

CONDITIONS OF CONTRACT PRELIMINARIES & SCHEDULE OF WORK



Football stand and changing rooms HORDEN WELFARE PARK for Horden Parish Council

13TH September 2021

INDEX

	PAGE
GENERAL DESCRIPTION	3
SECTION 1 - CONDITIONS OF CONTRACT	3
SECTION 2 - PRELIMINARIES	5
SECTION 3 – SCHEDULE OF WORK	9
FORM OF TENDER	13

GENERAL DESCRIPTION

This contract involves the removal of the upper -level grandstand seating and steel structure and provision of a new pitched roof over the retained building.

The building will not be in use during the normal working week but will be in use at weekends.

SECTION 1 - CONDITIONS OF CONTRACT

1. This work will be a fixed price contract.
2. Work to be completed to the satisfaction of the Contract Administrator / client.
3. Contractors tendering for the work should visit the site and satisfy themselves as to all the site conditions, access and the general situation.

Arrangements for access can only be made via email to:
Ms Gemma Rowe, Deputy Clerk/RFO

deputy@horden-pc.gov.uk

4. Contract period: 12 working weeks or less.
5. Defects liability period to be six months following practical completion.
6. Retention to be 5% of the Contract Sum, reduced to 2.5% at Practical Completion.
7. There will be liquidated and ascertained damages of £500 per week for delays after the completion period stated on the contract documents.
8. All materials and work to be carried out to manufacturer's recommendations and to comply with all current, relevant standards.
9. The JCT Agreement for Minor Building Works MW 2016 edition will be used.

Insurance - Clause 5.4.B applies

Minimum levels of cover required;
Contractor's All Risks Insurance - £5M
Third party and public liability insurance - £2M

10. Consultants:

Architect:

Beaumont Brown Architects

The Old Brewery, Castle Eden, Co. Durham TS27 4SU

Structural Engineer:

Green Arc Design

Unit 13 The Hub, New Century Hse, Crowther Rd, Washington NE38 0AQ

11. Tenders to be open for 90 days from the date of return.

12. In order for the tender return to be compliant, a completed Form of Tender and fully priced Schedule of Work MUST be returned, by email on or before the required return date noted in the tender enquiry email.

SECTION 2 - PRELIMINARIES

GENERAL DESCRIPTION

The Contractor will be held to have read the Conditions of Contract, visited the site, have satisfied himself with regard to and made allowance for local conditions, the full extent and nature of the intended operations, the supply of (and all existing or possible conditions affecting) labour, and any difficulties to be overcome in the execution of the Contract generally. No claim on the grounds of lack of such knowledge will be entertained.

The Contractor shall be responsible for the co-ordination of all trades and services to be provided by himself, sub-contractors and specialists.

The Contractor shall arrange with all sub-contractors, suppliers and specialists as to the sequencing of the Works as to times for commencement of work on site, including delivery of materials, marking out, inspection, remedying defects, and any other operations necessary to complete the Works. The Contractor must liaise closely with the Client on all matters relating to the project.

All materials are to be used in accordance with the manufacturer's instructions.

All materials and workmanship shall conform in all respects with the standards described in the Specification and where applicable, they are to be of the respective kinds and standards set out in the latest British Standard for Building Materials and Components or British Standard Codes of Practice, for which the abbreviations BS or CP is used hereafter.

SPECIFICATION

This specification details equipment and manufacturers who have been pre-approved or selected for use on this project to meet special requirements, including those detailed in specifications by the Architect/Employer. The use of this equipment as detailed within this specification, where equipment or manufacturers are detailed shall be allowed for within the tender.

At tender stage, alternative manufacturers / equipment may be offered if this equipment is equal to the specified equipment in all respects. If alternatives are offered, full details of all alternative equipment proposed should be provided. This shall include manufacturer's name and address, selected equipment types and model references and supporting literature. However, the offer will be deemed to be based upon the specified items unless specific permission to use alternatives is granted by the Employer. Please note that alternative equipment or manufacturers may require approval from the Employer and adequate time shall be allowed for this approval to be obtained.

Should the Employer elect not to use the alternative manufacturers proposed, then the contract price shall be deemed to include for the provision of the specified items.

Where alternative manufacturers are not identified at the time of tender, no further alternatives will be considered.

SITE ACCOMMODATION

The contractor is to allow for providing all temporary buildings for welfare and safety measures to a suitable standard for work people on site and for keeping same in a clean and decent condition. Maintain for the duration of the works and make accessible for all sub-contractors including client direct appointment specialists.

The existing on-site WC facility may be utilised for the workforce; maintain in a clean and serviceable condition.

The contractor will be held responsible for and will be called upon to make good any damage to existing buildings, roads, pathways, grassed areas, drains etc.

PROTECTION

Provide all necessary protection and coverings to protect the works from frost and wet. The contractor will be held responsible for any damage due to lack of such protection.

ASBESTOS

The contractor should proceed with caution when carrying out the Works, taking care to establish whether there is a hazard arising from the presence of asbestos. Should the contractor discover any asbestos based materials or suspect their existence, he shall arrange for samples of the material to be analysed by a competent specialist laboratory. The contractor shall immediately inform the Contract Administrator of any such discovery or suspicion.

The contractor shall not disturb any asbestos or suspect asbestos materials. The contact administrator will issue instructions with regard to the removal or otherwise of any asbestos based product.

Allow for undertaking a Refurbishment / Demolition survey of the affected areas by a UKAS accredited surveyor and provide a written report, with recommendations, to the CA.

SCAFFOLD

Allow for the design, erection, maintenance and removal of any scaffold, sufficient to execute the works.

WATER AND POWER

Subject to fair use, the client will make water and power available free of charge.

Provide all necessary artificial lighting and temporary electrical installations to carry out the work.

SMOKING AND NOISE

Smoking, including the use of 'E' cigarettes, will not be permitted on the site.

TOOLS, PLANT AND ATTENDANCE

Provide all machinery, tools and plant necessary to execute the work and make plant available and provide attendance to any sub-contractors.

DISPOSAL

All rubbish, debris and useless materials arising from the works carried out under this contract are to be carted away from time to time and at completion. Pay all fees and charges in this respect.

SECURITY

The contractor will always take adequate and reasonable precautions both when on site and at the end of each working day to ensure the security of the building and its contents during the contract period. Allow for temporary secure boarding to any apertures.

COMPLETION

The works are to be left clean and tidy and ready for immediate occupation.

CDM REGULATIONS

The client has appointed Beaumont Brown Architects as Principal Designer under the terms of the Construction Design and Management Regulations 2015.

The successful contractor will be required to adhere to all aspects of the regulations and provide all necessary information, reports, risk assessments, statements etc. that may be necessary for the implementation of the Regulations in all respects.

The Construction (Design and Management) Regulations 2015 states:

20 - (1) The demolition or dismantling of a structure must be planned and carried out in such a manner as to prevent danger or, where it is not practicable to prevent it, to reduce danger to as low a level as is reasonably practicable.

(2) The arrangements for carrying out such demolition or dismantling must be recorded in writing before the demolition or dismantling work begins.

Review the Pre-Construction Information document produced by the Principal Designer.

Produce a Construction Phase Plan prior to commencement and forward to the PD for comment.

At the time of practical completion, provide the client with a building manual containing "As Built" drawings for all installations together with instruction manuals, certificates etc. in electronic format.

SUB-TOTAL PRELIMINARIES

£

SECTION 3 - SCHEDULE OF WORK; EXISTING BUILDING

£

3.1 ENABLING WORKS

- 3.1.1 Make safe all services prior to strip out and demolition.

3.2 SOFT STRIP

- 3.2.1 Remove and dispose of all loose materials from within the existing roof void including all insulation, leaving only the existing timber ceiling joists.



- 3.2.2 Remove the redundant tanks and associated supporting structures.
- 3.2.3 Strip out all electrical fittings.

3.3 TEMPORARY WATERPROOF COVERING

- 3.3.1 Provide 150mm insulation quilt between the existing timber joists throughout the whole of the existing roof area and overlay the existing timber ceiling joists within the roof void to the main building in 18mm OSB board on tanalised softwood firrings to falls and provide a single layer of Icopal Xtra-Load torch-on roofing protection, or equal and approved, to form a temporary waterproofing layer to the existing building below. Form temporary rainwater outlets to the south as necessary.

- 3.3.2 Remove the metal roof structure from the physio's room on the south elevation; overlay the existing timber ceiling joists in 18mm OSB board on tanalised softwood firrings to falls and provide a single layer of Icopal Xtra-Load torch-on roofing protection, or equal and approved, to form a temporary waterproofing layer. Form temporary rainwater outlets to the south as necessary.

3.4 DEMOLITIONS

- 3.4.1 Demolish the part structure in accordance with BS 6187 and Health and Safety Executive Guidance Notes GS29/1, 3 and 4.

All demolition works to be undertaken to all current standards and legislation by a current, corporate member of the National Federation of Demolition Contractors (NFDC).

Operatives must be appropriately skilled and experienced for the type of work and hold or be training to obtain relevant CITB Certificates of Competence.

- 3.4.2 Remove the existing steel access stair from the north elevation and the existing steel access stair from the east elevation including the brick structures below, back to the main east elevation gable wall. Break up the concrete slab to the outbuilding in preparation for making good the tarmac finish.

- 3.4.3 Remove the lean-to timber outbuilding on the south elevation.

- 3.4.4 Remove all electrical items at high level including floodlights, external lighting etc. (Removal and re-siting of CCTV cameras covered elsewhere), all grandstand seating including the raking timber support structure, boxes, steel handrails / guarding and the redundant brick flue.

- 3.4.5 Sequentially strip off all steel roof decking, rainwater goods and wall cladding back to the existing steel structure; protect the retained adjacent low-level pitched roof. Sequentially remove the redundant steel members and reduce in height the retained steel members as identified on the structural engineer's layout.

3.5 STEELWORK

- 3.5.1 Supply and install the new steel structure, complete with all connections, to the part retained structural frame as indicated on the structural engineer's drawings.

3.6 WALLS

- 3.6.1 Clean off and prepare the retained outer walls ready for raising the eaves level. Lay 100mm concrete blocks, face down, in sand cement mortar to raise the existing wall level all around by 600mm.
- 3.6.2 Cut back the existing brickwork on the south east corner of the retained stand and piece up to a true line.
- 3.6.3 Include for power-washing all retained north elevation walls of the grandstand and outbuildings, up to the line of the building with the retained roof, to remove all dirt and loose paint.
- 3.6.4 Allow a provisional area of 15 m² of raking out and repointing to existing block and brickwork.

3.7 ROOF

- 3.7.1 The whole of the new pitched roof construction and associated rainwater goods are deemed to be 'Contractor Designed' and is to comprise Corotile, or equal and approved, charcoal coloured, lightweight metal roofing sheets and vertical gable panels complete with all flashings, fascias, bargeboards, soffits, ridges, valleys, drips and the like to form a completely weatherproof and water-tight roof covering once complete.

The roof / wall sheeting is to be fixed completely to the manufacturer's recommendations on prefabricated timber trussed rafters with all associated bracing and strapping, on tanalised timber perimeter wall plate shot fired to the new steel structure. Provide roof truss calculations and layout for Building Control approval; note that the truss setting out is to take account of the retained raking steel beams in the tearoom / kitchen and the existing roof access hatch in the first team store room, which is to be retained for maintenance purposes.

Provide a new flashing to the lower level retained roof and ensure completely waterproof and weather tight.

- 3.7.2 Supply and install new colour coated galvanised steel rainwater pipes in locations as indicated; south elevation to drain to the existing hardstanding; north elevation to be connected to the existing outfall.

3.8 EXTERNAL WORKS

- 3.8.1 Provide new 100 mm dia pvc drains from the new north elevation rainwater pipes connected to the existing drainage system as indicated including new gullies and inspection chamber; make good upon completion.
- 3.8.2 Make good the tarmac paving on the east elevation in the position of the removed stair and outbuilding and match in to existing levels; make good the existing concrete at the position of the removed stair on the south elevation.

3.9 M&E INSTALLATIONS

- 3.9.1 Include a provisional sum of £1,250 to cover any works required to the existing mechanical extract fan installation; include all overheads, profits and the like.
- 3.9.2 Include a provisional sum of £4,000 to cover all works in relation to the CCTV removal and reinstatement works; include all overheads, profits and the like.
- 3.9.3 Supply and install a lockable galvanised steel shroud to the existing external water tap on the south elevation in the position of the removed shed.

3.10 DECORATIONS

- 3.10.1 Allow for 2 coats of Dulux Weathershield masonry paint to the whole of the exposed external wall areas of the north, east and south elevations of the main building (not including the existing lower roof building) in a colour to the CA's choice from the standard range.

3.11 CONTINGENCY

- 3.11.1 Include a contingency sum of £2,500.

TOTAL SECTION 3

£

GRAND TOTAL TO FORM OF TENDER

£

FORM OF TENDER



Beaumont
Brown
Architects LLP

FOOTBALL STAND & CHANGING ROOMS
HORDEN WELFARE PARK

JOB 2038

Dear Sirs

We are willing to contract for and hereby undertake to supply the whole of materials and labour necessary for the above works, in accordance with the drawings and specification prepared by BEAUMONT BROWN ARCHITECTS, to your entire satisfaction for the sum of: -

£.....

(in words).....

..... (excl. of VAT)

We confirm that we are able to complete the works within 12 working weeks or less.

Company

Address

.....

.....

Date

Signature

This tender is exclusive of VAT.

We understand that the client is not bound to accept the lowest or any tender.
The above remains open for acceptance for a period of 90 days from the date of tender return.