



# FARADAY

PROPERTY MANAGEMENT

Surveyors & Property Managers

## FORM OF TENDER

I/We hereby tender and agree to execute and complete all the works required to be performed in connection with the following:

### THE INTERNAL REDECORATION OF THE COMMON PARTS

At

**MITRE HOUSE, 124 KINGS ROAD, LONDON, SW3 4TR**

in accordance with the Conditions of Contract and the Specification prepared by Faraday Property Management Ltd for the sum of

£144,650.00 .....and in words ONE HUNDRED & FORTY FOUR thousand, six hundred AND FIFTY POUNDS

Faraday Property Management Ltd have assessed the contract period to be 8 weeks. I/We undertake to complete the works within .....10..... weeks of the commencement date.

I/We undertake to enter into a Contract using the JCT Minor Works Form of Contract 2016, with latest amendments.

Unless and until the formal Agreement is prepared and executed, this Tender, together with your written acceptance thereof, shall constitute a binding Contract between **Mitre House Management (2017) Ltd** and yourselves, and will be fixed for the duration of the Contract, inclusive of the conditions contained within the Tender documents.

This Tender remains open for ....10.... weeks from the date of return of Tender.

I/We understand that **Mitre House Management (2017) Ltd** are not bound to accept the lowest of any Tender which may be received.

Signature ..... K. Satey .....

For and on behalf of ..... Storm Building .....

Address ..... Storm House .....

..... 379 Richmond Rd, TW1 2EF .....

Telephone No. .... 0203 751 7821 .....

Date ..... 08 / 12 / 2021 .....

**PART 4**

**MAIN SUMMARY**

**PART 1:  
PRELIMINARIES**

Page 1/1	£	
Page 2/1	£	
Page 3/1	£	
Page 4/1	£	
Page 5/1	£	
Page 6/1	£	
Page 7/1	£	
Page 8/1	£	
Page 9/1	£	
Page 10/1	£	
Page 11/1	£	23,990

**PART 2:  
PREAMBLES - MATERIAL & WORKMANSHIP**

Page 1/2 – Page 9/2 £ —

**PART 3:  
THE WORKS**

Page 1	£	—
Page 2	£	8,322
Page 3	£	31,402
Page 4	£	47,800
Page 5	£	8,552
Page 6	£	19,982
Page 7	£	4,602

**GRAND TOTAL £ 144,650.00**

**Total to Form of Tender £ 144,650.00**

**PART 3**

**THE WORKS:**

£

- |                                |  |
|--------------------------------|--|
| <b>Co-ordination of Works</b>  | <p><b>A</b> Due consideration must be given to the residents whilst the work is being undertaken and residents are not to be inconvenienced by the work. Flat entrance door redecoration must be planned and carefully co-ordinated.</p> <p><b>B</b> Work will need to be carefully co-ordinated at all times to ensure continued access, so that residents remain largely unaffected by the internal work, in particular during evenings and at weekends.</p>   |
| <b>Access Schedule</b>         | <p><b>C</b> A detailed schedule that is kept up to date on an on-going basis should be kept on site by the contractor, indicating when access has been arranged for the flat entrance doors to be redecorated, and when letters have been sent to individual residents/flats, for later referral should there be disputes over notification to residents during the course of the work.</p>  |
| <b>Protection</b>              | <p><b>D</b> Proper and adequate signage fixed in position is to be provided where there are wet paint surfaces and areas are to be properly taped off where necessary.</p> <p>Proper protection must be provided to all existing fixtures and fittings and surfaces such as flooring and tiled flooring so that none are adversely affected by the works. Areas must be kept clean and tidy on a daily basis and all debris must be removed as it is accrued. The storage of materials etc. is not allowed on stair or landing areas and the stairwells must not be compromised as means of escape routes.</p> <p>The contractor must allow, as mentioned, to provide and lay all necessary sheeting and protection on a daily basis to ensure that the floors and floor coverings are kept clean and tidy. Daily dusting down and vacuum cleaning will be expected.</p> |
| <b>Supplies</b>                | <p><b>E</b> Water and electricity supplies will be made available to the contractor on site free-of-charge, but the contractor is responsible for temporary distribution and for its removal and making good upon completion.</p>  |
| <b>Schedule of Condition</b>   | <p><b>G</b> A photographic schedule of condition of the site office/storage/welfare area should be taken by the Contractor prior to use.</p>   |
| <b>Fixtures &amp; Fittings</b> | <p><b>I</b> The contractor is specifically requested to remove fixtures and fittings prior to decoration and to fully reinstate upon completion. Any wired in fittings such as light switches are to be loosened to allow proper decoration and immediately re-fixed. If fire extinguishers are lifted to allow decoration, then they must be retained in the vicinity and re-hung as soon as possible after completion of works.</p>  |
| <b>Health &amp; Safety</b>     | <p><b>J</b> Comply in all respects with Health &amp; Safety legislation requirements of the CDM Regulations and follow the construction phase pack provided by the H&amp;S Consultant.</p> <p>The contractor is to include for all necessary access to safely undertake works at high level.</p>   |
| <b>Asbestos</b>                | <p><b>K</b> The contractor should be aware of the asbestos register and the presence of ACM's internally. Allow here to instruct an R&amp;D survey if required.</p>  |

**HEALTH & FIRE SAFETY WORKS**

£

**Generally** A As preconstruction information the Health, Safety and Fire Risk Assessment dated 27/07/2021 is appended to this specification which should be referred to accordingly for review by the Contractor, and their on-site staff before undertaking any work on site. All works are to be undertaken in accordance with Control of Asbestos Regulations 2012 and current statutory legislation HSG 264 Asbestos: The Survey Guide provided by the HSE.

REPORT ATTACHED AND ITEMS HIGHLIGHTED (SEE 'ACTION PLAN' ON PAGES 5 & 6)

**Electrical Intakes** Allow to remove existing lids to electrical intakes and construct new lockable and fire compliant timber intake cupboards with a timber moulding trim. Colour, TBC. See H&S report.

3,840

CLIENT TO CONFIRM COLOUR SEE INTERIOR SAMPLES DOC

**Emergency Lighting** Allow here to test all emergency lighting.

780

**Electrical Test** Undertake electrical test to the communal lighting within the block (main staircase and rear means of escape) by an NICEIC approved electrician. Provide test results to the CA.

600

**Allow a Provisional Sum of £1,500.00 for any associated works following the electrical testing.**

1,800

**Fire Signage** Remove existing fire signage to allow decoration. Leave temporarily in place for the duration of the contract.

216

Allow the **Provisional Sum of £500.00** for the fire extinguisher supplier to inspect and replace all firefighting signage and action plans. Sum to be instructed by the CA. See H&S report.

600

**Main Entrance** Allow to properly seal the main entrance door adjacent to the floor slab.

144

**Anit-Arson Letterbox** Allow to supply and fit an anti-arson letter box to the internal face of the main entrance door.

342

£ 8,322

**PREPARATION**

		£
<b>Internal walls and ceilings</b>	<b>A</b> Allow to remove all redundant signage and unused fixings, making good where required. To be directed by the CA.	420
	Allow a <b>Provisional Sum of £1,000.00</b> to carry out any necessary plaster repairs to provide a smooth surface prior to decorations commencing. This is to include chases for new wall lights to main entrance hallway.	1,000
<b>Internal woodwork</b>	<b>B</b> Remove all handrails mounted below the dado rails to the main entrance hallway and retain for use elsewhere and if required. Allow to make good fixing holes.	300
	<b>C</b> Allow to remove all handrails mounted to the inner stone balustrades, and fix to the outer walls. Make good fixing holes using a suitable resin, to match the existing colour.	780
	Allow a <b>Provisional Sum of £500.00</b> to adapt the handrails to ensure they fit properly to the locations stated above.	500
	<b>D</b> To all internal woodwork including skirting boards, bannister handrails, flat door frames and surrounding panelling, fire exit doors, entrance lobby glazing, etc., allow to make good any chips and cracks, sand down and leave ready for decoration.	5,774
	<b>E</b> To both faces of main entrance door and frames, allow to remove all ironmongery and brassware, carry out splice or resin repairs to the frame and architrave as required, sand down and leave ready for decoration.	336
<b>Repairs to Floors, Stairs, Handrails, Lift Bases &amp; Windowcills</b>	<b>F</b> There are several cracks to the Terrazzo tile flooring and steps. Allow here for all repairs necessary following your inspection using the appropriate resin or stone glue products. Allow for a specialist sub-contractor to undertake these works if necessary.	14,264
	<b>G</b> Allow here for any repairs required prior to specialist cleaning.	1,440
<b>Timber Panelling</b>	<b>H</b> There are timber panels which have been fitted over the Pyro bell glass panes to Flats 2 & 7, which will need to be removed and any damage made good. This is to be directed by the CA. See H&S report.	1,008
	Allow a <b>Provisional Sum of £1,000.00</b> for replacing any cracked glass panes on removal, renewing putties or other miscellaneous repairs.	1,000
<b>Boxing Exposed Pipework</b>	<b>I</b> Allow to box in all exposed pipework to the ground floor corridor and leave ready for decoration.	1,440
	There are several plastic pipes which currently house wiring. These are to be removed and the wires put into trunking, to be neatly concealed into corners/edges and decorated to blend in with the surrounding walls.	1,128
<b>Crittall Windows &amp; Fire Exit Doors</b>	<b>J</b> Allow here to scrape back any flaking or defective paint and generally prepare all surfaces prior to decoration.	1,512
	Allow to test and overhaul ironmongery where required.	inc
	Replace any cracked glass panes, including Gerogian wire panes to fire doors. A specialist glazer may be required where stained panels require replacing. <i>P. Sum</i>	500

£ 31,402

**REDECORATION WORK**

E

**Wall & Ceiling Decoration**

**A** Allow to thoroughly wash down all previously painted walls and ceilings. Remove all loose and defective paintwork and feather off edges. Undertake raking out and fine filling of any plaster cracks and leave ready to redecorate.

34,084

Contractor Note:

The contractor is to provide paint samples for review by the CA and client prior to ordering materials.

inc

CLIENT TO CONFIRM COLOUR

SEE INTERIOR SAMPLES DOC

**B** Allow to protect / loosen / remove all light fittings, emergency spotlights, smoke detectors, PIR's, break glass units, socket outlets, switch plates, cover plates, signage etc. to enable decoration to be carried out and reinstate upon completion.

480

**C** Allow an extra over cost here for providing and applying an extra coat of emulsion to walls and ceilings where these have been skim-plastered.

1440

**D** Allow to apply **1No.** undercoat and **2No.** full topcoat to all walls and ceilings, including underside of stairs and plaster mouldings.

inc

Allow for **Dulux Easycare** or equivalent Colours and schemes, TBC

inc

CLIENT TO CONFIRM COLOUR

SEE INTERIOR SAMPLES DOC

Contractor Note:

The contractor is to provide paint samples for review by the CA and client prior to ordering materials.

inc

**Joinery Decoration**

**E** Allow to mark or remove and set aside for re-use any ironmongery, fixtures, fittings, signage etc. and to re-fix on completion. Lightly sand, wash, rinse and leave dust free all joinery surfaces previously varnished or painted, including but not limited to flat entrance doors and surrounds (external face only), external entrance door and surrounds (inside face only), handrails, etc.

8,256

Internal Woodwork

**F** Allow to apply **2No** coats of Dulux Trade Wood Varnish. Stain colour, TBC.

inc

CLIENT TO CONFIRM COLOUR

Crittall Windows & Fire Doors

**G** Allow to apply **1No** Dulux Weathershield oil based undercoat and **2No** finishing coat in satin. Colour, TBC.

inc

CLIENT TO CONFIRM COLOUR

**Easing & Adjusting**

**H** Following redecoration of the internal and external doors allow to ease and adjust to ensure correct working order.

660

**Cleaning Terrazzo Floors, Stairs, Handrails, Lift Bases & Windowcills**

**J** Following repairs, allow to carry out specialist restorative cleaning, polishing and sealing of all Terrazzo floors and other stone items including the lift bases, stairwell handrails and windowcills.

2,880

£ 47,800

LIFT CART AND ENTRANCES		E	
Generally	A Allow to strip out all cork panelling to ceiling and beneath mirrors, all mirrors and coir matt to floor.		SEE INTERIOR SAMPLES DOC
Lift Cart Walls	B Allow to fit a full width mirror to the front facing wall, starting 1,000mm from the floor up to the ceiling junction.  To the base of the mirror and to the left and right hand walls, allow to fit timber wall panelling. Colour, TBC  To all three walls, allow to fit a brass handrail, 1,000mm from the lift cart floor.		CLIENT TO CONFIRM COLOUR
Lift Cart Ceiling	C Allow to fit single sheet panel, with 4No holes for new downlighters. Colour, TBC.		CLIENT TO CONFIRM COLOUR
Lift Cart Floor	D Allow to lay Amtico vinyl flooring. Range and colour, TBC.		CLIENT TO CONFIRM COLOUR
Lift Doors & Gates	E Allow to thoroughly clean down the lift doors including internal gates and surrounds/frames to all floors with non-abrasive detergent to remove grease and dirt, and give a general overhaul where required as the doors have been reported to make noise when opening/closing.  F Allow to prepare and paint all faces of the lift doors including internal gates and surrounds and thresholds to all floors with a specialist spray coating system, to be carried out in situ. Colour, TBC.	3,000	P. Sum awaiting costs from Kinetic Lifts CLIENT TO CONFIRM COLOUR
External Cages To Lifts	G Remove semi-circular arch detail to the lift entrances on all floors.  Thoroughly clean down the lift caged to all floors with non-abrasive detergent to remove grease and dirt. Consider the use of steam cleaning if appropriate.  Allow to prepare and paint all exterior lift cages with a specialist spray coating system or by hand, whichever is more appropriate as this is to be carried out in situ. Colour, TBC.		CLIENT TO CONFIRM COLOUR
<b>BASEMENT</b>			
Entrance Door	A Allow to replace the existing door, ironmongery and locks and paint with 2No coats of Dulux Trade Weathershield wood paint. Colour, black.	948	
Decorations	B Coat all exposed brick walls with to basement areas with 1No coat damp seal and 2No coats Dulux Trade Weathershield masonry paint. Colour, white.  <u>PRICE HERE - DO NOT CARRY OVER TO TENDER COLLECTION</u>	2,304	
Electrical	C Allow to test and remove all redundant wiring and neatly clip back any loose wires to the walls.  D Allow to fit an additional ceiling light, to be activated with a PIR sensor but with an overriding switch. P. Sum	900 500	
Void At Pavemet Level	E There appear to be a void at pavement level, potentially from a historic coal chute, which is allowing water to enter the basement area. Allow to infill with concrete or equivalent and seal.	900	

£ 8,552

**ELECTRICAL WORKS**

£

**Decorative Lighting**

A Allow for replacing existing ceiling light fixtures with new fittings and PIR sensors but with an overriding switch, to be chosen by the client. Allow to price for fitting only. Ensure all new fittings are properly centred to the ceiling and any holes made good. *Lights Free issue.\**

3,458\*

CLIENT TO CONFIRM LIGHT FIXTURES

SEE INTERIOR SAMPLES DOC

B Allow to wire two new wall light fittings opposite each other, to the main entrance hallway, as directed by the CA. Chasing out is permitted as this will be made good as part of the decorative works below. Price for fitting only.

801

CLIENT TO CONFIRM LIGHT FIXTURES

SEE INTERIOR SAMPLES DOC

**Communal Lighting Adjacent to Lift Entrances**

C Replace all light fixtures to hanging adjacent to the lift entrances at each floor with more modern fittings. Price for fitting only.

1,108

CLIENT TO CONFIRM LIGHT FIXTURES

D The existing wiring runs through the lift shaft, and should be redirected so that it is properly consealed but accessible for maintenance when required.

1,800

**New CCTV System**

E Allow to install a new CCTV system, with the main panel to be situated either in the basement or in one of the electrical intake cupboards if space is available.

6,009

Allow for dome cameras to be fitted in the following locations:

- Main entrance door facing the ground floor hallway
- Ground floor hallway facing the main entrance door
- Ground floor lift lobby
- Ground floor rear entrance door (external) facing the courtyard
- Facing the rear fire door at each floor
- Facing the communal landing, lift entrances and stairs at each floor

This is open for discussion and change following the installer's initial site visit.

**Intercom System**

F Allow to replace the existing intercom system serving the flats with a new video-capable system, including new units to each flat.

6,806

PRICE HERE - DO NOT CARRY OVER TO TENDER COLLECTION

**FLAT ENTRANCE DOORS**

**Generally**

A Where not already carried out, allow for the following works to residents' flat entrance doors:

B Arrange and liaise with individual lessees or tenants to gain access at a suitable convenient time during normal working hours to inspect their doors with a specialist fire safety consultant, with a view to replace the front doors in their entirety and replace with fire compliant doors. *P. Sum*

C Include decoration with Dulux Trade paint, 1 undercoat and 2 top gloss coats, colour white. To follow Dulux ICI specification for previously painted surfaces.

inc -

PRICE HERE - DO NOT CARRY OVER TO TENDER COLLECTION

£10,800.00

£19,982



MISCELLANIOUS

<b>Coir Door Mat</b>	<b>A</b>	Allow to take up existing coir door mat and replace with new.
<b>Cleaning/Utility Cupboard</b>	<b>B</b>	Allow to paint with internal walls. Colour, white.  Allow to fit fire rated door and paint both faces. Colour, black.  Allow to fit shelving where feasible. To be directed by CA.
<b>Brassware</b>	<b>C</b>	Allow to replace existing panel to lift cart with new brass replacement.  Allow to replace existing panel for intercom system adjacent to front door.
<b>Pidgeon Holes For Mail</b>	<b>D</b>	Allow here to either supply or construct 'pidgeon hole' shelving unit for resident's mail. Must accommodate all flats at 1No spare for junk mail. Allow to paint prior to hanging (if required) - colour, TBC.
<b>Soft Door Closers</b>	<b>E</b>	Allow to fit all flat entrance doors with soft-door closers.
<u>PRICE HERE - DO NOT CARRY OVER TO TENDER COLLECTION</u>		
<b>Cleaning</b>	<b>F</b>	Allow to thoroughly clean down the communal areas upon completion of the work, vacuum down the floors, wipe down surfaces and clean the glass to all windows and doors.  Allow to polish all door ironmongery, light switches, switch plates, etc.  Allow to clean all light fittings and diffusers.
<b>Completion</b>	<b>G</b>	Provide Health and Safety File and O and M manual with proof of any Guarantees to CA, to cover all new installations i.e. CCTV, Intercom, coating to lift metalwork, etc.

£
456
744
588
360
600
360
630
(675)
504
inc
inc
360

CLIENT TO CONFIRM COLOUR      SEE INTERIOR SAMPLES DOC

£4,602