

	Name	Address	Contact	Notes
The Project	Alterations and Additions to existing Street Parish Rooms	6 Leigh Road Street, Somerset, BA16 0HA	Linda Ruff	
The Employer	Street Parish Council	6 Leigh Road Street, Somerset, BA16 0HA	01458 440588 street.parish@street-pc.gov.uk	
The Principle Contractor	TBC	TBC	TBC	
The Architect and Contract Administration	Orme Ltd	Mill Farm Barns, Tuckers Lane, Baltonsborough, Glastonbury Somerset BA6 8RH	James Ellis 01458 445100 james@orme-architecture.com	
Structural Engineer	Beveridge Engineers	8 Leigh Road Street, Somerset, BA16 0HA	Tom Holly 01458 440018 tom@beveridgecse.co.uk	
Lighting & Power	TBC	TBC	TBC	
Building Inspector	Somerset Building Control Partnership	N/A	Paul Score 0300 303 7790 somersetBCP@sedgemoor.gov.uk	

Tender and Contract Drawings

Tender Drawings	<p>Architect: CDM Health and Safety File plus Western Power Distribution layout Schedule of Works <u>(to follow)</u> Schedule of Repair Works (x2)</p> <p>1228/100 rev. * Location Plan 1228/110 rev. B Ground Floor Demolition Plan 1228/111 rev. * First Floor Demolition Plan 1228/120 rev. F Ground Floor Plan 1228/121 rev. D First Floor Plan 1228/160 rev. A Floor and Wall Finishes Plan 1228/170 rev. B Electrical Plans <u>(to follow)</u> 1228/171 rev. A Reflected Ceing Plans 1228/180 rev. B Fire Strategy <u>(to follow)</u> 1228/260 rev. * Sections 1228/300 rev. * Door Schedule 1228/301 rev. * Window Schedule</p> <p>Structural engineer: Y197/ 01 rev. T1 Ground Floor Plan Y197/ 02 rev. T1 Ground Floor Reflected Ceiling Plan</p> <p>Other: Asbestos Management Survey Report Asbestos Refurbishment Survey (to follow)</p>	
Contract Drawings	As noted above	
Schedule of Works	As noted above	
Reference Specification	N/A	
Bill of Quantities	N/A	

The Site / Existing Buildings

The Site/Use	The existing building is currently being used as Parish Offices on the first floor and Library on the Ground Floor. Public walkway is on the North side of the building and public square directly to the West. Parking is available for contractor use directly to the	
Scaffolding	To be erected prior to high level external work. Scaffolding to be fully boarded at first floor level and to have all relevant safety certificates. To comply with local authority requirements for public areas.	
Existing Mains and Services	Refer to CDM Preconstruction pack.	
Access to the Site	Existing paved yard directly behind the Parish Rooms is available for material lay down as marked up on locality plan number 1228/100. Further space around the lay down area for 2 normal size vehicles/ vans for dedicated construction use is available. Larger trucks will be able to temporarily park here for the purpose of dropping off materials.	
Site Visit	A site visit is encouraged in order to familiarise yourself with the existing building and conditions. It may be made by prior arrangement with the client representative, Linda Ruff at 01458 440588, street.parish@street-pc.gov.uk at any time during the tender period.	

The Contract

Contract Type	JCT MW 2016 Minor Works Building Contract 2016 with Contractors Design	
Base Date	11 November 2019 with tender return date of Friday 20 December 2019 at 12h00 midday.	
CDM Regulations	The project is notifiable. CDM Pre Construction Pack included in tender. Contractor to take on principle designer role upon commencement of work.	
Date of Commencement	March/ April 2020	
Date of Completion	Tenderer to determine and add to tender return.	
Liquidated Damages	£250 per week measured pro rata per day	
Rectification Period	3 Months with 2.5% of contract value held as retention post Practical Completion	
Contract Variations	Verbal and written additions and omissions to contract will be recorded in writing once the cost of the same item/s has been agreed, also in writing.	

The Contract/Site Assumptions

Contractor Insurance	To provide full site insurance, public liability, personal accident, employers liability, hired in plant, contract works.	
Storage of materials/tools	Contractor to provide secure fencing to enclose dedicated external lay down zone. Refer Locality Plan for highlighted zone Contractor may use the existing building for storage for entire contract period as long as the condition of the finishes of the storage areas are made good for the works completion.	
Welfare	The existing building can be used for welfare space including existing toilets. Client will provide all reasonable use of water and electricity for this purpose as well as the completion of the works.	
Security	Contractor to provide secure fencing to enclose dedicated external lay down zone. Refer Locality Plan for highlighted zone. Take all reasonable precautions to prevent unauthorized access to the site and the works.	
Communications	Contractor to have mobile phone/internet access (3G minimum).	
Site etiquette	Contractor to ensure no antisocial behaviour or site pollutants. Site works to be between 8am and 6pm Monday to Friday. Noisy internal work can be carried out during these hours plus Sat 8am to 1pm. Work outside these times can be applied for via employer or contract administrator. Phasing of works to be discussed and agreed once the tenders have been returned. This tender is to be for a single phased program.	
Meetings	Meetings will occur on site. Contractor to attend 2 progress meetings a month and be available for daily queries.	

Client Supplied Items

Site enabling	Client will provide reasonable access to water and electricity for completion of the works free of charge. Contractor to allow for generator and water supply during periods of service disruption from building operations.	
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