



TENDER FOR STRUCTURAL REPAIRS

AT

VARIOUS ADDRESSES
CHEADLE
STOCKPORT
CHESHIRE

JOB NO : 180002

PREPARED BY :
JAMES HOOD BSc (Hons) ICIOB

DATE : OCTOBER 2018

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

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A. PRELIMINARIES

ITEM	DESCRIPTION	£
1.1	The sites are at various addresses in Cheadle, Stockport, Cheshire. See Schedule of Addresses for further details.	
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 (MWD 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	£
2.0	STRUCTURAL REPAIRS AT VARIOUS ADDRESSES, CHEADLE, STOCKPORT, CHESHIRE	
NOTES	<ul style="list-style-type: none"> To be read in conjunction with Fosroc Specification No: JS18045 Access to the sites is at anytime Any lights to be removed by other prior to commencement of the works All balustrading to balconies to be replaced by others as part of the overall refurbishment works Making good work following installation of new balustrading is to be included 	
NOTES	<p>CONCRETE REPAIRS</p> <ul style="list-style-type: none"> Approx. 167.99m² of surface area made up as follows: 48 no. Type A balconies of which 33 no. require work. Each balcony has 4.05m² surface area 9 no. Type B balconies of which 5 no. require work. Each balcony has 3.3m² surface area 6 no. Type C balconies of which 4 no. require work. Each balcony has 4.46m² surface area For pricing purposes, assume 32.79m² or 20% of surface area is to be repaired 	
2.1	Carry out hammer testing to: <ul style="list-style-type: none"> 33 no. Type A balconies 5 no. Type B balconies 4 no. Type C balconies Mark up as required and prepare schedule for submission to the PM.	
2.2	Break out all loose concrete as required and dispose of off-site.	
2.3	Carry out concrete repair work to include: <ul style="list-style-type: none"> Preparation of concrete and steel reinforcement to receive repair Application of reinforcement corrosion protection – Fosroc Nitoprime Zincrich Plus Application of concrete repair mortar – Fosroc Renderoc HB Application of curing agent – Fosroc Nitobond AR 	
2.4	To all Type A, B and C balconies, thoroughly prepare all concrete (abrasive blast cleaning techniques or high pressure water blasting) to receive surface applied inhibitor.	
	TOTAL (Take Forward to Next Page)	

ITEM	DESCRIPTION	£
	(From Previous Page)	
2.5	To all Type A, B and C balconies, apply Fosroc Nitoprime DG.	
2.6	CONCRETE FINISHING To all Type A, B and C balconies, allow for Fosroc Renderoc FC levelling coat. Final extent to be agreed on site with the PM.	
2.7	To all Type A, B and C balconies, apply primer coat of 50% Fosroc Dekguard Elastic to 50% water, followed by 2 no. coats of Fosroc Dekguard Elastic. Final colour to determined by the PM.	
NOTES	WATERPROOFING WORKS <ul style="list-style-type: none"> Condition of existing asphalt finishes and falls etc. to be assessed in conjunction with the PM before commencement of works to determine whether they need to be stripped or not Approx. 163.94m² of surface area made up as follows: 48 no. Type A balconies – each balcony has 3.06m² surface area 9 no. Type B balconies – each balcony has 3.3m² surface area 6 no. Type C balconies – each balcony has 4.46m² surface area For pricing purposes, assume 203.34m² or 100% of surface area is to be stripped For pricing purposes, assume 203.34m² or 100% of surface area is to be reinstated 	
2.8	Strip 203.34m ² of existing asphalt finishes and dispose of off-site.	
2.9	Remove any existing pipework from landing / balcony outlets to rainwater gullies.	
2.10	Core drill out existing outlets and insert Marley Alutec DR360 / DR365 balcony outlets. Connect to rainwater gullies using 82mm dia. black PVC downpipe.	
2.11	To all stripped areas, apply 203.34m ² of Fosroc Paveroc. Lay to falls as required to outlets.	
	TOTAL (Take Forward to Next Page)	

ITEM	DESCRIPTION	£
2.12	<p>Apply 203.34m² of Fosroc Balcony Waterproofing System (Nitodek FS Balcony System 3) comprising of:</p> <ul style="list-style-type: none"> • 1 no. coat of Fosroc Nitodek FS Primer • 1 no. layer of Fosroc Nitodek FS Membrane and Fleece • 1 no. layer of Fosroc FS Topcoat <p>Include for chasing and flashing into existing masonry as required and sealing with Fosroc Nitoseal MS60. Final colour to be determined by the PM.</p>	
2.13	<p>STRUCTURAL REPAIRS</p> <p>To every side of every balcony (where possible) install upto 3 no. 200mm long (based upon a 50mm cavity) Twistfix Mechanical Wall Ties (Austenitic Stainless Steel 304). Approx. total to be fitted is 372 no. All to be installed in accordance with manufacturers instructions and recommendations. Location of wall ties to be marked up on site in conjunction with PM and Building Control Structural Engineer.</p>	
2.14	<p>INFERRED ITEMS</p> <p>Include for any works inferred in the Fosroc Specification No: JS18045 but not mentioned in the Schedule of Works. All items included to be listed on separate sheet.</p>	
2.15	<p>CONTINGENCY SUM</p> <p>Include a contingency sum of £10,000.00 for carrying out unforeseen works.</p>	10000.00
	<p style="text-align: right;">TOTAL (To be Carried Forward to Tender Summary)</p>	

ITEM	DESCRIPTION	£
1.0	PRELIMINARIES	
2.0	STRUCTURAL REPAIRS AT VARIOUS ADDRESSES, CHEADLE, STOCKPORT, CHESHIRE	
	TOTAL	

D. FORM OF TENDER

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

TENDER IN RESPECT OF STRUCTURAL REPAIRS AT VARIOUS ADDRESSES, CHEADLE,
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 2017.

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

NAME OF CONTRACTOR.....

ADDRESS OF CONTRACTOR.....

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SIGNATURE (DIRECTOR)..... DATE: