreement: To be deleted
Thirteenth	Supplemental Provisions: Collaborative Working - Applies Health & Safety - Applies Cost Savings and Value Improvements - Applies Sustainable Development & Environmental Considerations - Applies Performance Indicators and Monitoring - Applies Notification and Negotiation of Disputes - Applies Nominees: Manager or Director of Alliance Homes Director of Contractor
Article 8	Arbitration - Article 8 and Clauses 9.3 to 9.8 apply
1.1	Base date: 10 days before date of tender

Item

**SITE SPECIFIC PRELIMINARIES (Cont'd)**

**A20 (Cont'd)**

Contact Particulars (Cont'd)

Part 1 General (Cont'd)

1.1 Date for overall completion: 17th March 2017

Date for Completion of Sections:

- Section 1: 22nd April 2016
- Section 2: 20th May 2016
- Section 3: 17th June 2016
- Section 4: 22nd July 2016
- Section 5: 19th August 2016
- Section 6: 23rd September 2016
- Section 7: 21st October 2016
- Section 8: 18th November 2016
- Section 9: 16th December 2016
- Section 10: 20th January 2017
- Section 11: 17th February 2017
- Section 12: 17th March 2017

1.7 Address for Serving of Notices: As noted in the Generic Preliminaries

2.4 Date for overall possession: 4th April 2016

Date for Possession of Sections:

- Section 1: 4th April 2016
- Section 2: 25th April 2016
- Section 3: 23rd May 2016
- Section 4: 20th June 2016
- Section 5: 25th July 2016
- Section 6: 22nd August 2015
- Section 7: 26th September 2016
- Section 8: 24th October 2016
- Section 9: 21st November 2016
- Section 10: 19th December 2016
- Section 11: 23rd January 2017
- Section 12: 20th February 2017

2.5 Deferment of possession: To be deleted

Deferment of possession of Sections: Clause 2.5 applies: maximum period 1 week

Item

**SITE SPECIFIC PRELIMINARIES (Cont'd)**

**A20 (Cont'd)**

Contact Particulars (Cont'd)

Part 1 General (Cont'd)

2.23.2 Liquidated damages: To be deleted

Liquidated damages for each Section:

Section 1: £50.00

Section 2: £50.00

Section 3: £50.00

Section 4: £50.00

Section 5: £50.00

Section 6: £50.00

Section 7: £50.00

Section 8: £50.00

Section 9: £50.00

Section 10: £50.00

Section 11: £50.00

Section 12: £50.00

2.29 Section Sums: To be agreed

2.30 Rectification period: To be deleted

Rectification period for each Section:

Section 1: 12 months from the date of practical completion of each section

Section 2: 12 months from the date of practical completion of each section

Section 3: 12 months from the date of practical completion of each section

Section 4: 12 months from the date of practical completion of each section

Section 5: 12 months from the date of practical completion of each section

Section 6: 12 months from the date of practical completion of each section

Section 7: 12 months from the date of practical completion of each section

Section 8: 12 months from the date of practical completion of each section

Section 9: 12 months from the date of practical completion of each section

Section 10: 12 months from the date of practical completion of each section

Section 11: 12 months from the date of practical completion of each section

Section 12: 12 months from the date of practical completion of each section

2.34.3 Contractor's Design Portion: limit of Contractor's liability for loss of use etc.: £1,000,000.00

Item	
	<b><u>SITE SPECIFIC PRELIMINARIES (Cont'd)</u></b>
	<b><u>A20 (Cont'd)</u></b>
	<u>Contact Particulars (Cont'd)</u>
	<u>Part 1 General (Cont'd)</u>
4.6	Advanced Payment: Clause 4.6 does not apply
4.6	Advanced Payment Bond: Is not required
4.7.1	Date of Interim Payments: Section 1: 22nd April 2016 Section 2: 20th May 2016 Section 3: 17th June 2016 Section 4: 22nd July 2016 Section 5: 19th August 2016 Section 6: 23rd September 2016 Section 7: 21st October 2016 Section 8: 18th November 2016 Section 9: 16th December 2016 Section 10: 20th January 2017 Section 11: 17th February 2017 Section 12: 17th March 2017
4.8.1	Percentage of Works or Section not achieving practical completion: 95% (5% retention)
	Percentage of Works or Section that have achieved practical completion: 97.5% (2.5% retention)
4.9.4	Listed Items - uniquely identified: To be deleted
4.9.5	Listed Items - not uniquely identified: To be deleted
4.15 & Sch 4	Contribution, levy and tax fluctuations: To be deleted (contract is fixed price)
6.4.1.2	Contractor's insurance: £5,000,000.00
6.5.1	Insurance - Liability of the Employer: Is not required
6.7 & Sch 1	Insurance of the Works:  Delete Options A & B  Option C applies Structure/contents - Joint names by Alliance Homes The Works - Joint names by Alliance Homes
6.7 & Sch 1 (C.2)	Percentage to cover professional fees: 15%
6.7 & Sch 1	Annual renewal date of insurance (Contractor): to be deleted

Item

**SITE SPECIFIC PRELIMINARIES (Cont'd)**

**A20 (Cont'd)**

Contact Particulars (Cont'd)

Part 1 General (Cont'd)

6.10 & Sch  
1 Terrorism cover: Is not required

6.12 Joint Fire Code: Does not apply

6.15 Joint Fire Code - amendments/revisions: Cost (if any) to be borne by Contractor

6.16 Contractor's Designed Portion:  
Level of cover relates to claims or series of claims arising out  
£5,000,000.00  
Sub-limit for pollution and contamination of £1,000,000.00  
Expiry of CDP PI: 12 years

8.9.2 Period of suspension: 2 months

8.11.1.1. to  
8.11.1.5 Period of suspension: 2 months

9.2.1 Adjudicator Appointor: RICS

9.4.1 Arbitration Appointor: RICS

Part 2

Collateral Warranties: To be deleted

Attestation

Contract forms to be sealed and signed as appropriate

Item

**SITE SPECIFIC PRELIMINARIES (Cont'd)**

**A33**

110 All materials and goods will be either as specified, to relevant BS standards or good working practice; should the Contractor wish to use alternatives materials or goods, the materials or goods must be of equal performance and agreed in writing by the CA.

**A35**

140 See A10.110

150 Access must be maintained to the properties and adjacent outhouses, access ways etc. for tenants at all times.

**A50**

110 No works/products are provided by others.

115 Before commencement of the replacement front and rear door works, the Employer will examine their asbestos register and confirm whether asbestos containing materials (ACM) are noted as being present. If ACM are present, the Employer will instruct for their removal by their specialist contractor before any door work commences. If the asbestos register is unclear or the CA has concerns that areas may have ACM, he will instruct the Employer's approved testing company to take samples before the work commences. If ACM are found the Employer will arrange for their removal.

Should the Employer confirm there are no ACM present, and should the Contractor have any further subsequent concerns over the make up of any existing materials, he must stop work immediately and request instruction from the CA.

**SITE SPECIFIC PRELIMINARIES (Cont'd)**

**CONTRACT**

**Potential contract extension**

The initial contract will be let for a 12 month period. Near the end of the contract period and at the Employer's discretion the contract may be extended for a further period of up to 36 months (three individual 12 month periods). Should this option be taken up, the rates and prices included within this tender (for the subsequent 12 months) may be subject to re-negotiation towards end of the contract period (March) using the Retail Price Index and BCIS tender price indices as a basis for negotiation. There is no guarantee implied or otherwise that the contract will be extended; if the contract is extended, the length of the extension and numbers of front and rear doors to be replaced cannot be guaranteed.

**General**

The rates inserted below are to include all costs in connection with the Generic and Site Specific Preliminaries, all costs in connection with the Alliance Homes standard policies (all issued as separate documents), all overheads and profit and any access platforms/scaffold

The rates included below are to allow for all costs in connection with measuring, ordering, arranging and taking delivery, fixing, disposal of existing and all making good

The numbers of doors and screens indicated are to be used as a guide only and are intended to obtain an overall tender sum for the works. The numbers will be confirmed once the contract has been let and the quantities adjusted accordingly. The total number of front and rear doors to be replaced may change, but the total value of the contract is unlikely to vary unless unforeseen circumstances arise

Regardless of whether the contract is notifiable or not under CDM Regulations, the Contractor will be expected to prepare a Construction Stage Health and Safety Plan with all Risk Assessments and Method Statements

Item

FRONT AND REAR DOOR  
REPLACEMENTS (2016-17)

£ p

**MATERIALS AND WORKMANSHIP**

**Materials/Workmanship**

All materials and workmanship are to be in accordance with the Specification for Front and Rear Door Replacement (issued separately)

**Properties**

The properties having replacement front and rear doors are as follows:

- Bungalows
- Houses
- Flats
- Maisonettes
- Sheltered accommodation

Properties will be single, two or three storey units

Entrance doors in blocks of flats to be replaced will be the 'internal' entrance door to individual flats, no main communal entrance doors or screens into communal entrance lobbies will be replaced.

**Pilot installation**

Following appointment, the Contractor will be given a property that requires replacement front and rear doors. The replacement door works will be carried out by the Contractor at the property to provide an indication of the standard of workmanship. Once the pilot property has been inspected, defects, alterations and improvement agreed, and the property is deemed acceptable; digital photographs of the doors, internally and externally will be taken by the Contractor and submitted to the CA as a record of the standard of workmanship required in all future properties. The pilot property will be used as a standard base point, should the workmanship in future properties fall below the standard expected and agreed.

**FRONT AND REAR DOOR  
REPLACEMENTS (2016-17)**

£ p

Item

**FRONT AND REAR DOOR REPLACEMENTS**

**Complete replacement of existing front and rear doors  
and associated screens**

Standard width doors

A	Any colour or white door complete with white frame, standard patterned glazing and ironmongery (Hughes)	Nr	10
B	Any colour or white door complete with white frame, standard patterned glazing and ironmongery (Chaucer)	Nr	15
C	Any colour or white door complete with white frame, standard patterned glazing and ironmongery (Byron)	Nr	15
D	Any colour or white door complete with white frame, standard patterned glazing and ironmongery (Larkin)	Nr	15
E	Any colour or white door complete with white frame, standard patterned glazing and ironmongery (Burns)	Nr	15
F	Extra; installing cat flap into Burns door	Nr	5
G	Extra over standard glazing for Chaucer glazing option TR003	Nr	5
H	Extra over standard glazing for Chaucer glazing option TR004	Nr	5
J	Extra over standard glazing for Larkin glazing option TR003	Nr	5
K	Extra over standard glazing for Larkin glazing option TR004	Nr	5
L	Extra over standard glazing for Burns glazing option TR003	Nr	5
M	Extra over standard glazing for Burns glazing option TR004	Nr	5

Narrow width doors

N	Any colour or white door complete with white frame and ironmongery (T&G)	Nr	2
P	Any colour or white door complete with white frame, standard patterned glazing and ironmongery (Causley)	Nr	2
Q	Any colour or white door complete with white frame, standard patterned glazing and ironmongery (Avon 2)	Nr	2
R	Any colour or white door complete with white frame, standard patterned glazing and ironmongery (Coleridge)	Nr	2
S	Any colour or white door complete with white frame, standard patterned glazing and ironmongery (Teasdale)	Nr	2

To Collection

£

FRONT AND REAR DOOR  
REPLACEMENTS (2016-17)

£ p

Item

**FRONT AND REAR DOOR REPLACEMENTS (Cont'd)**

**Complete replacement of existing front and rear doors  
and associated screens (Cont'd)**

Standard width fire doors (FD30S)

A	Any colour or white door complete with white frame, standard patterned glazing and ironmongery (Hughes)	Nr	5
B	Any colour or white door complete with white frame, standard patterned glazing and ironmongery (Chaucer)	Nr	5
C	Any colour or white door complete with white frame, standard patterned glazing and ironmongery (Byron)	Nr	10
D	Any colour or white door complete with white frame, standard patterned glazing and ironmongery (Larkin)	Nr	10
E	Any colour or white door complete with white frame, standard patterned glazing and ironmongery (Burns)	Nr	5
	Side screens; full height (per side)		
F	Full height up to 400mm wide	Nr	3
G	Full height up to 600mm wide	Nr	3
H	Full height up to 800mm wide	Nr	3
J	Full height up to 1000mm wide	Nr	3
	Top screens/fanlights		
K	Over door only; up to 400mm high	Nr	3
L	Over screen only; up to 400mm wide; up to 400mm high	Nr	3
M	Over screen only; up to 600mm wide; up to 400mm high	Nr	3
N	Over screen only; up to 800mm wide; up to 400mm high	Nr	3
P	Over screen only; up to 1000mm wide; up to 400mm high	Nr	3

To Collection

£

**FRONT AND REAR DOOR  
REPLACEMENTS (2016-17)**

Item

£ p

**PROVISIONAL SUMS AND CONTINGENCY**

**Provisional sums**

Allow the following defined provisional sums

A	Alternative sized screens	1,000.00
---	---------------------------	----------

**Contingency sum**

B	Allow the following contingency sum	2,500.00
---	-------------------------------------	----------

To Collection

£ 3,500.00

Item

**COLLECTION**

- Page 1
- Page 2
- Page 3
- Page 4
- Page 5
- Page 6
- Page 7
- Page 8
- Page 9
- Page 10
- Page 11
  
- Page 12
- Page 13
  
- Page 14

**FRONT AND REAR DOOR  
REPLACEMENTS (2016-17)**

£ p

-  
-  
-  
-  
-  
-  
-  
-  
-  
-  
-

3,500.00

**FRONT AND REAR DOOR REPLACEMENTS (2016-17)**  
TOTAL COST CARRIED TO FORM OF TENDER

£