



TENDER FOR EXTERNAL WORKS

AT

1-23 NORTHUMBERLAND ROAD /
1-12 FALMOUTH CRESCENT
BRINNINGTON
STOCKPORT
CHESHIRE

JOB NO : 170002

PREPARED BY :
JAMES HOOD BSc (Hons) ICIOB

DATE : SEPTEMBER 2017

PROPERTY AND MAINTENANCE
SERVICES DIRECTORATE
CORNERSTONE
2 EDWARD STREET
STOCKPORT
SK1 3NQ

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A. PRELIMINARIES

ITEM	DESCRIPTION	£
1.1	The site is 1-23 Northumberland Road / 1-12 Falmouth Crescent, Brinnington, Stockport, Cheshire.	
1.2	The Works are those detailed with the Schedule of Works section. All items are deemed to include removing debris from the Site and making good.	
1.3	The Employer's Representative / Contract Administrator (CA) for the purpose of the Works will be Stockport Homes for receiving and issuing of all instructions, applications, consents, notices, requests and statements. Payment will be issued upon completion of the works to the satisfaction of the PM (Project Manager).	
1.4	£10 million employers Liability Insurance (personal injury to or the death of any employee arising out of or in the course of such person's employment) shall be provided by the Contractor for the Duration of the Works.	
1.5	£10 million public Liability Insurance (personal injury to or the death of any other person whomsoever arising out of or in the course of or caused by the carrying out of the Works not due to any act or neglect of the Employer or of any person for whom the Employer is responsible) shall be provided by the Contractor for the Duration of the Works.	
1.6	The Contractor is responsible for ensuring the Works do not damage any parts of the properties, including drains, etc. not included within the works.	
1.7	If the Works are not completed by the due date for completion the Contractor shall pay, or allow the Employer to deduct from the Contract Sum, the sum of £250 per week for liquidated and ascertained damages for the period during which the works shall remain, or have remained, incomplete.	
1.8	Any disputes shall be dealt with in accordance with the provisions set out in the JCT Minor Works Building Contract 2016 (MW 2016).	
1.9	Any quantities indicated or referred to in this Schedule are for guidance purposes only and it is the Contractor's responsibility to establish / quantify all works hereafter referred and shall make all due allowances in respect of this. The Contractor shall be responsible for all dimensions, co-ordination and setting out, etc. in connection with the works.	

ITEM	DESCRIPTION	£
1.10	All workmanship and materials to comply with current Building Regulations, Approved Documents, British Standards and Codes. All materials to be fixed, applied or mixed in accordance with manufacturer's printed instructions or specification. All materials shall be suitable for their purpose.	
1.11	The following Schedule does not indicate or describe the full extent of the Works. The Schedule's purpose is to provide identifiable elements for valuing the works and any variation thereto. The cost of all work (necessary for the complete and proper execution of the Works) is deemed to be included in the Tender Sum.	
1.12	Prior to tendering, the Contractor should examine the drawings and specification documents, visit site and ascertain all local conditions and restrictions, accessibility, the full extent and nature of the work, the supply and conditions of labour and the execution of the contract generally. No claims arising from failure to do so will be considered.	
1.13	The position of the Contractor's site compound, scaffolding, waste chutes and skips are to be agreed with the PM.	
1.14	The Contractor shall provide and maintain all necessary mechanical equipment, plant, etc. as necessary to enable satisfactory completion of the works.	
1.15	Safe access to all exits to properties are to be maintained at all times.	
1.16	The Contractor shall provide all necessary latrines and other facilities for the use of operatives as required by the Construction (Health, Safety & Welfare) Regulations 1996, maintain them in a reasonable condition and remove them upon completion.	
1.17	The Contractor is fully responsible for liaising with the local authority and service authorities / statutory undertakers, obtaining all necessary approvals and must pay all associated charges / fees.	
1.18	The Contractor will be the Principal Contractor for the works and must ensure that all works comply with the Construction (Design & Management) Regulations 2015.	
1.19	The Contractor shall only employ fully qualified, competent tradesmen and the works must be undertaken in accordance with "Best Practice".	

ITEM	DESCRIPTION	£
1.20	Prior to commencing works on site, variations to any items contained in this specification must first be proposed by the Contractor and agreed in writing by the PM prior to the work commencing in site.	
1.21	During work in progress, the Contractor must inform the PM immediately of any proposed change(s) during the course of the works and operatives must not implement said change(s) until approved by the PM.	
1.22	No dayworks will be permitted. Any alterations or additions must be a fixed price and agreed with the PM.	
1.23	The contractor must individually price all Scheduled items strictly in accordance with the following Schedule format. Failure to comply with this requirement may invalidate the tender for further consideration.	
1.24	NOTE: The contractor should note that the Client at their discretion may allow all the works contained within this document to proceed or not to proceed.	
	TOTAL (Take forward to Tender Summary)	

B. SCHEDULE OF WORKS

ITEM	DESCRIPTION	£
<p>2.0</p> <p>NOTES</p>	<p>EXTERNAL WORKS AT 1-23 NORTHUMBERLAND ROAD / 1-12 FALMOUTH CRESCENT, BRINNINGTON, STOCKPORT, CHESHIRE</p> <ul style="list-style-type: none"> • To be read in conjunction with drawing no. 170002 / 06A • 2.0m high ribbed paladin mesh fencing (complete with 2 no. sets of double gates) between A-D to be carried out by others • Infilling of existing gate openings to RHS and LHS of 1-23 Northumberland Road to be carried out by others • Access to site is at anytime <p>WORKS TO 1-23 NORTHUMBERLAND ROAD</p> <p>2.1 To front of block, grind / excavate out stump to previously cut down tree and make good grass as required.</p> <p>2.2 To RHS of block, as indicated on the drawing, cut down tree and grind out stump.</p> <p>2.3 Top up gravel drainage strip to front of block with 20mm limestone chippings.</p> <p>2.4 Around block, remove all existing concrete paving slabs and dispose of off-site.</p> <p>2.5 To rear of block – to steps numbered 1 and 5. Remove existing steps and brickwork wing walls and dispose of off-site. Re-grade banking and make good with graded top soil and turf.</p> <p>2.6 To rear of block – to steps numbered 2-4 inclusive. Remove existing steps and brickwork side walls. Reform generally as per Photo 1 on drawing. Use pre-cast concrete British Standard Kerbs (bullnose profile) 914mm long x 255mm high x 125 wide to form step nosings / risers. Use pre-cast concrete British Standard Edgings (flat top profile) 914mm wide x 255 high x 50mm wide to form sides. Step treads to be formed with tarmac – spec as per 2.10-2.12.</p> <p>2.7 If required, to all existing / new areas to receive hard landscaping, excavate out to new formation level to be agreed with PM. To all new areas to receive turf, excavate out any sub-base to allow for subsequent reinstatement work.</p>	
	<p>TOTAL (Take Forward to Next Page)</p>	

ITEM	DESCRIPTION	£
	(From Previous Page)	
2.8	Within areas of new tarmac – allow for raising all gullies to RWP's and wastes to kitchens / bathrooms to level. Adjust RWP's and waste pipework as required.	
2.9	To all new tarmac areas – At interface with grass allow for using British Standard Edgings (flat top profile) 914mm wide x 200mm high x 50mm thick.	
2.10	Allow for laying down Terram 1000 Geotextile across all areas which have been dug out.	
2.11	Lay down min. 100mm compacted sub-base. Final depth of sub-base to be determined on site with the PM.	
2.12	Tarmac Areas - Supply and lay 75mm thick 20mm dense binder and 25mm thick 6mm dense bitmac wearing course.	
2.13	To area of stripped hard landscaping not to be reinstated with new – allow for importing graded top soil to level required and laying down turf. Ensure new turf is stitched into existing.	
2.14	To rear of block – between steps 1 and 2. Remove area of shrubs and reinstate with graded top soil and turf.	
2.15	To rear of block – between steps 2 and 3. Remove area of shrubs and reinstate with graded top soil and turf.	
2.16	To rear of block to LHS – remove area of laurel bushes and reinstated with graded top soil and turf.	
2.17	Allow for removing any existing washing lines / rotary dryers and disposing of off-site.	
2.18	Allow for supplying and installing 4 no. Hill Industries Supex Hoist Heavy Duty Wind-Up Rotary Dryers (Product Code 1205).	
2.19	<p>WORKS TO 1-12 FALMOUTH CRESCENT</p> To LHS of block 1-4 as indicated on the drawing, cut down tree and grind out stump.	
	TOTAL (Take Forward to Next Page)	

ITEM	DESCRIPTION	£
	(From Previous Page)	
2.20	To front LHS and rear LHS – remove fencing around separated garden area. Clear garden areas as required, excavate out 150mm of soft landscaping and dispose of all materials arising off-site. Reinstate with graded top soil and turf.	
2.21	Around block and as indicated on the drawing, remove areas of existing concrete paving slabs and dispose of off-site.	
2.22	If required, to all existing / new areas to receive hard landscaping, excavate out to new formation level to be agreed with PM. To all new areas to receive turf, excavate out any sub-base to allow for subsequent reinstatement work.	
2.23	Within areas of new tarmac – allow for raising all gullies to RWP's and wastes to kitchens / bathrooms to level. Adjust RWP's and waste pipework as required	
2.24	To all new tarmac areas – At interface with grass allow for using British standard Edgings (flat top profile) 914mm wide x 200mm high x 50mm thick.	
2.25	Allow for laying down Terram 1000 Geotextile across all areas which have been dug out.	
2.26	Lay down min. 100mm compacted sub-base. Final depth of sub-base to be determined on site with the PM.	
2.27	Tarmac Areas - Supply and lay 75mm thick 20mm dense binder and 25mm thick 6mm dense bitmac wearing course.	
2.28	To area of stripped hard landscaping not to be reinstated with new – allow for importing graded top soil to level required and laying down turf. Ensure new turf is stitched into existing.	
2.29	Between blocks 1-8 and 9-12 Falmouth Crescent, remove 2 no. large shrubs and reinstate with graded top soil and turf.	
2.30	Allow for removing any existing washing lines / rotary dryers and disposing of off-site.	
	TOTAL (Take Forward to Next Page)	

ITEM	DESCRIPTION	£
	(From Previous Page)	
2.31	Allow for supplying and installing 6 no. Hill Industries Supex Hoist Heavy Duty Wind-Up Rotary Dryers (Product Code 1205).	
2.32	<p>OTHER WORKS Between A-D inclusive – remove existing concrete fencing posts, timber fencing pales and dispose of off-site.</p>	
2.33	<p>Between A-B – demolish low level brickwork wall and grub up foundations. All materials arising to be disposed of off-site. Make good existing low level wall at point A.</p>	
2.34	<p>Between B and E – supply and erect 1.8m high fencing consisting of concrete posts, 2 no. 0.3m high concrete gravel boards and 1.2m high close boarded timber fence panels. Rails to be on Falmouth Crescent side.</p>	
2.35	<p>INFERRED ITEMS Include for any works inferred on the drawings but not mentioned in the Schedule of Works. All items included to be listed on separate sheet.</p>	
2.36	<p>CONTINGENCY SUM Include a contingency sum of £5,000.00 for carrying out unforeseen works.</p>	5000.00
	<p>TOTAL (To be Carried Forward to Tender Summary)</p>	

C. TENDER SUMMARY

ITEM	DESCRIPTION	£
1.0	PRELIMINARIES	
2.0	EXTERNAL WORKS AT 1-23 NORTHUMBERLAND ROAD / 1-12 FALMOUTH CRESCENT, BRINNINGTON, STOCKPORT, CHESHIRE	
	TOTAL	

D. FORM OF TENDER

TO : STOCKPORT HOMES LTD
CORNERSTONE
2 EDWARD STREET
STOCKPORT
SK1 3NQ

TENDER IN RESPECT OF: EXTERNAL WORKS AT 1-23 NORTHUMBERLAND ROAD / 1-12
FALMOUTH CRESCENT, BRINNINGTON, STOCKPORT, CHESHIRE

Sirs,

Having read the Conditions of the Contract, the Specification and associated documentation delivered, I / We do hereby offer to execute and complete the whole of the works described in the attached priced Schedule of Works for the sum of:-

£ (exclusive of VAT)

The Contract Period is to beweeks

I / We agree that should obvious genuine pricing or arithmetical errors be discovered, prior to the acceptance of this offer in the priced Specification submitted by us, they shall be dealt with in accordance with Alternative 1 of JCT Tendering Practice Note 2012.

This tender remains open for consideration for.....

NAME OF CONTRACTOR.....

ADDRESS OF CONTRACTOR.....

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SIGNATURE (DIRECTOR)..... DATE: