

# Tender Information Pack



## Re-Roofing & Re-pointing 2020-2021



January 2020

Property Surveying Team

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

# Tender Information Pack



## Re-Roofing & Re-pointing Programme 2020-2021

Client	City of Stoke on Trent
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Project Description	
Number of dwellings/ units:	118 (118 Re-Roofed, 115 Re-Pointed)
Build Year:	1949 onwards
Construction Type:	Traditional cavity brickwork to gable and party walls; timber stud, plaster. Pitched pan tiled roofs, timber fascia boards, metal / timber / asbestos soffits, UPVC double glazing, timber/UPVC/composite doors.
Property Type:	2 & 3 bedroom houses, maisonettes & four block low rise flats
Number of Archetypes:	21 Archetypes – 009 94, 106 93, 100 93, 062 92, 005 93, 005A 92, 055 92, 087 93, 092 93, 065 92, 078 93, 049 92, 088 93, 104 93, 072 93, 033 31, 033A 31, 046A 22, 046 22, 034 21, 047 22
Nr of storeys:	2

### 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.
- The contract will be delivered by individual Roofing, Pointing and Asbestos removal contractors. Asbestos removal will be carried out by specialist contractors appointed by Unitas. Work items to be priced by each contractor are clearly identified within the pricing document.
- **Contractors must ensure that they have capacity within their workforce to complete works to a minimum of 4 dwellings per week for both Re-roofing and Re-pointing including all enabling works and asbestos removal works where required. The overall estimated time for completion of all works, including site mobilisation is 36 weeks**
- 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, property types and layouts 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 **schedule** (tab 8) consists of the main programmed works to be priced.

Each item is measured archetypally, and quantified at archetype level with cumulative project quantities to be priced shown in column D.

Each works package is identified by colour code detailed as “*Tender allocation group*” in column A, and corresponds with the key above. (See Figure 1.) Prices are to be completed in **column E only**. Prices input in this column will automatically update overall costs across the schedule.

Contractors must ensure to **price all items** of works packaged in the Tender allocation group (Roofing A-H, Pointing J) in order to validate their submission.

Figure 1.

Allocation Group	Description	Unit	Quantity	Price	Total
A	Roofing	m²	118	£ 100.00	£ 11,800.00
B	Pointing	m²	115	£ 100.00	£ 11,500.00
C	Asbestos removal	m²	115	£ 100.00	£ 11,500.00
D	Enabling works	m²	115	£ 100.00	£ 11,500.00
E	Roofing	m²	118	£ 100.00	£ 11,800.00
F	Pointing	m²	115	£ 100.00	£ 11,500.00
G	Asbestos removal	m²	115	£ 100.00	£ 11,500.00
H	Enabling works	m²	115	£ 100.00	£ 11,500.00
I	Roofing	m²	118	£ 100.00	£ 11,800.00
J	Pointing	m²	115	£ 100.00	£ 11,500.00
K	Asbestos removal	m²	115	£ 100.00	£ 11,500.00
L	Enabling works	m²	115	£ 100.00	£ 11,500.00
M	Roofing	m²	118	£ 100.00	£ 11,800.00
N	Pointing	m²	115	£ 100.00	£ 11,500.00
O	Asbestos removal	m²	115	£ 100.00	£ 11,500.00
P	Enabling works	m²	115	£ 100.00	£ 11,500.00
Q	Roofing	m²	118	£ 100.00	£ 11,800.00
R	Pointing	m²	115	£ 100.00	£ 11,500.00
S	Asbestos removal	m²	115	£ 100.00	£ 11,500.00
T	Enabling works	m²	115	£ 100.00	£ 11,500.00
U	Roofing	m²	118	£ 100.00	£ 11,800.00
V	Pointing	m²	115	£ 100.00	£ 11,500.00
W	Asbestos removal	m²	115	£ 100.00	£ 11,500.00
X	Enabling works	m²	115	£ 100.00	£ 11,500.00
Y	Roofing	m²	118	£ 100.00	£ 11,800.00
Z	Pointing	m²	115	£ 100.00	£ 11,500.00

Provisional Items (tab 6.) must also be priced accordingly. Enabling works are included with the Roofing tender allocation group. The contractor must allow and include for this within his programme and submit any additional preliminary items required in tab 5.

**\*\* Note - the only Tabs that need to be priced are – 5 (optional), 6 & 8 \*\***

The contractor will complete their tender submission by entering their rates in the “rate per unit” column E (A).

On entering the rate the schedule will automatically populate the document at archetype level. The project breakdown (B) shows how the overall quantity is built up at a glance.

UNIT 10: ROOFING					Archetype Breakdown										
Refer to supporting document					000 04		000 05		000 10		000 11		000 12		
Code	Description	Unit	Total Project Quantity	Unit Rate A	Total Project Cost C	No. Properties to be re-roofed	Quantity	Unit Rate	Total	No. Properties to be re-pointed	Quantity	Unit Rate	Total		
DECENT HOMES ROOFING PROGRAMME					Measure per property		Measure per property		Measure per property		Measure per property		Measure per property		
The contractor is to include in the rates for all the essential programme costs, including labour, materials and any necessary permits for road closure and access to transport waste material from Drop Zone to skip and any materials to point of work. A site visit is essential prior to pricing this document.					Qty	Total C	Qty	Total	Qty	Total	Qty	Total	Qty	Total	
A1	Strip and detail roof complete to receive new roof tiles, including the provision of gables and any necessary permits for road closure and access to transport waste material from Drop Zone to skip and any materials to point of work. A site visit is essential prior to pricing this document.	m <sup>2</sup>	7220.00	€ 288.400	€ 2,080,000	65	€ 2,520.00	163,750	€ 2,700.00	112	€ 2,520.00	282,240	€ 2,460.00	277,200	€ 2,800.00
A2	Supply and fix new lead roof covering complete, including all necessary materials, including labour, materials and any necessary permits for road closure and access to transport waste material from Drop Zone to skip and any materials to point of work. A site visit is essential prior to pricing this document.	m <sup>2</sup>	1880.10	€ 6.75	€ 12,680.93	16	€ 108.00	1,728.00	€ 144.00	112	€ 108.00	12,096.00	€ 135.00	15,120.00	€ 120.00
A3	Supply and fix proprietary GPR roof waterproofing along the full length of the roof.	m <sup>2</sup>	404.00	€ 39.80	€ 16,079.20	7	€ 280.00	1,960.00	€ 180.00	20	€ 180.00	3,600.00	€ 89.70	1,794.00	€ 75.00

Project Overview

Re-Roofing & Re-Pointing works .

This scheme comprises 118 properties consisting of 21 archetypes. All Properties are traditional two storey brick and tile structure. Archetypes vary in bedroom number and are either houses or flats.

The refurbishment to the properties will consist of scaffolding, asbestos removal, re-roofing, loft insulation, renewal of rainwater goods and building plastics, raking out of existing mortar and mechanical re-pointing.

\* Note - Provision and Use of Scaffolding \*

The Roofing Contractor is to include within the scaffolding rate to allow unobstructed access to all other contractors/sub-contractors appointed by Unitas.

The Roofing Contractor must arrange for all necessary adaptations required to facilitate all trades to fulfil their contracts in line with the programme including asbestos removal.

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

Example 1 - Before works



Example 2 - During works.



Example 3 - Completed works.





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