

2.00 Preambles

01: THE PROJECT:

Description of proposed works:

Renovation and Internal Alterations to Cringleford Sports Pavilion, Oakfields Road, Cringleford, Norfolk, NR4 6XF.

02: THE SITE / EXISTING BUILDING:

Existing sports pavilion building with changing room areas and hall space.

03: ENCLOSURES:

Tender documents:

1. Tender Package; 1.00 – 6.00
2. Architectural Drawings EX01; BR01-BR03
3. Structural Engineer's Details (Produced by Canham Consulting)
4. Electrical Layout and Details (Produced by Phase 3 Electrical)
5. Building Regulations Approval
6. Asbestos Report

Planning Approval not required, as per confirmation from South Norfolk Council correspondence received on 25 September 2018. CCTV Scan Details to be provided by contractor – refer to Provisional Sums section of 3.00 Schedule of Works for details.

04: THE PROJECT TEAM:

Architect/Contract Administrator - SMG Architects, Willow House, 9 Willow Lane, Norwich, NR2 1EU; Tel. 01603 614422

Contact - Mr William Davis – willd@smg-architects.co.uk

Principal Designer - SMG Architects, Willow House, 9 Willow Lane, Norwich, NR2 1EU; Tel. 01603 614422

05: REFERENCES IN SCHEDULE OF WORKS:

Tenderers are to note that where reference to drawings is provided this is to assist pricing, however tenderers are deemed to have reviewed all information in the tender documents as a whole which may affect pricing, and no additional monies will be paid for additional works arising from pricing on the basis of referenced drawings only.

06: LUMP SUM CONTRACT:

Tenderers are to note that this is a lump sum non-re-measurable contract; although a schedule of works is provided for pricing purposes, tenderers are deemed to have allowed for all works as described in the tender documents as a whole, works inferred or reasonably apparent as being required for the complete and proper execution based on the tender documents and site condition and restrictions; no additional monies will be paid for work which could have been foreseen. Tenderers are to note the contract sum will only be adjusted where:

- Variations occur
- Tenderers are asked to include Provisional Sums
- Tenderers are asked to include Prime costs
- Tenderers are asked to include provisional items of work of Provisional Quantities

07: PRECEDENCE OF DOCUMENTS:

Please note the following precedence of documents where direct conflict occurs between two or more of the tender documents:

- For structural elements the Structural Engineer's information takes precedence over Architect's information, over Schedule of Works and other documents.
- For Architectural and all other elements the Architect's drawings takes precedence over the Schedule of Works and other documents over Structural Engineer's information.

08: REGULARISED TIMBER:

If regularised timber is used the Contractor shall check its dimensions on-site and shall not be less than that specified on the Structural Engineer's drawings. Any timbers found not to be satisfactory this requirement shall be rejected at source by the Contractor. Any installed timbers found not to satisfy this requirement shall be uncovered, removed and replaced by the Contractor with the Contractor bearing any costs arising.

09: PROVISIONAL QUANTITIES:

Where it is not possible to ascertain the exact extent of works, provisional quantities have been included in the Schedule of Works. Tenderers are to price the quantities given and insert the total value in the Total column. Post contract they will be re-measured, and the Total worked back into a rate to value the final extent works.

10: CONTRACTORS DESIGN PORTION:

Tenderers are to note that the following works will comprise the contractors designed portions of the works:

- Electrical and mechanical installations
- Temporary supports to existing buildings
- Temporary Protection to Existing Building and Finishes.

11: OVERTIME WORKING:

Tenderers duration of the contract (TBD). Tenderers are to review programming of the works during the tender and make any additional allowances for overtime working within their tender as required to meet program, and in accordance with the working hours' limitations highlighted in the Preliminary Document.

Tender queries please contact William Davis at SMG Architects on 01603 614422 or willd@smg-architects.co.uk