## EMPLOYERS REQUIREMENTS

## 

## MOAT COURT

## BRANKSOME WOOD ROAD BOURNEMOUTH

## BH4 9LA

## FOR AND ON BEHALF OF

## ASTER HOUSING ASSOCIATION

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THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CORRESPONDENCE, WHETHER DATED PRIOR TO OR SUBSEQUENT TO THE ISSUE OF THIS DOCUMENT

THIS DOCUMENT IS TO FORM THE BASIS OF ANY CONTRACTUAL AGREEMENT BETWEEN THE “EMPLOYER” AND THE “CONTRACTOR” AND ANY OTHER PARTIES ASSOCIATED WITH THE “WORKS.”

1.0 INTRODUCTION

PROJECT OUTLINE

The project comprises the external roof repairs, work to external elevations, cavity insulation, drainage and internal drainage repairs and decoration to communal areas, to the property known as Moat Court, Branksome Wood Road, Bournemouth, BH4 9LA as per detailed herein.

Main Contractor is to undertake the final design for all works based upon the broad performance requirements contained in this document. The works are to commence as soon as possible following tender stage.

THE CONTRACT OUTLINE

The Contract will be between Aster Communities (“the Employer”) and the Contractor (“the Contractor”) and will be administered by ARK Consultancy

The form of contract will be the JCT Intermediate Contract (with Contractors Design)

Building Contract (ICD 2016 Edition).

All conditions, requirements, stipulations and contractor design requirements

contained within the “Tender Documents” contained herein are to be

maintained, carried over, and incorporated within our continuation of the role of

Contract Administrator and Principal Designer.

SCOPE OF CONTRACT WORKS

ARK Consultancy is responsible for the preparation of this Scope of Work / Specification and Contract Documents

The Contractor is to take undertake the work outlined in the Scope of Work and Specification to meet these requirements by (wherever necessary) appointing their own design consultants in order to enable works to be executed as briefly summarised below (The Works) (please note this is not an exhaustive description but merely indicative of the main areas of works):

1. Strip up and replacement of flat roof coverings.
   1. Roof covering and insulation
   2. Roof deck repairs
   3. Flashings and upstand
   4. Roof light replacement
   5. Specialist work to Ariels
   6. Work to penetrations (S&VP penetrations)
   7. Drainage alterations and new RWP
   8. Repairs to upstands and kerbs
2. Removal and replacement of cavity fill insulation. 
3. Internal & external drainage repairs.
4. Repointing & repairs to cracked / spalled brickwork.
5. Installation of new underground drainage runs.
6. Replacement of Spandrel Panels to windows
7. Installation of a safety handrail to the perimeter of the flat roof area’s, including fixed access ladder
8. Work to internal extractor fans
9. Internal decoration

The Works are to be executed within the Employer’s freehold property. All necessary protective works are to be undertaken to protect the remainder of the adjacent buildings, including external areas, to ensure no consequential damage as a result of the undertaking of these works. The final programme will require agreement before works commence and may be subject to change prior to this time.

The programme should allow to work within the confines of the restrictive site. No delays will be entertained as a result of inadequate programme facilities.

No additional costs whatsoever will be entertained by the Employer for any   
 restrictions imposed upon the Contractor as a result of the confined site.

CONTRACTOR’S APPOINTMENTS AND DESIGN RESPONSIBILITIES

The Contractor is solely responsible for the execution of all necessary   
Construction Phase Health & Safety Plans, together with all day-to-day Health   
& Safety management.

Where reference is made within this Specification document to any specific products or manufacturers, alternatives of a similar and equal quality and performance may only be substituted subject to prior written approval of the Contract Administrator.

The Contractor is responsible for the final design of the:

1. Replacement of flat roof coverings and work and all associated roof work
2. Removal and replacement of cavity fill insulation. 
3. Internal & external drainage repairs.
4. Repointing & repairs to cracked / spalled brickwork.
5. Installation of new underground drainage runs.
6. Replacement of Spandrel Panels to windows
7. Installation of a safety handrail to the perimeter of the flat roof area’s, including fixed access ladder
8. Internal decoration
9. New extractor fans

2.0 CONTRACT PRELIMINARIES

See separate document

3.0 SCHEDULE OF WORKS

PRELIMINARY NOTES

GENERAL

By completing, signing, and submitting a Tender, the Contractor confirms that   
they have understood, taken, and allowed for all of the requirements as   
set out within this document and as detailed on the Proposed Plans (where applicable).

The Contractor, by signing and submission, therefore confirms that the full scope of   
works together with the standard and quality expected has been appreciated and   
allowed for within their tender cost.

A fully detailed programme for the entirety of the works covering from site set up through to handover is to be devised by the contractor and issued prior to commencement on site.

SNAGGING PROCESS & CONDUCT

By completing and returning this tender, you are agreeing to our pledge for a   
“correct first time” approach whereby we expect all works executed by the   
contractor to be undertaken regularly and diligently until the agreed Practical   
Completion (PC) date. We allow for 1Nr Snagging inspection at PC and 1Nr   
inspection post our receipt of your signed completion of the Snagging Schedule   
(signed by the contractor when they believe all Snagging completed).

If upon inspection by the CA it transpires that not all Snagging items have actually   
been satisfactorily completed (completed to the reasonable satisfaction of the   
CA), then the CA reserves the right to counter charge the contractor for additional   
time accrued until such a time that the works are deemed acceptable. Time   
charged will be at our standard prevailing hourly rate - full details available from   
our office at the point of tender.

PROVISIONAL SUMS & TENDER INCLUSIONS

All Provisional Sums as outlined within the final section of this Schedule are to be included and allowed for at the point of tender.

The Contractor is not to allow for any other Provisional/Prime Cost Sums unless   
previously agreed with the CA. If not previously agreed with the CA, the   
Contractors submission will be taken as a fixed price for those elements of works   
asked for.

**M**ASTER PROGRAM / INFORMATION FLOW

Prior to the Pre-Contract Meeting between all parties, the appointed Contractor is   
to provide the CA with a fully detailed copy of the proposed Master Program,   
depicting critical path items and milestones (phased completion and alike).

The contractor to provide a cashflow forecast as part of the pre start information.

Prior to the Pre-Contract Meeting between all parties, the appointed Contractor is   
to provide the CA with a fully detailed "Information Required" Schedule in   
electronic format with key dates annotated for when certain information is to be   
required by (where this information/design decisions are to be made by the   
CA/Employer/Design Team).

CONTRACT INSTRUCTIONS

The Contractor (and all associated sub-contractors, personnel, and supply chain) are only to take variations and instructions together with confirmation of scope or queries direct from either the CA.

Should the Contractor deviate and proceed with variations or scope received from   
anyone except the above, then they do so at their own risk with no cost   
agreement and no payment for that item being applicable or quantifiable as part of   
this contract.

ENABLING WORKS

The contractor is to be fully responsible for the site set up to include all

appropriate Health & Safety provisions in accordance with the Pre-Construction Health & Safety Plan where applicable or BS best practice and legislation.

The Contractor is responsible for the safe storage and removal of all waste and

for safe storage of materials within the confined site. All waste to be cleared on a daily basis due to the site not having any space for any form of compound.

The Principal Contractor (appointed for these works) is to be solely responsible

for delivering the full reinstatement as directed herein.

The Contractor is to allow for all necessary site power supplies together with all

other services, as necessary. The Contractor it to ensure little disruption to the properties and adjoining residents which remain in full occupation throughout the duration of works.

Allow for the establishing and maintaining of secure compound area on site. Allow

for all welfare facilities to be provided within the compound area in order for the   
reinstatement works to proceed expediently. Allow also for a secure storage   
container, as necessary. Allow for the provision of full welfare cabin for the   
duration of works together with steel storage container for the use of all materials   
and alike delivered to site. Allow for all associated Heras type fencing to   
compound areas as required.

All works detailed in this specification shall be undertaken strictly in accordance with the manufacture’s guidelines and recommendations, British Standards and other approved codes of practice.

Prior to commencement of works, allow for all associated services to be temporarily isolated to ensure safe working area. Allow for provision of a temporary site power supply (to be removed upon completion of works). Allow for the identification and survey of all existing service runs and the demarking up on site and relevant protection works to ensure no services are inadvertently disturbed.

Contractors signage - The contractor is to provide, where relevant, appropriate

adequate rigid and quality warning signage suitable for a site of this nature in   
order to alert visitors of the hazards and also a designated site office with   
signage, signing in books and all associated facilities. Spare facilities and   
provisions to include spare hard hats and high vis jackets for all visitors.

The Contractor is to maintain a secure site at all times with all materials, waste,

skips and alike maintained securely and cleared on a daily basis. Fire escape   
routes in the building shall be maintained and kept clear at all times. All ground   
floor ladders shall be removed at the end of each working day or when the   
scaffold is not in use.

The Contractor will be responsible for undertaking his own schedule of condition of

the areas likely to be affected by the works. Should any damage be caused by the   
Contractor he will be responsible for making good any damage at his own cost.

Hot Works - The Contractor is to provide and work to a hot Working Permit system.

Regular checks are to be made where hot works are being carried out and full fire-  
fighting precautions must be taken. All hot working must cease at least 1 hour before the close of each day’s work and a check made that areas of hot working are safe after work ceases and again 1 hour later.

Covid-19 - Contractor to be solely responsible for the provision of enhanced Site   
Operating Procedures and precautions throughout for the period of the works.

Measures to be included (but not exhaustive of):

Fully automatic sanitisation stands at entrance to building and within, as   
well as at welfare points.

Full sign in with telephone and contact tracing facility.

Full track and trace of all personal in the event of an alert.

Upscaled cleansing programme for the site as a whole and also the welfare   
and washrooms etc. with records to be maintained.

Building Control - Allow for the Provisional Sum of £1,500 for the appointment   
 of Building Control for all necessary works. Sum only to be expended upon the   
 directions of the CA. Main Contractors to be responsible for the liaison with   
 Building Control to ensure their timely attendance to inspect pertinent stages of   
 the works in order to provide their Certificate upon completion.

ACCESS / SCAFFOLDING

Erect a fully boarded independent scaffolding to the various areas of the

perimeter of the property in order to allow access to carry out the high-level   
works. The scaffolding is to be positioned to allow full access into the building at   
all times, clear of all doors and windows. Scaffold to be erected fully in   
accordance with BS EN 12811-1:03. Kickboards are to be provided to all lifts.   
Sheeting / Debris netting is to be installed. Scaffold to include for all lifts,   
platforms, single story ladder access and kickboards throughout to accommodate   
the works. Scaffold to be checked and signed off weekly with tag visible on   
site/scaffold. Allow for all associated requirements as per H&S and CDM   
Requirements in order to provide a safe means of access and works. Full design   
and sign off to be the responsibility of the Contractor. The Contractor is to provide   
scaffold with working monitored alarm with adequate signage to read “BEWARE -  
SCAFFOLD ALARMED” for the duration of the works. The Alarm is to be linked to the contractors emergency contact number, the alarm should not be audible on site. Access ladders from the ground should be removed when no operatives are working on the scaffold, with the first lift positioned to prevent unauthorised access and / or ligature risks.

NOTE: the contractor is to minimise, where possible, damage caused to the   
property where the scaffold is mechanically fixed. Upon removal of the scaffold,   
the contractor is to allow for making good all disturbed surfaces with the   
appropriate materials.

The Contractor is to maintain a secure site at all times with all materials, waste,

skips and alike maintained securely and cleared on a daily basis. Fire escape   
routes in the building shall be maintained and kept clear at all times. All ground   
floor ladders shall be removed at the end of each working day or when the   
scaffold is not in use.

The contractor is to ensure at all times that the main access doors to the properties are not blocked or propped open.

The Contractor will be responsible for undertaking his own schedule of condition of

the areas likely to be affected by the works. Should any damage be caused by the   
Contractor he will be responsible for making good any damage at his own cost.

ASBESTOS SURVEY & REMOVALS

Allow for the commissioning of an intrusive Refurbishment & Demolition Asbestos Survey to the entirety of the property to take relevant samples of all materials and alike that are due to be disturbed as a consequence of these works.

In accordance with the Control of Asbestos Regulations 2012, the contractor is to allow for removing Asbestos where it is necessary to do so and decontamination of the site of all asbestos containing materials identified following the completion of the Pre-Refurbishment Asbestos Survey.

Any ACM left I place shall be appropriately encapsulated.

Allow for a provisional sum of £2,500.00 for any asbestos removal together with the required Air Tests upon completion. Sum only to be expended by the CA. Asbestos removal to be agreed with the CA prior to carrying out works.

All Asbestos related remediation works to be undertaken with a certified clean   
 certificate issued upon completion.

All work undertaken to remove or encapsulated shall be recorded and appropriate records passed to the Employer to allow the asbestos register to be updated.

EXTERNALLY

ROOF WORK

Core Samples have been taken of the various areas of roofs by IKO which have revealed that moisture has penetrated the roof covering to numerous areas. As such full removal and relaying of the roof covering is required. The works therefore to comprise the following:

Main contractor to liaise with Building Control to confirm acceptance of this proposal as required and all associated approvals.

Main contractor to appoint IKO approved roofing contractor to undertake the works as per the appended manufacturer’s specification document contained in Appendix B.

Prior to works commencing the main contractor shall appoint a specialist aerial contractor to identify and re-locate all roof level cabling. All cabling to be re-located and placed within sufficient containment. Allow to re-connect and secure all active cabling leaving neat and tidy.

Allow to supply and lay new built up IKO Ultra Prevent bitumen roofing membrane system, as per the manufacturer’s specification document contained in Appendix B.

New installation to feature new plywood timber deck, tapered insulation, IKO waterproofing system with new chutes and hoppers as per the manufacturer’s specification document contained in Appendix B.

Contractor to allow for the full design of tapered insulation to the roofs 1, 2 & 3 as per the manufacturer’s specification document contained in Appendix B.

Contractor to supply and lay new built up IKO bitumen flat roof system, as per the manufacturer’s specification document contained in Appendix B.

The New roofing system to be installed fully in accordance with the specification document and as per the manufacturer’s strict written guidelines and recommendations. Following the completion of the works, the contractor is to provide a copy of the IKO 25-year system warranty on completion of the works.

Allow to strip up and remove the existing felt and asphalt flat roof coverings to the various roofs, to include (but not exclusively) removal of the felt and asphalt roof covering, insulation and associated flashing.

Removal of the woodwool deck to the garage roof replace with 18mm weatherproof plywood deck.

It is initially proposed the woodwool deck is retained to the roof over the residential units, to limit the disruption, the contractor is to appoint a structural engineer as part of the contractors design to warrant the suitability of the retained woodwool deck for over boarding with 18mm weatherproof plywood.

Following the removal of the existing roof membrane the Contractor is to notify the Contract Administrator and Structural Engineer who will attend site to inspect the condition of the structure below.

Allow the Provisional Sum of £1,000.00 (One Thousand Pounds) to undertake any

repairs which may be necessary. Funds only to be expended upon written confirmation from the Contract Administrator.

It is imperative that the contractor ensures the roof remains weather protected and watertight at all times during the duration of the works.

The contractor shall ensure the roof is left fully watertight during the work and at the end of each day.

The Contractor is to allow for all adjustments to perimeter parapet walls, upstands and   
thresholds as required, allowing for new flashings and detailing associated with the   
increased height of the roof with the new insulation.

Contractor to allow for adjustment to the perimeter walls, upstands, junctions and thresholds as required allowing for new flashing details as a result of the increased height with the new insulation.

Allow for all removal and disposal of the existing lead flashings to the existing upstands and parapet walls and replace with new, ensuring flashing detail is securely attached. If required allow to raise the height of the perimeter kerbs where necessary. The new felt coverings shall then be taken up and over and capped on the outer face in line with the details set out in the manufactures specification.

It is critical that the Contractor lays the roof to the correct falls (as detailed in the

specification) allowing the water to discharge to proposed outlets. Contractor to ensure all outlets are suitably detailed and allow to make any adaptations to accommodate as may be required.

Allow to remove the existing roof lights throughout, retaining the existing kerb and

install new IKO Superlite roof lights, in line with the manufacturer’s specification.

Contractor to ensure all existing internally running rainwater outlets are suitably

detailed with any adaptions to accommodate new routes as may be required.

The contractor shall take in to account the existing SVP’s outlets and alike and shall ensure the new roof covering is correctly detailed around such apertures in   
line with the manufacturer’s specification, installing new IKO refurbishment outlet   
where required.

Within the installation the contractor shall allow for the supply and fit of new gully

outlets and covers to replace the existing where required, adequately sealed and   
watertight.

The contractor shall take in to account the existing roof level drainage channels

and allow to infill channels prior to commencing with the re-roofing works.

Window positions and sill heights can not be altered as such roofing contractor to

alter insulation levels around windows to allow for sufficient upstand details as   
required.

Roofing contractor will need to create sufficient drainage channels within insulation levels to carter for design and to avoid water pooling.

Due to the increased height of the roof with the new insulation and upstand

height, the new roof covering will be above the DPC and cavity trays. Contractor to insert new cavity trays / DPC as per IKO specification within Appendix B.

The contractor is to undertake the work in a suitably phased plan that will allow work to be completed in day sections to ensure areas of roof can be completed and left watertight with fully joints at the end of each day. The contractor will be solely responsible for any water ingress / resultant damaged caused to the property below as a result of his failure to adequately weatherproof the roof.

All of material removed from the roof are to be disposed off site at a licensed waste management facility.

NEW ROOF LEVEL DRAINAGE CHUTES

Allow for all works to create new openings through parapet walls to accommodate new roof level chutes to alter drainage runs from roof as per IKO specification within Appendix B. Drawing K1.

NEW ROOF LEVEL GUARD RAIL AND FIXED ACCESS LADDER

The contractor is to install a new Keygaurd or similar approved roof perimeter guard rail , including a roof level access gate , Heightsafe or similar approved fixed access ladder with lockable low level cover from ground level to roof left elevation at the rear of the building, fixed access ladder between rear lower level roof and the higher roof level .

ELEVATIONS

REPOINTING REPAIRS

Several areas of brickwork have eroded joints with brickwork suffering from delamination of the brick face. It is recommended all elevations undergo a full overhaul carrying out mortar and brickwork repairs / replacement where required. Following the erection of high-level access, allow to undertake a full survey of all areas to quantify and confirm repairs required.

Contractor to allow for quantity as below and included with the measured works for tendering purposes.

Carefully rake out existing mortar joints to a depth of 20mm, using chisels and an angle grinder ensuring not to damage the edges of the existing brick work.

Rake out and repoint any defective mortar joints and replace with a waterproof   
sand and cement mortar mix, to match the existing, leaving sound and neatly pointed on completion.

Carefully cut out and replace defective brickwork and replace to match existing

Front Elevation (Facing Branksome Wood Road): Allow for 2 Nr 0.5 square

meter areas of repointing repairs. Main areas of focus as per plans in Appendix C.

Rear Elevation: Allow for 5 Nr 0.5 square meter areas of repointing repairs. Main

areas of focus as per plans in Appendix C.

Left Hand Elevation (Over Car Park Entrance): Allow for 18 Nr 0.5 square

meter areas of repointing repairs. Allow for 2 square meters of brickwork repairs   
to heavily weather brickwork. Main areas of focus as per plans in Appendix C.

Right Hand Elevation: Allow for 6 Nr 0.5 square meter areas of repointing

repairs. Main areas of focus as per plans in Appendix C.

CLADDING REPAIRS

It was noted to various areas the uPVC cladding to infill panels has become aged

and worn with damage noted to localised areas. Contractor to allow to fully overhaul uPVC cladding leaving watertight, as per below details:

To left hand cladding infill panel on front elevation allow to remove and replace

uPVC cladding to lower 50% of vertical run. Allow to remove and replace with a cladding component in line with BS 8414 in terms of fire resistance, Insulated cement board or similar approved product to match existing in terms of profile and colour.

Mastic detailing to cladding was noted as poor, as such allow to rake out all

mastics throughout to all uPVC cladding panel edging and replace with fire rated mastic.

Allow for the use of an external fire grade weatherproofing silicone sealant suitable for use on porous and non-porous substrates. Colour to be white to match existing.

To lower level roofs, numbers 3, 4 & 5, allow to remove and replace uPVC

cladding panels to match existing following roofing works, to allow for sufficient down-stand edging trim over parapet walls.

Allow a Provisional Sum of £1,200 for any further repairs / replacement required,

over and above the previously mentioned works, that is identified once high-level access is available. Sum only to be expended by the CA.

CAVITY WALL INSULATION

Further to a survey by Dyson Energy, as can be found in Appendix D, the external

wall cavity features poor existing fill of insulation with void areas. The potential outcome of this being the cause of internal condensation as noted to various isolated areas around the building.

Main contractor to instruct Dyson Energy to carry out the removal and

replacement of cavity fill insulation. Dyson Energy to remove existing fill along with any associated debris / building rubble as noted within cavity once inspection allows. Cavity to be inspected following removal for suitability followed by the re-  
injection with a carbon bonded bead system.

The integrity of the cavity ties remains an unknown until further inspection allows.

Allow a Provisional Sum of £5,000 for any cavity tie repairs / replacement required, once identified. Cavity tie replacement to be of Helifix Retro Tie stainless steel tie with resin fix. Sum only to be expended by the CA. To be installed as per manufacturers guidelines and recommendations.

Contractor to allow for joint inspection with the CA of the cavity. Contractor to

allow for required opening up and inspection points to various areas prior to   
repairs.

**EXTERNAL DECORATION**

|  |
| --- |
| Redecorate complete all external painted surfaces to the block |
| Redecorate complete including all previously painted surfaces, doors, handrails, fascias, soffits decorative features property numbers and name plates, meter boxes, bollards and nosings rub down, prepare for undercoat and finishing Coat (s) as specified in Dulux paint specifier. |

All redecoration work must be fully weather resistant and presented with an aesthetically pleasing finish.

The external decoration to be addressed will include the block and their communal areas, excluding the carpark soffit which are as follows:

NB: Careful cleaning and preparation must be carried out to all component areas identified below.

**Refer to AkZo Nobel (Dulux) Paints Technical Specification supplied by Aster Group Refer to appendix J**

**Handrails and uprights**

Clean & prepare metal posts supporting handrail and paint

Clean & Prepare metal railings

Wash down uPVC windows

EXTERNAL DRAINAGE

UNDERGROUND DRAINAGE REPAIRS

An external CCTV drainage survey has been undertaken, overall, the drainage

was found to be in a good condition however, repairs are required to the   
combined underground system. Main contractor to instruct specialist drainage   
contractor to carry out repairs as detailed within the Solum Surveying Report as   
per Appendix E.

NEW UNDERGROUND DRAINAGE RUNS

Allow for all works to alter underground drainage runs to accommodate new roof

level drainage as proposed by IKO Specification.

New underground drainage runs will be required from new downpipes running from roof number 5 and roof number 2.

New drainage runs are to be connected to existing underground drainage. Underground drainage is in the local vicinity of these areas as such contractor to allow to connect to existing drainage routes.

Contractor to review drainage report and plans as per Appendix E, as well to review the IKO roofing Specification as per Appendix B to identify precise routes.

Contractor to excavate and provide new below ground drainage pipe work installation in accordance with building regulations requirements to connect new downpipes with existing underground drainage.

Allow for all associated making good and reinstatement of surrounding surfaces to

match existing following completion of the new drainage provision.

NEW ABOVE GROUND DRAINAGE

Following the forming of new chute locations as per IKO specification within

Appendix B, allow to supply and install new uPVC downpipes to required height,   
whether that be to an outlet on a lower roof or underground drainage.

Allow for adequately sized hopper heads and all fixings, brackets, clips, shoes and angles   
etc. to ensure a proper installation. Allow for black uPVC round downpipes. Allow to mastic joints during assembly to ensure watertight upon completion. Upon completion allow to complete a water test of new installation to ensure new system is capable of discharging large quantities of water. Water test to be witnessed and approved by CA. Where new downpipes run the full height to ground level allow to connect into newly formed underground drainage runs.

INTERNALLY

INTERNAL DRAINAGE

Visual inspections have been undertaken of the internal drainage runs due to limited access. Results identified localised issues to a small number of flats as per detailed below, however maintenance is required to all pipe runs.

Allow to instruct specialist drainage contractor to carry out de-scaling of all internal 50mm pipe runs throughout the flats, from individual internal drains to main soil stack with a Ridgid K-400 drain cleaning machine or similar, to remove any obstructions and ensure sufficiently cleaned and to prevent future blockages.

Contractor to allow for this element to be carried out to 5Nr flats at this stage.

Please identify cost for works to an individual flat:

Contractor to ensure suitable time has been allowed for to cater for any potential   
 access issues.

Allow a Provisional Sum of £500 for any repairs required to pipework following the   
de-scaling throughout. Sum only to be expended by the CA.

Extra Over Cost Option

Allow to provide cost to retrofit rodding point to internal cast iron soil stack within cupboard off hallway. Allow for all associated builder’s works, fixings and alike to ensure proper installation. Note: this cost is not to be taken forward to tender but is to be provided here.

Allow to provide cost to retrofit rodding point to internal cast iron soil stack within boxing to corner of bathrooms. Allow for all associated builder’s works, fixings and alike as well as all works to remove and reinstate boxing, to ensure proper installation. Note: this cost is not to be taken forward to tender but is to be provided here.

EXTRACTOR FANS

Contractor to be solely responsible for the design and installation of electrical installations. Allow for all associated fixtures and fittings to ensure installation complete and in compliance with NICEIC Regulations. Cabling installation to be concealed from view within walls and ceiling voids with all associated builders works undertaken to make good. Fixtures and fittings to be of MK or similarly approved.

Due to the many differences between flats, and the presence of extractor fans in only a selection of flats, contractor to allow to install new extract fans to kitchens and all bathrooms, to 5 Nr flats. Extract fans to be. Xpelair 92970AW LVCV 4S SilentAllow for all ducting to externals to be hard only. Allow for external grille.

Allow to remove all presence of previous installation inclusive of override switch within bathrooms where present. Isolation switch to be placed outside bathroom. Final design of isolation switch to be agreed with CA.

Allow for all builders works to make good any damage caused during the installation of extractor fans, inclusive of plaster repairs and decoration to match existing.

Allow for the provision of unconditional NICEIC Test Certificates for each flat upon   
completion of the works.

INTERNAL DECORATIONS

Contractor to allow for all internal redecorations to communal areas / staircases as per the Crown Specification within Appendix F. Allow for all works as per manufacturers guidelines and recommendations. All repairs and preparation to be undertaken as necessary and in accordance with the Crown Specification. Allow to ensure all decorations are completed to a sound and smooth finish free from undulation and defect in order to achieve a high decorative finish.

MISCELLENEOUS

Structural Engineer - Allow a Provisional Sum of £1,500 for the appointment of

a Structural Engineer to assist with confirmation of the adequacy of the roof deck for new loadings. Main contractor to be responsible for the full liaison with the structural engineer to ensure their timely attendance. Sum only to be expended upon the directions of the CA.

Contingency - Allow for a contingency sum of £15,000.00 to be expended only at

the sole discretion of the CA.

UPON COMPLETION

Allow to clean down throughout to leave in good and tidy condition, inclusive of

windows and doors, fully reinstated as a consequence of these works.

Allow for all test certificates, keys and alike to be provided to CA upon completion.

Allow for all contractors debris and alike to be cleared from site and surrounding

areas. Property to be left in good, fully repaired condition commensurate with this schedule of works.

Allow for all keys and associated control manuals to be provided to CA upon

completion.

Total £

The Contractor’s price shall be open for acceptance for a minimum period of 60 days and it is recommended that the Contractor should visit site. No claim relating to a failure to ascertain the conditions of the site or in the existing buildings will be entertained.

APPENDIX A

Form of Tender

FORM OF TENDER

To: Aster Housing Association FAO: TBC

Return before: As per cover email

Job No: 3SIX/5166

Appointed by: Aster Housing Association

Property address: Moat Court, Branksome Wood Road, Bournemouth, BH4 9LA

Sirs

I/We the undersigned, hereby undertake to carry out the whole of the Works in accordance with the Contract Specification prepared by 3SIXTY Real Estate, to the reasonable satisfaction of the Employer and in a sound and skillful manner.

For the sum of £ ………………..(figures)\* inc./exc. VAT

(\* delete as appropriate)

The contract shall be the JCT Intermediate Contract with Contractors Design 2016 as amended by the specification, to include amendments herein.

I/We return a copy of the Specification with prices entered against each individual item. In the event of variations being required I/We agree that the prices shall be used to establish the reasonable cost of the additions/omissions. I/We understand that in the event I/We do not enclose a copy of the priced specification, our/my tender may be declared void.

I/We confirm appropriate Employer’s Liability, Public Liability, and insurance cover for the works in accordance with the Contract requirements is in place and will be fully maintained throughout the currency of the project and beyond as detailed in the specification.

I/We agree that this offer shall remain open until expiration of 60 days from the date of this Tender.   
It is understood and accepted that the Employer does not bind themselves to accept the lowest, or   
any tender.

Following my/our receipt of a written instruction, I/we can commence the whole of the works within   
TBC and will complete the whole of the works in advance of TBC - final details and program to be   
agreed prior to commencement. I/we note that general damages for non-completion is set at £1,155   
per week or part thereof.

A full program is to be agreed with the Principal Contractor and the Contract Administrator prior to commencement of works. This is to be fully maintained.

CDM Declaration

I/We have read the specification and confirm that we are competent to undertake the role of Principal Contractor as defined by CDM 2015 and that we attach/will submit when requested evidence of our competence and that of our designers.

Signature …………………………………………………   
For and on behalf of ……………………………………..   
Date ………………………………………………………   
Registered VAT number ……………………………….

APPENDIX B

IKO Roofing Specification

See Separate Attachment

APPENDIX C

Repointing Plan

See Separate Attachment

APPENDIX D

Dyson Energy Report

See Separate Attachment

APPENDIX E

Solum Surveying Drainage Survey

See Separate Attachment

APPENDIX F

Crown Paints Specification

See Separate Attachment