

Tender Information Pack



Bungalow Refurbishment

Adderley Road, Cadman Crescent

September 2019



Property Surveying Team

Unitas (Stoke on Trent) Ltd
Planned, Mechanical & Electrical
Alton House, Cromer Road, Stoke
on Trent, ST1 6AY

Tender Information Pack



Bungalow Refurbishment Programme

Client	City of Stoke on Trent
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Project Description	
Number of dwellings/ units:	28
Build Year:	1960 onwards
Construction Type:	Traditional cavity brickwork and pitched pan tiled roofs, combination framed front and rear elevations
Property Type:	1 bedroom bungalows.
Number of Archetypes:	2 Archetypes
Nr of storeys:	1

Key Points

- This document outlines the work contained within the attached tender pack. It provides a narrative and instructions to support contractors in the pricing process.
- This tender contains multiple bungalow schemes, split into workstreams which reflect the intended delivery of the works detailed in the *proposed programme*.
- Contractors are reminded that they must familiarise themselves with the site(s) in order to fully appreciate the means of access, facilities for the storage of plant & materials etc. and, be satisfied with all site conditions prior to commencement.
- Any *Requests for Information* must be submitted to Unitas prior to tender submission.

Quantified Schedule of Works

The pricing schedule is broken down as follows:

The **schedules and Provisional items** (tabs 5, 6 & 7.) consist of the main programmed works to be priced. Each item is measured, and details cumulative quantities across all bungalow schemes.

Each works package is identified by colour code detailed as “*Tender allocation group*” in columns A & B, and corresponds with the key above. (See Figure 1.)

Any contractor pricing a package of work must price all items within the work package to validate their submission. Scaffolding and Asbestos tender allocation groups will be priced as per existing agreed Unitas framework contracts.

Provisional Items (tab 5.), Adderley Road 130 10 (tab 6.) Cadman Crescent 131 11 (tab 7.) are broken down into work packages and must be priced accordingly.

**** Note - the only Tabs that need to be priced are – 5, 6 & 7 ****

Item Description	Quantity	Unit	Price	Total
1.000	1.000	m	1.000	1.000
2.000	2.000	m	2.000	2.000
3.000	3.000	m	3.000	3.000
4.000	4.000	m	4.000	4.000
5.000	5.000	m	5.000	5.000
6.000	6.000	m	6.000	6.000
7.000	7.000	m	7.000	7.000
8.000	8.000	m	8.000	8.000
9.000	9.000	m	9.000	9.000
10.000	10.000	m	10.000	10.000
11.000	11.000	m	11.000	11.000
12.000	12.000	m	12.000	12.000
13.000	13.000	m	13.000	13.000
14.000	14.000	m	14.000	14.000
15.000	15.000	m	15.000	15.000
16.000	16.000	m	16.000	16.000
17.000	17.000	m	17.000	17.000
18.000	18.000	m	18.000	18.000
19.000	19.000	m	19.000	19.000
20.000	20.000	m	20.000	20.000
21.000	21.000	m	21.000	21.000
22.000	22.000	m	22.000	22.000
23.000	23.000	m	23.000	23.000
24.000	24.000	m	24.000	24.000
25.000	25.000	m	25.000	25.000
26.000	26.000	m	26.000	26.000
27.000	27.000	m	27.000	27.000
28.000	28.000	m	28.000	28.000
29.000	29.000	m	29.000	29.000
30.000	30.000	m	30.000	30.000
31.000	31.000	m	31.000	31.000
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36.000	36.000	m	36.000	36.000
37.000	37.000	m	37.000	37.000
38.000	38.000	m	38.000	38.000
39.000	39.000	m	39.000	39.000
40.000	40.000	m	40.000	40.000
41.000	41.000	m	41.000	41.000
42.000	42.000	m	42.000	42.000
43.000	43.000	m	43.000	43.000
44.000	44.000	m	44.000	44.000
45.000	45.000	m	45.000	45.000
46.000	46.000	m	46.000	46.000
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48.000	48.000	m	48.000	48.000
49.000	49.000	m	49.000	49.000
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93.000	93.000	m	93.000	93.000
94.000	94.000	m	94.000	94.000
95.000	95.000	m	95.000	95.000
96.000	96.000	m	96.000	96.000
97.000	97.000	m	97.000	97.000
98.000	98.000	m	98.000	98.000
99.000	99.000	m	99.000	99.000
100.000	100.000	m	100.000	100.000

Figure 1.

[illegible]

Adderley Road, Cadman Crescent

The top-left image shows a red brick house with a dark tiled roof. It features a white front door and large windows with white frames and blue-tinted glass. A small white box is mounted on the wall to the right of the door. The top-right image shows a yellow brick house with a dark tiled roof. It has a white front door and large windows with white frames and green-tinted glass. A white box is mounted on the wall to the right of the door. The bottom-left image shows a red brick house with a red tiled roof. It has a white front door and large windows with white frames and green-tinted glass. A small white box is mounted on the wall to the right of the door. The bottom-right image shows a yellow brick house with a red tiled roof. It has a white front door and large windows with white frames and green-tinted glass. A small white box is mounted on the wall to the right of the door.



Example of typical completed Pod system (above).

This scheme consists 28 properties spread over 2 streets, having 2 archetypes. These properties are a combination of single storey traditional construction and fore-courted, externally clad monopitched properties. The refurbishment will entail renewal of existing front and rear façade with installation of new SFS POD system, UPVC Windows and double glazing, Composite external doors, soffits, fascias and guttering, re-pointing and re-roofing.

Procurement & Pricing

Contractors are offered the opportunity to detail any discounts on their rates based on volumes of work delivered.

The Tender pack has been compiled by encompassing multiple sites at varying locations.

The proposed programmes indicate the order and method of delivery.

Project Delivery – Programme Comments

When reviewing the proposed preconstruction programme(attached), the contractor must review the site specific notes which are contained within the programme, however in general the following clarifications must be considered when tendering for allotted works:

- Contractors are reminded that they must familiarise themselves with the site in order to fully appreciate the means of access, facilities for the storage of plant & materials etc. and, be satisfied with all site conditions prior to commencement.
- All works denoted with provisional items may not be represented within the programme, this would require the contractor, upon requirement, applying for an extension of in line with the processes confirmed within the call off contract.
- Contractors are advised that multiple teams may be required to achieve works in accordance of programme, this is easily identifiable by observing overlapping tasks.
- Contractors are advised that additional works may be required to complete an activity, an appropriate EOT will be allocated if/when applied.

It is important to note that, the preconstruction programme will make no allowance for the following:

- Contractors failing to act upon instructions given by the contract administrator.
- Failure by the contractor to provide information prior to provisional start dates.
- Delay on the part of a nominated sub-contractor.
- Failure by the contractor to supply materials or goods inline following instruction.
- Delay in contractor taking possession of the site post issue from PC.
- Delays via adverse weather conditions outside of long-term average for the time of year and location.

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