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morgan architectural designs

13 crossfield road, princes risborough, hp27 0hh

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39 High Street, Princes Risborough, HP27 0TT

Tender Information September 2020

Personnel

Client:

Princes Risborough Town Council
The Princes Centre
Clifford Road
Princes Risborough
Bucks
HP27 0DP

Architects:

Morgan Architectural Designs
13 Crossfield Road
Princes Risborough
HP27 0HH
Email: morganarchitecturaldesigns@gmail.com
Phone: 01844 347631

Structural Engineers:

Cox Clifford Partnership
11 Place Farm House
Place Farm Way
Monks Risborough
HP27 9JQ

Tender Information

The tender and therefore employers requirements for the basis of the contract is to be based on the following documents:

HSPR 101A

HSPR 102A

HSPR 103A

39 High Street Health and Safety Document

ANY DESCRENCIES BETWEEN DOCUMENTS ARE TO BE REPORTED TO MORGAN ARCHITECTURAL DESIGNS.

ALL TECHNICAL QUERIES TO BE SENT TO MORGAN ARCHITECTURAL DESIGNS.

Tender Returns

The tenders are to be sent to the address below in a sealed envelope clearly marked on the front of the envelope with '39 HIGH STREET TENDER RETURN'.

Princes Risborough Town Council

The Princes Centre

Clifford Road

Princes Risborough

Bucks

HP27 0DP

The tenders must be at the above address no later than 15:00 on Tuesday 13th October 2020. Any tenders received after this time will not be considered.

Tender prices will include everything shown on the drawings along with everything necessary to complete the works shown on the drawings unless otherwise stated. All omissions, qualifications and provisions sums should be noted in the tender returns.

All tenders to be broken down into the following sections other internal fit out and decoration is not part of these works:

Duration of the works.

1. All steelwork for the project.
2. Structural alterations to the existing concrete floor and roof (not including the cost of the steels).
3. New structure on the rooftop over the stairs (not including the cost of the steels).
4. New steel stairs from ground to first to second floors.
5. New timber floor to terrace.
6. Supply and fit new composite decking to terrace.
7. New walls to the rear of the terrace (not including the cost of the steels).
8. Glass balustrading
9. Glazing to walls of terrace and doors to structure over the stairs.
10. Preliminaries

Contract

A contract will be awarded to the contractor no later than the 30th October 2020.

A start on site needs to be made before the end of November.

JCT Design and Build – CONTRACT PARTICULARS

The Employer

Princes Risborough Town Council

The Princes Centre

Clifford Road

Princes Risborough

Bucks

HP27 0DP

The Contractor

To be confirmed

Works to be Carried out

Creation of a new roof terrace with new stair way through the building. As noted on the information listed under 'Tender Information' in this tender package.

Contract Sum

To be confirmed

Employers Agent

Morgan Architectural Designs Ltd

13 Crossfield Road

Princes Risborough

HP27 0HH

Employers Requirements

HSPR 101A

HSPR 102A

HSPR 103A

39 High Street Health and Safety Document

Contract Sum Analysis

As labelled 1 – 10 in the tender returns section above.

Base Date (when tender drawings were issued)

18th September 2020

The employer at the base date was not a contractor

Notification and negotiation of disputes for paragraph 6 does not apply.

Arbitration for article 7 and schedule 1 does apply.

CDM planning period ending on the date for commencement of the works

Date of possession of the site (start date).

Contractor to advise their earliest possible start date.

Deferment of possession of the site (completion date).

Contractor to advise.

Liquidated Damages

At the rate of £500 per week

Rectification Period

12 Months

Fluctuations

Fluctuations does not apply

Payments

Payments to be done monthly in the 31st of every month. Valuations to be issued by the 17th of every month. Gross Valuations based on Alternative B of the contract.

Retention will be 3% held until a Notice of Completion of Making Good is issued following the rectification period.

Contractors Insurance

A copy of the contractors insurance is to be provided to the contract administrator.

A copy of the professional indemnity of the contractors chosen structural engineer will need to be provided.

Insurance of the works

Contractor is to hold an all risks policy for the building works. The employer will hold buildings insurance for the rest of the building not part of the construction site.

Percentage to cover professional fees is 15%.

The Adjudicator will be the Chartered Institute of Arbitrators.

Contract to be executed under hand.



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Under The Construction (Design and Management) Regulation 2015 the Health and Safety duties on site will be the contractors responsibility and no longer the clients.

The client will need to make all involved with the project and the contractor aware of any known health and safety issues on your property. For example asbestos, unsafe walls, floors, roofs, glazing etc.

Please see below Morgan Architectural Designs Design Risk Assessment.

DESIGN RISK ASSESSMENT

HAZARD OVER AND ABOVE STANDARD CONSTRUCTION RISK	ACTIONS TO MITIGATE RISK
Working in a high street location	Contractor to have procedure for site deliveries and movement of machinery in place. Contractor to manage the risk of safety to the general public.
Working at height on existing building	Contractor to have procedure in place to work at high level on an existing structure with no current infrastructre for safe working practice
Demolition of existing walls throughout the property which may or may not be structural	Contractor to investigate all walls before demolition and to support any existing structure to minimise damage and risk of collapse or falling objects onto work opratives.
Unknown risk of unsafe structure within the roof void	Contractor to have a procedure to carefully investigate the roof void to make sure it is safe prior to works starting
Asbestos	An Asbestos survey will be issued prior to commencement of work on site. This report is to be read by the contractors and all necessary precautions taken by the contractor.

