

**Ealing Council**

**Tender for the construction and erection of two modular – built houses**

**at**

**117 Mansell Road,**

**Greenford**

**Part D – Specification of services and pricing schedule**

**Please enter you price against each of the items listed, and carry the total forward to the Form of tender.**

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| --- | --- | --- |
| **item** | **Description** | **Price £** |
| Design | Planning & detailed design including preparation of detailed design, compliance with building regulations and other statutory requirements |  |
| Inspection & Building Control | The Council requires that Ealing LABC is the appointed as the Building Control Authority for this project, the contractor shall make the necessary appointments and pay the fees necessary to secure a completion certificate confirming that the buildings are in compliance with the Building regulations and other statutory requirements. |  |
| Warranty | The Council also requires coverage by an NHBC or a similar insurance based warranty scheme, and the contractor is required to register with a suitable body, pay the associated fees, and on completion provide a guarantee.  |  |
| **Site set-up and siteworks etc** | Site clearance and preparation, security, site setup, & temporary welfare facilities during on-site construction operations, scaffolding and all other site costs. |  |
| **Foundations** | Excavate for, and construct foundations and ground floor slab to design approved by the Building Inspector. For tendering purposes assume a piled foundation system is required - allow the provisional sum of £5000 per house. | £10000.00 |
| **Gas supply** | Arrange with and attend on National Grid Gas Plc for the installation of gas supplies to each house. Allow provisionally £500 per house for NGG’s connection fees. | £1000.00 |
| **Electricity supply** | Arrange with and attend on Scottish and Southern Power Distribution Plc for the installation of electricity supplies to each house. Allow provisionally £500 per house for SSE’s connection fees. | £1000.00 |
| **Foul and storm water disposal** | Excavate for and lay drains etc for the collection and disposal of soil and storm water. Arrange with, and attend on Thames Water Plc for connection to the public drainage system. Allow provisionally £500 per house for Thames Water connection fees. | £1000.00 |
| **Fresh water supply** | Arrange with and attend on Affinity Water Plc for the installation of a mains water supply to each house. Allow provisionally £250 per house for Affinity Waters’ connection fee. | £500.00 |
| **Telephone / cable TV** | Provide a 50mm duct, complete with draw cord from the property to the site boundary for later use by the telecoms companies.Internally, provide cabling from the duct termination to the telephone connection point specified below. |  |
| **Superstructure** | As shown in drawings PA01-05, constructed offsite, transported to and assembled on site.Patio doors and windows to be timber / aluminium composite supplied by Rational, Velfac or similar system as approved by the Contract Manager.Street door to be GRP composite part glazed, with a letter flap and multi-point lock.Fascia and other high level components are to be manufactured from aluminium, PVC, or other low maintenance material.Gutters and rainwater pipes to be pre-finished aluminium |  |
| **Electrical installation**  | To include:* Consumer unit
* LED lighting to each room, 2-way switching as necessary
* Bedrooms – 4 x double socket outlets, TV aerial point
* Bathroom – shaver outlet/mirror light
* Kitchen / living diner – 8 x double socket outlets, 1 x cooker supply, 1 x washing machine outlet & remote switch, 1 x fridge supply, MHVR supply, boiler supply, TV aerial point, 1 x heat detector
* Entrance / stairs – 3 double socket outlets, telephone connection point, door bell, smoke detector;
* External light above entrance door, and PIR controlled above patio door

Layout & position of fittings to be approved by the Contract Manager. |  |
| **Heating and hot water installation** | Wall mounted combination boiler (Worcester Bosch or similar approved), underfloor heating on ground floors, radiators or underfloor heating in first floor. Including:* Fernox TF1 filter;
* Zone room thermostats, or if radiators fitted, thermostatic radiator valves
* 7 day programmer
 |  |
| **Ventilation** | Cooker hood type whole house mechanical ventilation with hear recovery unit, extracting from kitchen area and bathroom, supplying living room and bedrooms. |  |
| **Kitchen:** | George Moore “Affinity” range or similar approved, Comprising:* 600mm deep base units
* 300mm deep wall cupboards;
* 1 ½ bowl stainless steel sink and drainer;
* mixer tap with quarter-turn taps
* washing machine space and connections;
* cooker space

Layout, colour and components to be approved by the Council’s Project Manager. |  |
| **Bathroom & WC** | Sannitary ware – white ceramicBath – white porcelain-on-steel with moisture resistant bath panel and shower screenTaps - Quarter-turnThermostatic mixer for over-bath shower |  |
| **Finishes - internal** | Decorations:Ceilings – white mattWalls – Magnolia satinWoodwork etc – white eggshellDoors – satin varnished veneerWall tiling150mm white ceramic tiles:* full height around bath:
* 2 rows above whb and kitchen worktops
* full height at the rear washing machine and cooker spaces.

FloorsGround floor (except wc) – timber laminateGround floor wc and 1st floor bathroom – sheet vinyl with welded joints |  |
| **Finishes – External** | As shown on the elevations drawing – exact materials and colour palette to be approved by the Contract Manager. |  |
| **Externally** | Paving where shown to be 600 x 600mm slabs on 50mm of compacted hardcore base and sand bedding, laid to falls. Grounds where not paved, to be cleared, levelled prepared for, and laid with turf.A rotary washing line per property, location as directed by the Council’s Project Manager.1no new tree deciduous per property, type to be approved by the Council’s Project ManagerWaste / recycling enclosure and covered and secure cycle storage for 2 cycles per propertyFences – where otherwise not already existent, 1.8m high feather-edge timber, concrete posts & gravel boards.Gates – timber with bolt and padlock |  |
|  | **Completion / handover documents including*** Building regulation completion certificate;
* Executed collateral warrantees;
* Gas installation certificate;
* Central heating water analysis certificate;
* Energy Performance Certificate;
* Electrical installation certificate;
* Building warranty certificate;
* MHVR design data and commissioning certificate;
* Resident’s guide;
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| **Bidders’s other requirements – please specify** |  |  |
| **Contractor’s administration, overheads and profit** | Show basis or method of calculation |  |
|  | **Total – carried forward to form of tender.** |  |