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|  | **PROPOSED REMEDIAL WORKS**  |  |  |  |
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|  | MIDLAND HEART Ltd |  |  |  |
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|  | **Crocodile Works****Newtown****Birmingham****B19 2RL** |  |  |  |
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|  | PRICING SCHEDULE & SPECIFICATION |  |  |  |
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|  | September 2017 |  |  |  |
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|  | Midland Heart Ltd20 Bath RowBirminghamB15 1LZTel: 0870 60 70 300Contact: Gary Dulson / Aran Duggan  |  |  |  |
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|  | **SECTION 1: PROJECT PARTICULARS** |  |  |  |  |
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|  | 1. **THE PROJECT**

Crocodile Works is a prominent multi-storey residential block comprising flats and town houses located on Alma Street in the Newton area of Birmingham.  Some areas of the block are purpose built whilst others were created as part of conversion works to an industrial unit completed in 2012. The development comprises 126 apartments and 42 townhouses, which are available for rent, outright sale and ‘rent to home buy’. Midland Heart intends to ensure that all cladding at this building achieves reaction to fire Classification A2-s2-d2 or better in accordance with BS EN 13501–1:2007 and BS EN 13501–1 A2 Classification retrospectively. Whilst the existing cladding to the external envelope does meet the requirements of Part B of the Building Regulations, a decision has been taken to remove and replace the cladding with a material that meets the above stated Classification, which has enhanced flame retardant and spread of flame properties. Areas of cladding that require replacing are indicated within the Contract Drawings. Midland Heart plans to confirm the presence of fire and cavity barriers and where they are found to be missing install in order to satisfy the requirements of the Part B of the Building Regulations and the best practice guide of The Association for Specialist Fire Protection (Fire stopping & penetration seals for the construction industry) Red Book. The scope for installation and pricing of these works is provided in the invitation to tender document and areas that require the fire-stopping checking are identified on the Contract Drawings.Midland Heart have engaged the services of ARUP, a fire specialist / consultant who will be responsible for undertaking checks to all areas where cladding is removed in order to ensure and verify that it is compliant with the Building Regulations (Approved Document B) and that all materials are installed in accordance with the manufacturers instructions. The Fire Engineer role falls outside the scope of this tender, this work will be undertaken by others at the same time as the cladding is being replaced. Where non-compliance with the Building Regulations 2010, Part B, Volume 2 and the best practice guide of The Association for Specialist Fire Protection (Fire stopping & penetration seals for the construction industry) are identified full costs to upgrade the fire cavity barriers should be provided within this tender return. Any upgrade work to the fire and cavity barriers will be undertaken at the same time as the works to replace the cladding. Due to the nature of this work and the unknown quantities, it is planned to re-measure this element of the works completed against the schedule of rates detailed in the tender submission. This will enable a full and accurate bill of quantities that accurately reflects the works carried out. |   |  |  |  |
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|  | 1. **THE EMPLOYER:**

The Employer for the project is:Midland Heart Ltd20 Bath RowBirminghamB15 1LZ |  |  |  |  |
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|  | 1. **THE CONTRACT ADMINISTRATOR:**

(hereinafter referred to as the “C.A.”)The Contract Administrator for the project is:Mr Gary DulsonMidland Heart Ltd20 Bath RowBirminghamB15 1LZ(t): 0870 60 3000 (e): gary.dulson@midlandheart.org.uk |  |  |  |  |
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|  | 1. **THE QUANTITY SURVEYOR**

 The Quantity Surveyor for the project is:Mr Gary DulsonMidland Heart Ltd20 Bath RowBirminghamB15 1LZ(t): 0870 60 3000 (e): gary.dulson@midlandheart.org.uk |  |  |  |  |
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|  | 1. **THE PRINCIPAL DESIGNER**

The Principal Designer for the project is: Midland Heart under advice from Thornton Firkin Thornton-Firkin LLP137 Newhall Street, Birmingham, B3 1SF  (t): 0121 236 0505(m): 07917 872954 (e): andersjones@thorntonfirkin.com |   |  |  |  |
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|  | 1. **THE CONTRACT DOCUMENTS**

 The Contract documents will comprise:JCT MW 2011 The Schedule of Works & SpecificationThe Contract Drawings:Site Location Plan DW1\_01Town Houses Part Elevation DW1\_02Flat Location Crocodile Works DW1\_03Flats Elevation DW1\_04Sections DW1\_05 |  |  |  |  |
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|  | 1. **IMPLIED TERMS**
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|  | Please refer to Midland Heart’s standard Schedule of Amendments. |  |  |  |  |
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|  | 1. **OCCUPIED BUILDINGS**
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|  | This is an occupied, residential building, which will remain occupied throughout the works. Safe unobstructed access must be maintained for members of the public to all areas not designated as work areas. Members of the public must be protected at all times. The contractor shall supply a comprehensive risk assessment and method statement that addresses this risk. This risk assessment to be reviewed and agreed by the CA and Principal Designer. |  |  |  |  |
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|  | 1. **THE HEALTH & SAFETY FILE**
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|  | Midland Heart will ensure the Health and Safety file will be made available for the Contractor to review prior to the commencement of works and as the work proceeds. |  |  |  |  |
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|  | 1. **ACCESS & HOUSEKEEPING**
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|  | Access is available via a manned site office situated in the main building of Crocodile Court (209 Alma Street). Office hours are: 07:00am – 23:00pm Mon-SatThe building operates a ‘Stay Put’ fire safety policy for residents and an interim evacuation policy in the area directly affected by the cladding. A communal alarm is operation for offices and common areas, this is tested on a weekly basis on a Friday. Wheelie bins and refuge is collection is scheduled to take place twice a week on a Monday and Thursday normally between the hours of 10:00 -12:00 although this service has been recently disrupted by industrial action.**CONCIERGE**The Concierge is:Daniel Carter(t): 01213598886(m): 07799340076(e): Danny.Carter@midlandheart.org.uk |  |  |  |  |
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|  | 1. **INSURANCES**
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|  | Minimum levels of insurances shall be provided as follows:Employers Liability limit of indemnity **£5** million any one claim and number of claims unlimited.Contractors Public Liability insurance limit of indemnity **£10** million any one claim, number of claims unlimited.Product Liability insurance limit of indemnity **£10** million any one claim, number of claims unlimited.The contractor shall provide evidence that **all insurances are in place and are in force and presented to the Employers Insurers for approval before commencing work on site.** |  |  |  |  |
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|  | 1. **DOCUMENTS SUPPLIED BY CONTRACTOR / SUB-CONTRACTOR / SUPPLIER**
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|  | The contractor is to provide all as-built drawings, specialist sub-contractor’s working drawings and calculations (where applicable) together with any other relevant information that may be requested by the CA. |  |  |  |  |
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|  | 1. **MAINTENANCE INSTRUCTIONS & GUARENTEES**
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|  | Retain Maintenance Instructions & Guarantees delivered with components and equipment (failing which, obtain), register with manufacturer as necessary and hand over to CA on or before Practical Completion.  |  |  |  |  |
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|  | 1. **PARTY WALL etc. Act 1996**
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|  | The provisions of the Party Wall Act will apply where Leaseholders may be affected by the works. Costs associated with any delays or disruption as a result of the Act being enforced will be borne by the contractor in full. |  |  |  |  |
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|  | 1. **CDM REGULATIONS 2015**
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|  | The Contractor shall comply with the Construction Design and Management Regulations 2015 (CDM) and the Construction Health and Safety & Welfare Regulations 1996 (CHSW).The Contractor is responsible for complying with all conditions of the CDM Principal Contractor for the project.Risk Assessments and Method Statements (RAMS) to be provided before commencement of each section of the works.The Contractor to provide the Construction Phase Health & Safety File at Completion (1 No. hard copy and 2 No. disc copies). |  |  |  |  |
|  | 1. **FIRE SAFETY PLAN**
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|  | The Contractor will comply with the **Joint Code of Practice** - **Fire Prevention on Construction Sites** - and provide a **Fire Safety Plan**, Indicating Means of Escape, Escape Routes and Muster Point.Fire extinguishers will be provided at each work face and arrangements for engaging the building fire alarm in the event of fire.A comprehensive fire risk assessment is available at Bath Row Offices. The contractor will review this document and liaise with Midland hearts FRA Team in order to ensure a coordinated Fire Safety Plan is in place as the work proceeds. |  |  |  |  |
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|  | **SECTION 2. EXISTING BUILDINGS AND THE LIKE** |  |  |  |  |
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|  | A. **Working Platforms and Access** |  |  |  |  |
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|  | Provide access scaffold or appropriate working platforms to undertake all works. Ensure scaffold does not obstruct and windows, doors or points of access and egress and minimise disruption to residents as the work proceeds. The contractor shall obtain all necessary permissions and shall comply with all statutory regulations.  | Per / Week |  |  |  |
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|  | B. **Existing Features** |  |  |  |  |
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|  | Prevent damage to existing buildings, fences, gates, sheds, walls, roads, paved areas and other site features that are to remain in position during the execution of the works. Provide temporary protection to existing roofing, chimneys, walls, windows doors, Juliet balconies, pipework, flues, cables and other exposed surfaces, services any other risk areas. | Per / Week |  |  |  |
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|  | C. **Existing Work** |  |  |  |  |
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|  | Prevent necessary damage to existing property undergoing repair or alteration. Prevent water ingress by all appropriate means. Adequately protect and support all parts which are to be retained. Cut away and strip out the minimum necessary and with care to minimise the amount of making good. | Per / Week |  |  |  |
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|  | D. **Existing Structures** |  |  |  |  |
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|  | Provide and maintain during the execution of the works all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures on the site or adjoining, that may be endangered or affected by the works. Prevent overstressing of completed work when removing supports. | Per / Week |  |  |  |
|  | **SECTION 3. SERVICES AND FACILITIES**: |  |  |  |  |
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|  | A. **Lighting and Power** |  |  |  |  |
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|  | The permanent electrical installation may, with the prior consent of the employer, be used by the contractor. Landlord supply 240v sockets are located in landlords common areas. The costs of providing any temporary extensions for distributing to the place of work shall however be borne by the contractor. Note no trailing cables shall be permitted in the works areas. |  |  |  |  |
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|  | B. **Water** |  |  |  |  |
|  | A mains water supply will be available at the site, this within the bin store. The contractor is to make his own arrangements for the distribution of potable water necessary for execution of the works.  |  |  |  |  |
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|  | C. **Telephones** |  |  |  |  |
|  | Mobile telephones and pagers may be brought on to the site. The cost of providing this service and all calls made will be met by the Contractor. |  |  |  |  |
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|  | D. **Radio** |  |  |  |  |
|  | The use of radios/tape players and the like will not be permitted on the site under any circumstances. |  |  |  |  |
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|  | E. **Toilets and Washing facilities** |  |  |  |  |
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|  | The Contractor shall be responsible for the provision and regular maintenance of temporary toilets and washing facilities of an Oasis self-contained Welfare Unit for use by the workforce and shall ensure that they are adequately maintained and cleaned on a regular basis. All costs in this regard shall be borne by the Contractor. |  |  |  |  |
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|  | F. **Access to the Site during the Works** |  |  |  |  |
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|  | The car parks are secured by automated gates. The successful Contractor shall be fully responsible for maintaining security at all times. The Contractor will be provided with key fobs to gain access to work areas but is to ensure that all fobs are signed for and are returned to the Employer at the end of the project. Lost key fobs will be charged at £50/fob plus the cost of re-programming the fob security system. |  |  |  |  |
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|  | G. **Skips** |  |  |  |  |
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|  | Skips will be located externally in the car park to rear as recommended in the Contract Drawings. Skips/ compounds to be Heras fenced and secured nightly. |  |  |  |  |
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|  | 1. **Hoarding and Fencing**
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|  | The Contractor is to Heras fence the working areas where reasonably practicable to do so. The Contractor is to provide adequate security for the full duration of the works whilst ensuring access for customers is not disrupted. |  |  |  |  |
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|  | 1. **Signage**
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|  | Site safety signage to be provided on Heras fencing to the works. Signage **‘Contractors Working’** to be provided at the entrance to the site. Appropriate signage shall also be displayed on the works compound. |  |  |  |  |
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|  |  **SECTION 4. SPECIFICATION**Rockpanel RockcladA ROCKPANEL surface treated with four layers water-based acrylic coating, available in a range of 20 standard colours with any RAL or NCS colour available to order (subject to minimum quantity). .**Board dimensions:** 3050 x 1200mm (2500 x 1200mm) available in some colours)**Board thickness:** 9 mm (FS Xtra)**Product reference**: ROCKPANEL Rockclad FS Xtra board**Material:** Inert ROCKWOOL panels with pre-finished decorative coating.**Manufacturer:** ROCKWOOL BV / Lapinus, Industrieweg 15, 6045 JG Roermond, The Netherlands.**Sales Representative:** ROCKWOOL BV / ROCKPANEL Group, Wern Tarw, Pencoed, Bridgend CF35 6NY. Tel: 01656 863210. Fax: 01656 863611. E-mail: info@rockpanel.co.uk. Web: [www.rockpanel.co.uk](http://www.rockpanel.co.uk).**Finish:** Standard **Colour:** Anthracite Grey RAL 7016**Fire Classification:** according to EN 13501-1: ROCKPANEL Rockclad FS Xtra board providing A2-s1,d0**Fixings for Aluminium:** Aluminium (AlMg5)Rivet with colour match head minimum Ø 14mm, length 18 mm and shank diameter 5 mm. Pre-drill Rockpanel with 8 mm holes and 5.2 mm for centre fixings. A spacer tool should be used when fixing rivets.Ref: RP/fix 20 Stainless steel (A4 grade) self tapping screws (thickness aluminium between 1,2 and 2,5 mm) with colour matched heads. Please note when using self tappers the maximum panel size is 1500 x 1200mm.Manufacturer: Plastestrip (Profiles) Ltd, Trenance Mill, St Austell, Cornwall, PL25 5LZ. Tel: 01726 74771. Fax: 01726 69238. E-mail: sales@plastestrip.com Web: [www.plastestrip.com](http://www.nbsplus.co.uk/process.asp?Rockpanel) **Number and location:**9mm boards: Rivets and self-tappers to be fixed at a maximum span of 600 mm and maximum 600 mm vertical centres.Please consult ROCKWOOL BV / ROCKPANEL Group for wind loading calculations Fixings to be positioned minimum 15 mm from the vertical edge of the board and minimum 50mm from the horizontal edge of the board.**Joints**Type/treatment:**Vertical joint treatment**If desired, blackout tape can be applied to prevent light reflection from aluminium supports.**Horizontal joint treatment**ROCKPANEL profile A: Aluminium horizontal chair section (with high back) for 10 mm boards in the event of 9 mm FS XtraROCKPANEL profile B: Aluminium horizontal V-bird section **External Corner Treatment**ROCKPANEL profile D: External corner profile (aluminium) for 10 mm boards in the event of 9 mm FS XtraROCKPANEL profile E: External capped corner profile (aluminium) for 10 mm in the event of 9 mm FS XtraColour: Colour matched to RAL 7016Distance between boards: > 5 mmAir gap: Minimum 20 mm Consult ROCKPANEL Group for recommendations and details if designing to NHBC requirements**Secondary support system/framing system:**40mm cavityRef: AL/TH/40/55 Top Hat ProfileRef: AL/Z/40/55/26 Z profile  **Fixings**: number and locationConsult with Plastestrip for recommendations and detailsFor cavities greater than 40mm – 270mm contact Plastestrip for further details.**Manufacturer:** Plastestrip (Profiles) Ltd, Trenance Mill, St Austell, Cornwall, PL25 5LZ. Tel: 01726 74771. Fax: 01726 69238.E-mail: sales@plastestrip.com Web: [www.plastestrip.com](http://www.nbsplus.co.uk/process.asp?Rockpanel)**ROCKPANEL Accessories:**Bottom DripsROCKPANEL profile J: aluminium bottom drip profile Accessories:Ventilated profiles:Ref: 065/10K bottom vent strip – from 40-65mm cavitiesManufacturer: Plastestrip (Profiles) Ltd, Trenance Mill, St Austell, Cornwall, PL25 5LZ. Tel: 01726 74771. Fax: 01726 69238. E-mail: sales@plastestrip.com Web: [www.plastestrip.com](http://www.nbsplus.co.uk/process.asp?Rockpanel)**GENERAL REQUIREMENTS****CONTROL SAMPLES**General: Complete an area of the cladding and obtain approval of appearance before proceeding.Location :Extent of area:FIXING SHEETSGeneral: Secure to supports without producing distortion.Fasteners: Evenly spaced in straight lines, in pairs acrossjoints and sufficient distance from edge of sheet to prevent damage.COVER STRIPSGeneral: Form straight runs in single lengths wherever possibleLocation and method of forming joints: Submit proposals wherenot detailed.**Please refer the following links for full product details:**<http://static.rockwool.com/globalassets/rockpanel/documentation/uk/product-data-sheets/productsheet_rockpanel_metallics.pdf><http://www.rockpanel.co.uk/fs-xtra/>**Rockwool FIREPRO****TCB & PWCB Cavity Barriers****To be fitted in accordance with manufacturer’s instructions and approved by ARUP.**Rockwool Cavity Barriers have been specifically developed to exceed minimum building regulation requirements for fire resistance in concealed wall cavities. They have been tested and assessed for up to 60 minutes fire resistance (Integrity and Insulation).**Standards and approvals**Rockwool TCB Cavity Barriers are also approved by the Loss Prevention Certification Board (LPCB) for performance and quality. 1991 (2000 edition.)**Fire Performance**Rockwool Cavity Barriers are manufactured from non-combustible stone wool, which has a Euroclass A1 fire rating when classified in accordance with BS EN 13501-1 and BSI Quality Assurance Standard BS EN ISO 9001: 2000.The Cavity Barriers have been tested and assessed for up to 60minutes fire resistance (integrity and insulation) in accordancewith BS 476: Part 20.**Description**PWCB Cavity Barrier also provides effective perimeter edge sealing that helps to minimise air leakage and heat loss between the external cavity and separating party wall.**Performance**Rockwool PWCB cavity barrier also achieves the requirementsfor fire safety, acoustic flanking and thermal bypass in onesingle product.ROCKWOOL TCB & PWCB cavity barriers are manufactured from non-combustible stone wool, encapsulated within a resilient polythene sleeve which eliminates the need for weather protection during installation. The sleeves are also colour-coded to differentiate between the two products, TCB’s being red and PWCB’s white.**Fire**The use of Rockwool Cavity Barriers satisfies the requirements of:Approved Document B (Domestic) B3 – Section 6: Concealed spaces (Cavities)Approved Document B (Non-domestic) B3 – Section 9: Concealed spaces (Cavities)Scottish Technical Handbook Section 2 – Fire Section 2.4:CavitiesNI Technical Booklet E – Section 3: Provision of cavity barriers.Rockwool TCB Cavity Barriers are approved by the Loss Prevention Certification Board (LPCB) for performance & and quality and are listed in the Red Book Certificate No 022b.**Acoustics**Rockwool Cavity Barriers comply with the generic description for cavity closers to prevent flanking noise transmission, along concealed cavities in both external and separating walls.**Thermal**Rockwool PWCB Cavity Barrier will assist in providing an effective perimeter edge seal between the external cavity wall and separating party wall (party wall thermal bypass).**Fixing and jointing**All Rockwool Cavity barriers are 1200mm long and are designed to be compression fitted within the cavity (min 10mm- 15mm compression), The barriers do not rely on the polythene flanges to hold them in place in the event of a fire. It is essentialthat the correct cavity barrier size is specified to suit the as builtcavity width. TCB & PWCB cavity barriers are available in a range of thicknesses to suit cavity widths (refer to the tables at the end of the data sheet for more information).All joints between adjacent cavity barriers and intersections should be closely butted to ensure that a continuous fire seal ismaintained.**Applications**Rockwool Cavity barriers can be used in both vertical and horizontal applications.In vertical applications, both flanges of the Cavity Barrier can befixed to the inner leaf at 150mm centres, using staples or clout nails prior to compression fitting by outer cavity wall.In horizontal applications, only the top flange of the polythenesleeve should be fixed.**External walls masonry constructions: (Full Fill & Partial Fill cavity insulation)****Fully filled cavities in external walls**Where the external wall cavity is fully filled external cavity barriers are generally not required in the outer wall.**Partially filled cavities in external walls**Where partial fill insulation is used in the external wall, the insulation should be cut back to permit the cavity barrier tobe compression fitted between the inner and outer leaves. Thehead of the cavity wall should also be closed at eaves level withthe Rockwool TCB cavity barrier.**PWCB Cavity Barrier**All Rockwool PWCBs are 200mm wide, and are specifically designed for use at party wall/external wall cavity junctions.PWCBs also achieve the requirements for fire safety, acoustic flanking and thermal bypass in one single product.If installed correctly, ROCKWOOL PWCB will help minimise thethermal party wall bypass effect, by restricting air leakage andheat loss between the party wall cavity and the external cavity.**Thermal Bypass Effect**Approved documents L1A & L2 A of England and Wales’sBuilding Regulations and Section 6 of Scotland’s Buildingstandards (domestic), have recognised that considerable heatloss can occur where party wall cavities interface with externalcavity walls. A key feature of a SAP calculation is that BuildingRegulations now assign a U-value of 0.5 W/m2K to be taken fora separating party wall cavity unless specific action is taken toimprove its performance.Ways to limit heat loss:**Perimeter edge sealing only:** Thermal regulations allowa U-value of 0.20W/m2K to be claimed when effective perimeteredge sealing is used around all exposed edges of theparty wall**Perimeter edge sealing plus fully filling the****party wall cavity:** A U-value of zero can be claimed if the partywall cavity is fully filled with an appropriate mineral woolinsulation, and effective perimeter edge sealing is providedaround all exposed edges.**Advantages of ROCKWOOL PWCB**Provides perimeter edge sealing minimising air leakage andheat loss between the external cavity wall and the party cavitywall.**Non Combustible:** Meets building regulation requirements for a cavity barrierTested and assessed to BS 476: Part 20 for use in all concealedcavities within masonry & timber framed constructionsSatisfies three regulation requirements with onesingle productPWCB can be used in both horizontal and vertical applications.**Thermal: Party wall thermal bypass:**PWCB meets the requirements for an effective party wall perimeter edge seal, by restricting air flow around theexposed edges of party wall cavities.**Fire: Acts as an effective cavity barrier:**PWCB is non-combustible and exceeds minimum fire resistance requirements for cavity barriers as set out within the Building Regulations.**Acoustic:**ROCKWOOL PWCB provides an excellent acoustic absorber byreducing flanking transmission between adjoining properties, (as required by Approved Document E and Robust details).**Please refer the following document for full product details:**<https://static.rockwool.com/globalassets/rockwool-uk/downloads/datasheets/fire-protection/rockwool---tcb--pwcb-cav-v2.pdf> |  |  |  |  |
|  | **SECTION 5. MANAGEMENT OF THE WORKS** |  |  |  |  |
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|  | The contractor is asked to price the following schedule but there is no obligation on the Employer to accept the lowest quotation or any quotation in its entirety. Some items may be omitted prior to or during the execution of the work and adjustments shall be made in accordance with the prices in the schedule. |   |  |  |  |
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|  | The contractor shall remove all waste and debris from the site, as the work proceeds. The contractor shall be responsible for providing skips etc. for the removal of debris, shall obtain all necessary permissions and shall comply with all statutory regulations. The contractor shall protect all surfaces from damage including roofs, landscaped areas, footways, car park areas and roads but if damage does occur he shall be entirely responsible for making good any damage to the satisfaction of the C.A., the Employer and the Local Authority. The contractor shall protect all existing roof structures and will be responsible for any damaged caused during the course of the work. Any damage to the cladding sub-frame, breather membrane, flues, decorations, vents, grills and decoration will be made good solely at the expense of the contractor. |  |  |  |  |
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|  | Materials on site shall remain the property of the contractor until installed in the completed works. The contractor shall maintain adequate secure storage facilities either on or off site. The Employer shall not be responsible for any loss or damage to the materials on site or completed work until Practical Completion of the work has been certified. |  |  |  |  |
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|  | The contractor is to submit a fully detailed method statement to the CA prior to commencement of the works. This must fully details all temporary work necessary to ensure full stability of the building during execution of the work. |  |  |  |  |
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|  | The CA may comment on the method statement but knowledge of it or any comments made shall not absolve the contractor of its full and sole responsibility for the safe execution of the work. |  |  |  |  |
|  |  |  |  |  |  |
|  |  It is the contractor’s responsibility to check the quantities and descriptions are fully comprehensive. No claim for additional costs howsoever incurred by the contractor in completing the specified works will be considered or accepted by the client. The C.A. reserves the right to change the specification at any time and to make the necessary adjustments to the cost of the works which will be reflected in the value of the final contract sum.  |  |  |  |  |
|  |  |  |  |  |  |
|  | The work shall be completed within the time period stated by the contractor on the Form of Tender. It is anticipated that the works will take no longer than 10 weeks but this will be stipulated for reasons of clarity within the supporting Form of Tender. Any claim for an extension of time (EOT) must be supported by relevant documentation. Unless an EOT is agreed by the C.A. the contractor shall pay compensation for loss of amenity to the employer at the rate of £90 per day (seven days per week) until the work is completed. The contractor shall also be liable for any loss and expense howsoever incurred as a result of his failure to complete the works by the due date. Such loss and expense may be incurred by the employer, his insurers and any of their agents or persons working on their behalf. The employer may recover this loss and expense as a debt.  |  |  |  |  |
|  |  |  |  |  |  |
|  | Payment for the work shall in accordance with the JCT MW2011.1. Valuations will be carried out at monthly intervals and/or at Practical Completion of the work.
2. 5% retention shall be withheld from any interim valuations.

2½% shall be withheld for the duration of the Defects Liability Period.  |  |  |  |  |
|  |  |  |  |  |  |
|  | The contractor may include here for any costs incurred in funding the work as described above. |  |  |  |  |
|  |  |  |  |  |  |
|  | The contractor is advised to visit the property before submitting his tender. Prior arrangements shall be made direct with Gary Dulson. |  |  |  |  |
|  |  |  |  |  |  |
|  | Before commencement, the Contractor will provide a photographic record/Schedule of Dilapidations to the building leading to the works area. |  |  |  |  |
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|  | **SECTION 6:** **CONTRACTOR’S GENERAL COST ITEMS** |  |  |  |  |
|  |  |  |  |  |  |
|  |  **MANAGEMENT AND STAFF** |  |  |  |  |
|  |  |  |  |  |  |
|  |  **SITE ACCOMMODATION** |  |  |  |  |
|  |  |  |  |  |  |
|  |  **SERVICES AND FACILITIES:** |  |  |  |  |
|  | A PowerB LightingC FuelsD WaterE Telephone and AdministrationF Safety, Health and WelfareG Storage and MaterialsH Rubbish DisposalI CleaningJ Drying OutK Protection of Work in all SectionsL SecurityM Maintain Public/Private Roads/Pathways and Car ParksN Small plant and Tools **ADDITIONAL SERVICES AND FACILITIES ITEMS**:O Insert below further cost items as may be required. |  |  |  |  |
|  |  **MECHANICAL PLANT**:R Personnel TransportS Transport **ADDITIONAL MECHANICAL PLANT:**T Insert below further cost items as may be required |  |  |  |  |

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|  |  **TEMPORARY WORKS:** |  |  |  |  |
|  |  |  |  |  |  |
|  | A Temporary RoadsB Temporary WalkwaysC Access ScaffoldingD Support ScaffoldingE Boarding and ProppingF Hoardings, Fans, Fencing, etc.G Hard-standingsH Traffic Regulations/Warning signageI Security of the site **ADDITIONAL TEMPORARY WORK ITEMS:**J Insert below further cost items as may be required: |  |  |  |  |
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|  | SECTION 7: PRELIMINIARIES  |  |  |  |  |
|  |  |  |  |  |  |
|  | Adequately protect all footways, landscaped areas, car parking areas and the like. Record any pre-existing defects that are apparent and agree condition with the CA prior to commencement of the works.  | ITEM |  |  |  |
|  |  |  |  |  |  |
|  | Take record photographs and record positions and dimensions of existing features such as landscaped areas and customer property such as sheds and outbuildings. | ITEM |  |  |  |
|  |  |  |  |  |  |
|  | The contractor is to be solely responsible for the security and safety of the work area from commencement of the works to Practical Completion. | ITEM |  |  |  |
|  |  |  |  |  |  |
|  | Dismantle all compounds and fenced areas on completion of works. Remove from site and make good any fixing holes. | ITEM |  |  |  |
|  |  |  |  |  |  |
|  | Thoroughly clean all work areas prior to handover. | ITEM |  |  |  |
|  |  |  |  |  |  |
|  | Obtain quotations for a single premium insurance-backed guarantee to cover the use of defective materials and/or workmanship for a period of 20 years from the date of the Final Certificate. Forward quotations to CA for consideration by Employer. | ITEM |  |  |  |
|  |  |  |  |  |  |
|  | Provision of temporary entry, exits and temporary lighting as required. | ITEM |  |  |  |
|  |  |  |  |  |  |
|  | Storage, removal and safe disposal of all waste generated inclusive of the provision of a site waste management plan (SWMP).  | ITEM |  |  |  |
|  |  |  |  |  |  |
|  | Supply Local authority or other licences and consents as required to complete the works.  | ITEM |  |  |  |
|  |  |  |  |  |  |
|  | Ensure appropriate customer communication and liaison pre, during and post completion of works. | ITEM |  |  |  |
|  |  |  |  |  |  |
|  | Make good any damage to the cladding sub-frame timber bearers. | Lm |  |  |  |
|  |  |  |  |  |  |
|  | Make good any damage to breather membrane to match existing | M² |  |  |  |
|  |  |  |  |  |  |
| M. | Make good flues, decorations, vents, grills and decorations both internal and external. | ITEM |  |  |  |
|  |  |  |  |  |  |
| N. | Allow for the keeping of records, including photographs, updating of as built drawings and Health & Safety file in accordance with The Construction (Design and Management) Regulations 2015 | ITEM |  |  |  |
|  |  |  |  |  |  |
| P. | Allow for all inspections by CA or Structural Engineer | ITEM |  |  |  |
|  |  |  |  |  |  |
| Q. | Allow for all inspections by Fire Engineer | ITEM |  |  |  |

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|  | SECTION 8: MEASURED WORK |  |  |  |  |
|  |  |  |  |  |  |
|  | Flats ***Note: All measures provisional and subject to re-measurement.*** |  |  |  |  |
|  |  |  |  |  |  |
|  | Erect support scaffolding or appropriate working platform to enable full access to front and rear of flats as marked on Contract Drawing DW\_001. | ITEM |  |  |  |
|  |  |  |  |  |  |
|  | Remove all existing Alucobond cladding and dispose of in accordance with appropriate statutory legislation.  | M² |  | 100 |  |
|  |  |  |  |  |  |
|  | Remove all existing capping and trims, set aside for re-use as required. All trims and cappings to be re-fitted to the satisfaction of the CA. | ITEM |  |  |  |
|  |  |  |  |  |  |
|  | Where damaged during removal, supply and fit new capping trims to reveals, edgings, copings, corners, z trims, corner profiles and the like. | Lm |  |  |  |
|  |  |  |  |  |  |
|  | Supply and Install replacement Rockclad Fs-extra cladding in colour of existing as per the Specification or pre-approved alternative by Contract Administrator and Midland Heart Fire Consultant (ARUP) | M² |  | 100 |  |
|  |  |  |  |  |  |
|  | Install / upgrade fire stopping / provide cavity barrier (Horizontal) as per Specification or equal approved. | Lm |  | 40 |  |
|  |  |  |  |  |  |
|  | Install / upgrade fire stopping / provide cavity barrier (Vertical) as per Specification or equal approved.  | Lm |  | 10 |  |
|  |  |  |  |  |  |
|  | Install / upgrade fire stopping / provide cavity barrier (Window) as per Specification or equal approved. | ITEM |  | 14 |  |
|  |  |  |  |  |  |
|  | Install / upgrade fire stopping / provide cavity barrier to horizontal flue(s) as per Specification or equal approved. | ITEM |  | 4 |  |
|  |  |  |  |  |  |
|  | Town Houses***Note: All measures provisional and subject to re-measurement.*** |  |  |  |  |
|  |  |  |  |  |  |
|  | Erect support scaffolding or appropriate working platform to enable full access to front and rear of flats as marked on Contract Drawing DW\_001. | ITEM |  |  |  |
|  |  |  |  |  |  |
|  | Remove all existing Alucobond cladding and dispose of in accordance with appropriate statutory legislation.  | M² |  | 265 |  |
|  |  |  |  |  |  |
|  | Remove all existing capping and trims, set aside for re-use as required. All trims and cappings to be re-fitted to the satisfaction of the CA. | ITEM |  |  |  |
|  |  |  |  |  |  |
|  | Supply and Install replacement Rockclad Fs-extra cladding in colour of existing as per the Specification or pre-approved alternative by Contract Administrator and Midland Heart Fire Consultant (ARUP) | M² |  | 265 |  |
|  |  |  |  |  |  |
|  | Install / upgrade fire stopping / provide cavity barrier (Horizontal) as per Specification or equal approved. | Lm |  | 116 |  |
|  |  |  |  |  |  |
|  | Install / upgrade fire stopping / provide cavity barrier (Vertical) as per Specification or equal approved.  | Lm |  | 50 |  |
|  |  |  |  |  |  |
|  | Install / upgrade fire stopping / provide cavity barrier (Window) as per Specification or equal approved. | ITEM |  | 50 |  |
|  |  |  |  |  |  |
|  | Allow for taking off bespoke coping detail to gable elevation. Store on site and adequately protect and refit as original making good any damage. | Lm |  |  |  |
|  |  |  |  |  |  |
|  | Cavity Inspection |  |  |  |  |
|  |  |  |  |  |  |
|  | Remove brickwork to the satisfaction of the C.A. and make good to include colour matching of mortar. (\*Maximum 5 no. at locations specified by the C.A. not exceeding 0.5m²) | ITEM\* |  |  |  |
|  |  |  |  |  |  |
|  | Wash down on completion staining and efflorescence to brickwork to the satisfaction of the C.A. | ITEM |  |  |  |
|  |  |  |  |  |  |

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|  | **SECTION 9: PROVISIONAL SUMS** |  |  |  |  |
|  |  |  |  |  |  |
|  | The Contractor is to allow the following Provisional Sums which are to be expended only as directed by the Contract Administrator |  |  |  |  |
|  |  |  |  |  |  |
|  | Allow the Provisional Sum of £5,000 as a general Contingency Sum |  |  |  | £7000.00 |
|  |  |  |  |  |  |
|  | Allow for renewal of all damaged profile trims and cappings to allow for fitting of new claddings panels. |  |  |  | £5000.00 |
|  |  |  |  |  |  |
|  | Allow for all making good or remediation works to cavity at rear elevation. |  |  |  | £5000.00 |
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|  | **COLLECTION** |  |  |  |  |
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|  | Page 18 |  |  |  | £17000.00 |
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|  | **DAYWORK RATES** (not to be included within quoted sum above) |  |  |  |  |
|  |  |  |  |  |  |
|  | “ALL IN RATES” |  |  |  |  |
|  |  |  |  |  |  |
|  | General Labourer | Rate/hr |  |  |  |
|  | Bricklayer | Rate/hr |  |  |  |
|  | Steel fixer | Rate/hr |  |  |  |
|  | Carpenter | Rate/hr |  |  |  |
|  | Scaffolder | Rate/hr |  |  |  |
|  | Concreter  | Rate/hr |  |  |  |
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PROPOSED REMEDIAL WORKS

**AT**

Crocodile Works

Newtown

Birmingham

B19 2RL

FORM OF TENDER

We the undersigned, hereby undertake to provide everything necessary for and to execute and to complete the works required to be performed in the carrying out of the above contract in accordance with the, schedules of works and conditions of contract and to enter into a contract to be prepared for the performance of the said works in the sum of:

…………………………………………………………………………………………………………………

…………………………………………………………………………………………………………………

£ Price exclusive of VAT

We undertake to commence the works within **30 WORKING DAYS** of your written instructions to proceed and furthermore to complete and deliver in accordance with the specification the whole of the works contained in this contract within weeks from the date of possession.

Signed: ………………………………………………..Date:.…………………………………………………

Name: ……………………………………………………………………………………….………………….

On behalf of: ….………………………………………………….……………………………………………..

Address: ….……………….…………………………………………………………………………………….

…………………………………………………………………………………………………………………..

Telephone No:…………………………. E-mail:.……………………………………..……………………….

**Please note:**

1. The Employer does not bind himself to accept any quotation and no remuneration or reward will be made to any contractor for work entailed in quoting for this work.
2. Quotations will be deemed to remain open for acceptance for a period of 90 DAYS from the date set for return.
3. Covering letters which qualify quotations and alterations or qualifications to any of these documents will be disregarded and the documents will be read as if in the original form. Late quotations will not be considered.

**Recommended Cladding Contractors:**

