Tender Information Pack



Bungalow Refurbishment



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 <u>price all items</u> 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 **

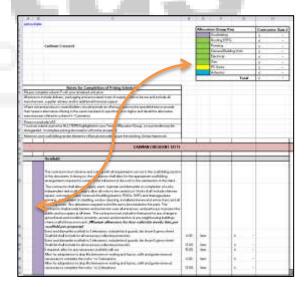
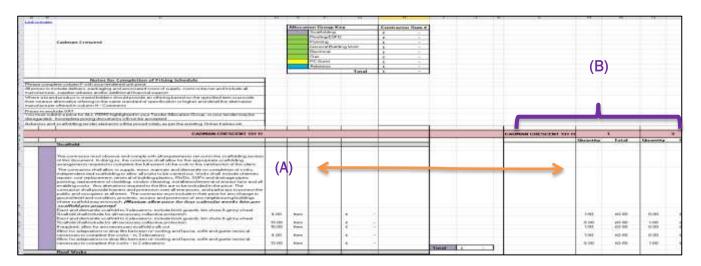


Figure 1.

The contractor must complete their tender submission by completing the "rate per unit" column (A). On entering that rate in tabs 5, 6 & 7. the schedule will automatically populate the document at address level. The project breakdown (B) shows how the overall quantity is built up at a glance.



Project Overview

Adderley Road, Cadman Crescent

This scheme consists of 28 Properties which are commonly termed "Pod Bungalows". These properties are a single storey cross-wall structure, where the existing front and rear facades are constructed from a upvc combination window and spandrel panel arrangement.

The refurbishment will be completed to improve the thermal efficiency of the building predominantly by replacing the combination frames with an insulated steel framed external leaf and replacement windows and doors.

The work has been designed in this way to complete the improvements efficiently and with the least disruption possible whilst the residents remain in occupation.













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.

- End of Document -