

BRITTAINHADLEY

Chartered Building Surveyors
& Property Consultants

SCHEDULE OF WORKS

FOR

COMMUNAL FACILITIES

AT

66 BUCKINGHAM GATE
LONDON
SW1E 6AU

PREPARED FOR:

Alexander Reece Thomson
39 Welbeck Street
London
W1G 8DR

PREPARED BY:

Brendan O'Callaghan /
Nathan Sproule

DATE:

30.03.20

DOC REF:

6558 SoW 300320

• 1 Claremont Road, Surbiton, Surrey KT6 4QR • Building 3 Chiswick Park, 566 Chiswick High St. London W4 5YA
T. 0208 742 7704 E: info@brittainhadley.co.uk www.brittainhadley.co.uk

Directors Nigel Rickard BSc MRICS • Nathan Sproule MCIOSB MFPS. Rickard & Sproule Ltd Trading as Brittain Hadley
Company Registration No. 08669687 • Regulated by RICS



CONTENTS

1.00	SITE
2.00	HEALTH & SAFETY
3.00	PRELIMINARIES
4.00	MATERIALS & WORKMANSHIP
5.00	SCOPE OF WORKS
6.00	ACCESS MEASURES
7.00	DEMOLITION & STRIP OUT
8.00	ROLLER SHUTTER
9.00	BLOCKWORK WALLS
10.00	FLOORS
11.00	CEILING & PARTITION WALLS
12.00	ELECTRICS
13.00	VENTILATION
14.00	PLUMBING
15.00	PLASTERING
16.00	JOINERY
17.00	TILING
18.00	SANITARY FITTINGS
19.00	DECORATING
20.00	FLOOR COVERINGS
21.00	BIKE RACKS
22.00	COMPLETION
23.00	CONTINGENCY SUM

EnclosureS

Collection Page.

Form of Tender

1.0 THE SITE

- 1.1 The site comprises refurbishment within the rear integral parking area (approached from Vandon Street) of the building known as 66, Buckingham Gate, London SW1E 6AU.
- 1.2 The offices adjacent to the integral parking area will be occupied during the course of the works and Contractor access, is strictly via Vandon Street.
- 1.3 The Contractor will be responsible for deliveries made only via Vandon Street.

2.0 HEALTH AND SAFETY

- 2.1 Provide all necessary personnel, materials, equipment and facilities to comply with health and safety requirements relating to the works including:
- i) Providing appropriate skilled, knowledgeable, experienced and trained personnel to undertake and manage the work, deal with identified risks and formulate technical and managerial approaches suitable to the work.
 - ii) Allowing adequate time to complete the work without risk to Health & Safety.
 - iii) Identifying any site-specific Health & Safety risks prior to works commencing and on an ongoing basis and ensuring that all site personnel whether employed directly by, or under the direct control of the Contractor, are aware of such risks.
 - iv) Having procedures in place to control visitor access to the site. Ensuring that the site area is kept free from hazards, or such hazards are identified, clearly visible, and isolated from visitors to the site.
 - v) Ensuring that all communal access ways and grounds surrounding the building are kept free from materials, rubbish, plant and equipment.
 - vi) Ensure that the discovery of any asbestos containing materials or suspected asbestos containing materials identified during the course of the works is immediately brought to the attention of the Contract Administrator (CA).
- 2.2 If this project is notifiable project under the Construction (Design & Management) Regulations 2015 (CDM 2015). The Contractor will be nominated as 'Principal Contractor' and allowance should be made within

the tender for compliance with the requirements of these regulations and to provide information as requested by the Principal Designer for inclusion in the Health and Safety File.

- 2.3 The Contractor shall provide and maintain welfare facilities on site prior to works commencing and for the duration of the project. The facilities should preferably be placed in the area designated for the new bike store. The Contractor will allow for cleaning on a weekly basis during the course of the contract. At completion the Contractor will allow to remove a temporary toilet and return the area used in good and clean condition.

3.0 PRELIMINARIES

- 3.1 The successful Contractor will enter into a contract with Sixty Six Investments Ltd who will thereafter be deemed as the Client/Employer prior to commencing. The proposed contract provisions will be the JCT Minor Works Building Contract with Contractors Design 2016.

- 3.2 The following contract provisions that will be applicable to this project are brought to the Contractor's attention at tender stage:

- (a) Site possession date: To be agreed.
- (b) Completion date: 10 weeks from possession.
- (c) Liquidated damages: £250 per week or any part thereof.
- (d) Rectification period: 6 months.

- 3.3 The Contractor will provide a programme of works prior to commencement, as well as a payment/cash flow forecast to be agreed with the CA.

- 3.4 The Contractor will provide the required level of site personnel and resources (and as would reasonably be expected), from the outset and continuously during the works, to complete the works in the agreed timeframe.

- 3.5 The Contractor is to ensure that he has relevant insurance cover in place, at adequate levels to cover the risks, prior to commencing on site. This is to be maintained for the duration of the works and the required period thereafter to ensure cover is in place should a claim arise.

- 3.6 The Contractor's 'All Risks' cover should provide for claims from third parties for death or injury to any person or animal including the costs and expenses in making such a claim and to also cover claims for loss of beneficial use of any third-party claimant's premises or belongings as a result of the works or actions of the Contractor or his employees or sub-Contractors.

3.7 The Contractor is made aware that it is his responsibility to ensure that the relevant insurance cover is in place to cover the risks involved and to the required levels. Guidance should be taken from an insurance professional if required.

3.8 JCT Contract Clause 5.4C in respect of insurance of the works shall apply to this project.

3.9 Access to the property can be obtained by contacting Nathan Sproule at Brittain Hadley on telephone no. 0208 742 7704.

4.0 MATERIALS & WORKMANSHIP

4.1 Where, and to the extent that materials, products and workmanship are not fully detailed or specified, they are to be of a standard appropriate to the works and suitable for the functions stated in, or reasonably to be inferred from the project documents, and in accordance with relevant good building practice.

4.2 All products and materials are to be new unless otherwise specified or agreed with the client.

4.3 All works, and materials are to comply with current Building Regulations, Codes of Practice and British Standards (BS) or European Standards (BS EN).

4.4 Where a choice of manufacturer or source is allowed for any product, the whole quantity required must be of the same type, manufacture and/or source unless otherwise approved.

4.5 All materials and products, whether specified or chosen by the Contractor or client, are to be fixed, fitted, laid, or applied, in strict accordance with the manufacturer's recommendations. It is the Contractor's responsibility to ensure that the manufacturer's technical literature relating to the particular product or item is obtained and strictly adhered to.

4.6 Ensure that the whole quantity of each product required is of consistent kind, size, quality, and overall appearance. Products or materials that show signs of deterioration, setting, or other unsatisfactory condition are not to be used.

4.7 Where consistency of appearance is desirable, ensure consistency of supply from the same source. Do not use different colour batches where they can be seen together.

- 4.8 All such products are to be handled, stored, prepared, and used or fixed in accordance with the manufacturer's current recommendations. The CA is to be informed if these conflict with any other specified requirement.
- 4.9 Ancillary products and accessories are to be of a type recommended by the main product manufacturer unless otherwise specified.
- 4.10 The Contractor will be expected to deliver a high standard of workmanship and quality of finish.
- 4.11 Operatives carrying out the works must be appropriately skilled and experienced for the type of work being carried out and quality expected.
- 4.12 Works completed in stages should be protected as required to prevent damage or soiling whilst remaining works are being completed.

5.0 SCOPE OF WORKS

- 5.1 The scope of specified work includes the following:
- Form a newly constructed inspection chamber in 225mm thick semi-engineering bricks and double sealed heavy-duty lid fit flush with the existing floor;
 - Reconfigure the existing garage space on the lower ground floor to include space for bins, a bike storage area and four new shower room enclosures;
 - Reconfigure the existing shower room forming part of the works;
 - Install suspended ceilings to conceal extractor fan ducting and wiring;
 - Upgrade the electrics in the lower ground floor electrical cupboard;
 - Supply and lay vinyl flooring throughout;
 - Supply and install new bike storage racks, and;
 - Decorate throughout.
- 5.2 The drawings relevant to the works include 6304-01B and 6304-02.
- 5.3 The Contractor shall note that all quantities and repairs stated may be subject to omission or re-measure on site. All priced items should be fully inclusive of all profit and preliminary costs and no claims for additional overheads and preliminary costs shall be entertained on omission and/or re-measure of specified items. All required repairs are to be quantified with the CA on site as soon as the scaffold has been erected and safe close-up inspections can be carried out. Exact repair quantities are to be agreed prior to the repair works proceeding.
- 5.4 The site (including the pavement, and external side of the roller shutters etc.) shall be left clean and tidy at the end of each working day. In addition, the site shall be kept clean and tidy in a condition satisfactory to

the CA for the duration of the works.

6.0 ACCESS MEASURES

- 6.1 Works will be undertaken during the hours 8.00am to 5.00pm Monday to Friday. Works will not be permitted outside these working hours.
- 6.2 The Contractor will provide temporary barriers to protect the areas during the works however safe access and egress must be provided for the building occupants and members of the public at all times.
- 6.3 The Contractor will provide all ladders, towers and access equipment as required to complete the works.
- 6.4 The Contractor should be aware that the works will be completed whilst the adjacent office the other side of the partition wall is in constant daily use. The works should be undertaken in a way to minimise disruption to the office and occupants on a daily basis.
- 6.5 Where necessary, works are to be planned and carried out to allow for safe working in compliance with the Working at Height Regulations 2005.
- 6.6 All ladders and platforms shall be removed and securely stored (chain and padlock) out of sight and reach at the end of each working day or during periods where the site may be unoccupied for any prolonged period of time.
- 6.7 The Contractor will be responsible for programming the works throughout the refurbishment.
- 6.8 The Contractor will be responsible for advising occupants of the building of the overall programme of works to give forewarning of the impact of the works going forward. An outline programme should be drafted and distributed at least two weeks before works commence on site.

7.0 DEMOLITION & STRIPPING OUT

- 7.1 All items within the Schedule of Works shall include for carting away all surplus debris and for all necessary making good to disturbed works for those specifically mentioned or otherwise.
- 7.2 Isolate and make safe the electrics within the existing shower room and garage to enable these works to be undertaken
- 7.3 Strip out existing fluorescent lighting, sockets and switches back to the electrical distribution board.

7.4 Strip out existing bathroom back to the wall substrate and the floor including all fixtures, fittings and wall and floor coverings.

7.5 Allow for modifications and the removal of to the existing partition walls where necessary to allow the formation of the rooms, removing handrails, doors and other fixtures and fittings.

8.00 ROLLER SHUTTER

8.01 Within the roller shutter adjacent to the proposed bike store supply and install a wicket door to be fitted the door manufacturer or an approved installer. Include for sensible, secure locking mechanisms.

9.00 BLOCKWORK WALLS

9.01 Supply and construct in half-bond, 100mm thick lightweight concrete block wall to partition the bin store and bike storage from the shower areas. Fit lateral head restraint straps at 2m centres fixed to the concrete ceiling above and apply expanded metal lathe over them to reinforce the plaster.

10.00 FLOORS

10.01 In the shower rooms only allow 150 x 25 c16 joists at max. 400mm centres) with galvanised joists hangers onto wall plates that are bolted to walls where the floor is at a different height.

10.02 Double up joists where partitions run parallel to them. Retain the ramp.

10.03 Where the span of the joists exceeds 2.5m but less than 4.5m then a central row of strutting is required to them. If the span exceeds 4.5m then two rows are required and should be placed at 1/3rd and 2/3rd of the span.

10.04 On top of the joists supply and install WBP 18mm thick marine plywood to BS 7331 or BS EN 312 pt5:1997 screwed to softwood joists leaving 10mm gaps at abutments with no screw heads protruding. Ensure that they are fully prepared and dirt-free to accept the new flooring.

11.00 METAL CEILINGS & PARTITION WALLS

11.01 To be read in conjunction with Knauf Technical Solutions for Interior Walls and Ceilings at:

https://www.aquapanel.com/fileadmin/user_upload/PDFs/KWS/Brochures/KAQ_KWS_TechnicalBrochure_EN_LR.pdf

Stud Walls

- 11.02 In between the shower rooms and adjacent the fire escape hallway construct new internal metal partitions with Knauf (or equivalent) metal framework from galvanized sheet steel single stud profiles and corrosion-resistant in accordance with EN13964 at 400mm centres fixed to head and sole plates.
- 11.03 All new internal partitions to be fully filled with 75mm thick dense mineral wool insulation for sound-proofing.

Suspended Ceilings

- 11.04 To the shower rooms only supply and install Knauf (or equivalent) metal ceiling framework from galvanized sheet steel single stud profiles and corrosion-resistant in accordance with EN13964.
- 11.05 Provide proprietary access panels within the ceilings to any change in direction for ducting bends and isolating water supply stop cocks.

12.00 ELECTRICS

- 12.01 Within the lower ground floor there is an electrical distribution board that will require upgrading allowing for connections made to it for lighting; heating and mechanical ventilation.
- 10.02 Check that the distribution board has spare circuits and then alter, adapt and extend all of the above listed.
- 12.03 Allow the **Contingency Sum of £650** if spare circuits are not available and need to be installed. 650
- 12.04 Electrics will be installed in the positions shown on Drawing 6304-02.
- 12.05 Be advised that 3 out of 4 new fixed light fittings to be energy efficient OR provide light fittings (including lamp, control gear and appropriate housing, reflector, shade or diffuser) that only take lamps having a luminous efficiency greater than 40 lumens per circuit-Watt.
- 12.06 Internal lighting should be automatically switched off when not in use and operated on a PIR system.
- 12.07 LED low voltage inset downlights to be fitted to suspended ceilings. A minimum of two per shower room and additional ones above the lobby area as shown on the drawing.

12.08	Similarly, allow for 2 no. low voltage inset downlights to be fitted in the drying room fitted to the suspended plasterboard ceiling.	
12.09	Allow the provisional sum of £35.00 per recessed light fitting including any necessary transformers.	490
12.10	Allow main contractors profit and attendance at%	
12.11	Please note, the existing hallway lights and switching will remain as they are.	NOTE
12.12	Adapt as necessary the garage lighting in the bike storage area and bin store to suit the new layout	
12.13	Allow the provisional sum of £200 for the supply of new chrome electric towel radiators to be approved by the Client. 5 no. in total.	1,000
12.14	Allow main contractors profit and attendance at%	
12.15	Install the towel rails in accordance with manufacturer's recommendations.	
12.16	To be installed in accordance with the latest revised edition of the IEE regulations. Remove all redundant electrical wiring, new wiring to be fully concealed in trunking / conduits in walls throughout.	
12.17	All electrical work required to meet the requirements of Part P must be designed, installed, inspected and tested by a person competent to do so. Upon completion of the works, the following are to be deposited within 30 days to the Building Control Inspector.	
12.18	a) an electrical test and installation certificate is required in accordance with the requirements of BS 7671:2000 and Appendix B of the Approved Documents P, signed by a competent person who is able to issue such.	
	OR	
	b) a certificate is required from a person carrying out the building work who is registered by BRE Certification, British Standards Institution, ELECSA, NICEIC Certification Service or NAPIT Certification to the effect that the requirements of the Building Regulations 4 and 7 have been satisfied in relation to the installation of the fixed low or extra low voltage domestic electrical installation.	

13.00 VENTILATION

13.01 Supply and install Vent Axia, or similarly approved ducted extract fans, to each shower room. Include to install associated rigid PVCu ducting sealed at all joints as per the manufacturer's instructions and ducted to the external air. Core drill through the external wall and fit a proprietary termination kit. Secure the ducting to the concrete floor above using metal strapping.

13.02 The extractor fans to all shower enclosures to achieve 15l/s to achieve a minimum 15minute overrun. NOTE

13.03 The operation of the fans is to be made via the lights with a separate spur located above the door.

14.00 PLUMBING

14.01 **The Contractor shall provide plans clearly detailing the hot water provisions as well as the design and runs of the plumbing installations for approval by the Contract Administrator prior to installation commencing. Allow to provide as built drawings on completion.**

14.02 Within the garage floor excavate for and construct a new inspection chamber in 225mm thick semi- engineering bricks and double sealed heavy-duty lid fit flush with the existing floor as shown on the attached drawings.

14.03 Supply and fit new plastic soil pipes and stub stacks connecting the shower trays to the new manhole.

14.04 From the new showers and hand basins provide and run new upvc wastes. Connect and commission all the fittings to the new soil pipes as per Item 14.03. All waste pipes to be minimum 50mm diameter as far as possible, fully supported and have a 1:40 fall, rodding access at all change of direction above ground and fitted with McAlpine traps or similar, accessible from above. NOTE

14.05 Adapt the existing hot water provisions located over the fire exit door to accommodate all 4 no. shower rooms.

14.06 Allow the **contingency sum of £1,000** for the supply of a new electric hot water cylinder if required. 1,000

14.07 From the existing services supply and install new 22 and 15mm copper cold water pipework to serve all fittings within the new shower rooms. All supplies to be provided with concealed but accessible chrome service

	valves. All new water pipes to be adequately supported and lagged.	
14.08	First fix the shower thermostats and other fixtures and fittings ready to receive wall linings.	
14.09	The cost for the supply of thermostats, taps etc. is included in Item 18.01.	NOTE
15.00	PLASTERING	
15.01	Clad new stud partitions and new ceilings with 12.5 mm plasterboard and leave ready for skimming.	
15.02	In the shower recess areas only clad the partitions with Wedi Board or AquaPanel and leave ready to receive wall tiles.	
15.03	All new walls, partitions and ceilings are to be plastered with two coats of Thistle Hardwall to provide a minimum thickness of 6mm and two coats of Thistle Multi Finish Plaster to be laid level and flat. Backing coat to be floated and finish coat to be trowelled smooth and left ready to receive decoration.	
15.04	Include for all edge trims, lathes and materials necessary to complete these works.	
15.05	All plastering works to be undertaken in accordance with BS 8212.	
16.00	JOINERY	
16.01	Allow the provisional sum of £250.00 to supply new 35mm thick shower room doors with timber door linings, door stops, stainless steel butt hinges and handles with turn clockwise/anti-clockwise tubular mortice latches incorporated into bathroom locks.	£1,250
16.02	Allow main contractors profit and attendance at%	
16.03	Fit all door linings, doors and ironmongery and leave ready for decorating.	
16.04	Please note that 2 no. shower room doors adjacent the hallway will be split into pairs to enable them to open inward and not impede on the sanitaryware. Include to cut and rebate these doors to suit.	
16.05	Be sure to seal and decorate the edges of all shower room doors prior to installation.	
16.06	Be sure to provide a 10mm gap to the underside of the internal doors for air replacement.	

16.07 Allow to supply and fit full sets of 75x19mm moulded architraves to both sides of each door with joints carefully mitred. Include to decorate rear of architrave with undercoat prior to fitting.

16.08 Supply and fit new 120x19mm moulded timber skirting to match the architrave to all new and disturbed areas. Skirting to be fixed with plugs and screws with all internal and external corners carefully mitred. Include to decorate rear of skirting with undercoat prior to fitting.

17.00 TILING

17.01 Include for the installation of porcelain tiles to walls of shower enclosures full height glued with a flexible adhesive. Grout with epoxy grout and seal at all abutments within the shower recess using a mould resistant silicone.

17.02 Include for the installation of porcelain tiles to form a minimum 400mm high splashback behind the hand basins glued with a flexible adhesive. Grout with epoxy grout and seal at abutments to the hand basin with mould resistant silicone.

17.03 Allow for all costs in fitting, cutting, setting and including all adhesives and grout as per the manufacturer's recommendations. Tile details with aluminium beads.

17.04 Allow the **provisional sum of £35m²** for supply of tiles liaising with the employer for colour and style

17.05 Allow main contractors profit and attendance at%

18.00 SANITARY FITTINGS

18.01 Allow the **provisional sum of £2,000.00** for the supply of the sanitary ware per shower room (£8,000 in total) to be selected by the Employer with the assistance of the contractor. 8,000

18.02 Allow main contractors profit and attendance at%

18.03 Allow to install the following including traps wastes etc: -

a) 3no. 750 x 900mm and 1 no.900 x 900mm shower trays.

b) 8mm thick glass shower screens.

c) 600mm wide wash hand basins.

d) Shower mixing valves, taps and a shower head with a flexible shower hose fitted to a static vertical rail in each shower.

e) Chrome mixer taps to the wash hand basins.

f) 800 x 600mm mirrors above each hand basin.

19.00 DECORATING

- | | | |
|-------|--|------|
| 19.01 | All decorating will be done using Dulux paint products or similarly approved in accordance with manufacturer's recommendations. | NOTE |
| 19.02 | Internal decoration works are to be undertaken to all new works and where disturbed which will include all previously painted items including but not limited to: - | |
| 19.03 | Lobby door frame, cupboard doors and frames, fire exit/means of escape doors and frames, all walls undisturbed, timber skirting boards and door linings and architraves. | |
| 19.04 | A colour scheme will be supplied by the Employer prior to commencement of works on site confirming all colours of paint and finishes to be used in this project. (Assume at tender stage that the finishes and colours will be like for like). | |
| 19.05 | The Contractor will allow to protect the existing internal walls where they are not to be disturbed. Any paint or other damage will be the sole responsibility of the Contractor to repair. | |
| 19.06 | Allow to take off and temporarily reposition all surface fixed signs and other items to allow for the redecoration works. | |
| 19.07 | Loosen and ease off all switches, sockets, light fittings and the like to include all door and window furniture as appropriate to allow for the redecoration works. Re-fix and re-secure on completion. | |
| 19.08 | Cut out and fill all imperfections to the walls and joinery to allow for a good quality decorative finish. | |
| 19.09 | To all walls, allow to rub down fill, repair and paint with sealer coat where necessary and apply two coats of Diamond matt Paint. | |
| 19.20 | To all painted joinery throughout allow to rub down fill, prepare and paint with two coats of Eggshell. | |
| 19.21 | To all new joinery allow to rub down fill, two layers of knotting, stop, prime, prepare and paint with two coats of Eggshell. | |

- 19.22 To all decorated metal work, allow to clean surfaces, spot treat any rusty items with Hammerite Kurust treatment and one coat of Hammerite Smooth Metal paint.
- 19.23 Ensure that all internal doors to shower rooms are fully painted on their edges and bottom edge to prevent distortion or warpage by humidity. All hinge cut-outs and concealed faces of door linings must also be fully painted.
- 19.24 Ensure that the top architraves are sealed at the joint with the wall and fully decorated as per the front face of them.

20.00 FLOOR COVERINGS

- 20.01 Throughout the rooms and lobby area, supply and install new non-slip vinyl floor coverings as per the following:
- 20.02 Allow the **provisional rate of £20/m²** to supply Polyfloor, Polysafe vinyl flooring, colour to be confirmed by the Client, to each of the shower rooms, the drying room and the hallway leading from the office space to the fire exit.
- 20.03 Allow the **provisional rate of £20/m²** to supply Polyfloor, Polysafe vinyl flooring, colour to be confirmed by the Client, within the bike storage area.
- 20.04 Provide your cost to install the vinyl, fixed to the plywood bases in the shower rooms, the drying room and the hallway leading from the office space to the fire exit.
- 20.05 Allow to supply and install a layer of latex self-levelling compound in the bike storage area prior to installing new floor coverings.
- 20.06 Provide your cost to supply Polyfloor, Polysafe vinyl flooring within the bike storage area.
- 20.07 Supply and fit metal trims to conceal joints at doors
- 20.08 Mastic seal using a specialist mastic sealer, all junctions of floors with walls with a suitably coloured sealant to match the floor coverings.
- 20.09 All floor coverings to be installed in accordance with manufacturer's recommendations.

21.00 BIKE RACKS

21.01 Allow the **provisional sum of £3,000** to supply proprietary two tier bike racking as per the layout drawing. 3,000

21.02 Allow main contractors profit and attendance at%

21.03 The rack can be obtained from 'The Bike Storage Company' as per the following link, or similarly approved.

<https://www.thebikestoragecompany.co.uk/product/gas-assisted-two-tier-bike-rack/>

21.04 Liaise with the supplier and install the bike racks in accordance with manufacturer's recommendations.

22.00 COMPLETION

22.01 The Contractor shall remove all rubbish and debris on a regular basis, no rubbish or debris shall be stored internally within the property or externally to the street/pavement areas.

22.02 On completion of the works allow to clean down all areas and leave in good and tidy order.

22.03 H&S File including painting matrix of all colours used and any other information deemed necessary for ongoing maintenance.

23.00 CONTINGENCY

23.01 Allow for the **Contingency Sum of £2,000** (two thousand pounds) for unforeseen works to be expended only on express agreement and written instructions of the CA. **£2,000**

COLLECTION PAGE

ITEM	DESCRIPTION	£	P
1.00	SITE		
2.00	HEALTH & SAFETY		
3.00	PRELIMINARIES		
4.00	MATERIALS & WORKMANSHIP		
5.00	SCHEDULE OF WORKS		
6.00	ACCESS MEASURES		
7.00	DEMOLITION & STRIP OUT		
8.00	ROLLER SHUTTER		
9.00	BLOCKWORK WALLS		
10.00	FLOORS		
11.00	METAL CEILINGS & PARTITION WALLS		
12.00	ELECTRICS		
13.00	VENTILATION		
14.00	PLUMBING		
15.00	PLASTERING		
16.00	JOINERY		
17.00	TILING		
18.00	SANITARY FITTINGS		
19.00	DECORATING		
20.00	FLOOR COVERINGS		
21.00	BIKE RACKS		

22.00	COMPLETION		
23.00	CONTINGENCY SUM	2000.00	
	TOTAL TENDER SUM		

FORM OF TENDER

FORM OF TENDER

66 BUCKINGHAM GATE, LONDON SW1E 6AU

We have read the conditions of the contract referred to in your invitation to tender and the specification delivered to us.

We offer to carry out the whole of the works described for the sum of _____ exclusive of VAT based upon the JCT Minor Works Building Contract 2016 subject to amendments as detailed in the Specification preliminaries.

In the event of your accepting this offer we undertake to complete the works within 8 working weeks or an alternative period of _____ working weeks and we are able to commence works on site within _____ weeks of an official instruction and proceed and undertake to execute with you a form of contract embodying all conditions and terms contained in this offer.

We agree that should obvious errors in pricing or errors in arithmetic be discovered before acceptance of this offer in the priced specification submitted by us these errors will be dealt with in accordance with Alternative 2 contained in Section 9 of the Code of Procedure for Single Stage Selective Tendering 1996.

We enclose with our tender information requested which demonstrates our competence to perform the duties assigned to the Principal Contractor under the provisions of the Construction (Design and Management) Regulations 2015, and we confirm that we will allocate sufficient and adequate resources to perform those duties.

We acknowledge that if our tender is accepted, we will be appointed as the Principal Contractor for the project as defined in the Construction (Design and Management) Regulations 2015, and we confirm that we will comply in all respects with the requirements on the Principal Contractors as set out therein.

This tender remains open for consideration for 3 months from the date on which the tender is due to be delivered.

Date: _____

Signature: _____

Name: _____

Address: _____
