

| Mitre House, 124 Kings Road, London, SW3 4TR | | | | | |
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| Tender Analysis - AS/3697 - Exernal Repairs & Decorations | | | | | |
| | | | Collins | PJ Harte | Storm |
| TENDER RETURN SUMMARY | | | | | |
| | | Contract period | 10 weeks | 8 weeks | 10 weeks |
| | | Acceptance period | 12 weeks | 18 weeks | 10 weeks |
| PART 3 | | | | | |
| THE WORKS: | | | | | |
| Co-ordination of Works | A | 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. | | | |
| | 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. | | | |
| Access Schedule | C | 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. | | | |
| Protection | D | 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. | | £150.00 | |
| | | 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. | | £810.00 | |
| | | 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. | | £1,000.00 | |
| Supplies | E | 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. | | £410.00 | |
| Schedule of Condition | G | A photographic schedule of condition of the site office/storage/welfare area should be taken by the Contractor prior to use. | | £160.00 | |
| Fixtures & Fittings | I | 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. | | | |

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| Health & Safety | J | Comply in all respects with Health & Safety legislation requirements of the CDM Regulations and follow the construction phase pack provided by the H&S Consultant. | | | |
| | | The contractor is to include for all necessary access to safely undertake works at high level. | £850.00 | £250.00 | |
| Asbestos | K | The contractor should be aware of the asbestos register and the presence of ACM's internally. Allow here to instruct an R&D survey if required. | | | |
| | | 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. | | | |
| Electrical Intakes | | Allow to remove existing lids to electrical instakes and construct new lockable and fire compliant timber intake cupboards with a timber moulding trim. Colour, TBC. See H&S report. | £2,000.00 | £1,376.40 | £3,840.00 |
| Emergency Lighting | | Allow here to test all emergency lighting. | £280.00 | £180.00 | £780.00 |
| Full Electrical Re-wire | | Carry out all works as identified in electrical condition report by AJ Consultancy. CCTV installation to be omitted. | £30,245.00 | £30,245.00 | £28,930.00 |
| Fire Signage | | Remove existing fire signage to allow decoration. Leave temporarily in place for the duration of the contract. | £180.00 | £104.50 | £216.00 |
| Main Entrance | | Allow to properly seal the main entrance door adjacent to the floor slab. | £250.00 | £250.00 | £144.00 |
| Anit-Arson Letterbox | | Allow to supply and fit an anti-arson letter box to the internal face of the main entrance door. | £225.00 | £294.10 | £342.00 |
| | | PREPARATION | | | |
| Internal walls and ceilings | A | Allow to remove all redundant signage and unused fixings, making good where required. To be directed by the CA. | | £112.00 | £420.00 |
| | | Allow a Provisional Sum of £300.00 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. | £300.00 | £300.00 | £300.00 |
| Internal woodwork | 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. | £150.00 | £112.00 | £300.00 |
| | C | Allow to remove all handrails mounted to the inner stone ballustrades, and fix to the outer walls. Make good fixing holes using a suitable resin, to match the existing colour. | £2,880.00 | £892.80 | £780.00 |
| | | Allow a Provisional Sum of £500.00 to adapt the handrails to ensure they fit properly to the locations stated above. | £500.00 | £500.00 | £500.00 |
| | D | 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. | £760.00 | Inc | £5,774.00 |

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| | E | 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. | | £360.00 | £350.00 | £336.00 |
| Repairs to Floors, Stairs, Handrails, Lift Bases & Windowcills | F | 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. | | £750.00 | Inc | Inc |
| | G | Allow here for any repairs required prior to specialist cleaning. | | | Inc | £1,440.00 |
| Boxing Exposed Pipework | H | Allow to box in all exposed pipework to the ground floor corridor and leave ready for decoration. | | £1,426.00 | £512.50 | £1,440.00 |
| | | 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. | | £705.00 | £500.00 | £1,128.00 |
| Crittall Windows & Fire Exit Doors | I | Allow here to scrape back any flaking or defective paint and generally prepare all surfaces prior to decoration. | | | | £1,512.00 |
| | | Allow to test and overhaul ironmongery where required. | | £100.00 | £300.00 | Inc |
| | | Replace any cracked glass panes, including Gerogian wire panes to fire doors. A specialist glazer may be required where stained panels require replacing. | | £290.00 | £500.00 | £500.00 |
| | | REDECORATION WORK | | | | |
| 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. | | £1,120.00 | | £34,084.00 |
| | | <u>Contractor Note:</u> The contractor is to provide paint samples for review by the CA and client prior to ordering materials. | | | £125.00 | Inc |
| | B | 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. | | £290.00 | £269.00 | £1,440.00 |
| | C | Allow to apply 1No. undercoat and 2No. full topcoat to all walls and ceilings, including underside of stairs and plaster mouldings. | | £9,712.00 | £5,418.00 | Inc |
| | | Allow for Dulux Easycare or equivalent Colours and schemes, TBC | | | £125.00 | Inc |
| | | <u>Contractor Note:</u> 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. | | £10,936.00 | | £8,256.00 |
| | | Internal Woodwork | | | | |
| | F | Allow to apply 2No coats of Dulux Trade Wood Varnish. Stain colour, TBC. | | Inc | £5,136.00 | Inc |
| | | Crittall Windows & Fire Doors | | | | |

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| | G | Allow to apply 1No Dulux Weathershield oil based undercoat and 2No finishing coat in satin. Colour, TBC. | £1,320.00 | £2,489.00 | Inc |
| Cleaning Terrazzo Floors, Stairs, Handrails, Lift Bases & Windowcills | H | 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. | £14,095.00 | £14,521.62 | £13,890.25 |
| | | LIFT CART AND ENTRANCES | | | |
| Generally | A | Allow to strip out all cork panelling to ceiling and beneath mirrors, all mirrors and coir matt to floor. | £30,273.75 | £30,273.75 | £28,297.00 |
| 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. | Inc | Inc | Inc |
| | | To the base of the mirror and to the left and right hand walls, allow to fit timber wall panelling. Colour, TBC | Inc | Inc | Inc |
| | | To all three walls, allow to fit a brass handrail, 1,000mm from the lift cart floor. | Inc | Inc | Inc |
| Lift Cart Ceiling | C | Allow to fit single sheet panel, with 4No holes for new downlighters. Colour, TBC. | Inc | Inc | Inc |
| Lift Cart Floor | D | Allow to lay Amtico vinyl flooring. Range and colour, TBC. | Inc | Inc | Inc |
| 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. | Inc | Inc | Inc |
| | 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. | Inc | Inc | Inc |
| External Cages To Lifts | G | Remove semi-circular arch detail to the lift entrances on all floors. | Inc | Inc | Inc |
| | | 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. | Inc | Inc | Inc |
| | | 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. | Inc | Inc | Inc |
| | | BASEMENT | | | |
| 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. | £852.00 | £596.40 | £948.00 |
| 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. | See Appendix B | See Appendix B | See Appendix B |
| | | PRICE HERE - DO NOT CARRY OVER TO TENDER COLLECTION | | | |
| Void At Pavemet Level | C | 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. | £910.00 | £500.00 | £900.00 |

Work not to be carried out.

| ELECTRICAL WORKS | | | | | |
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| 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. | Inc. in re-wire | Inc. in re-wire | Inc. in re-wire |
| | | Provisional Sum: £6,000.00 (Six Thousand Pounds) for new light fittings and switches | £6,000.00 | £6,000.00 | £6,000.00 |
| New CCTV System | B | 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. | £3,811.45 | £3,811.45 | £3,811.45 |
| | | 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. | £7,450.00 | £8,678.80 | £6,806.00 |
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| | | FLAT ENTRANCE DOORS | | | |
| Generally | A | Where not already carried out, allow for the following works to residents' flat entrance doors: | See Appendix B | See Appendix B | See Appendix B |
| | 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. | See Appendix B | See Appendix B | See Appendix B |
| | 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. | See Appendix B | See Appendix B | See Appendix B |
| | | PRICE HERE - DO NOT CARRY OVER TO TENDER COLLECTION | | | |
| | | MISCELLANIOUS | | | |
| Coir Door Mat | A | Allow to take up existing coir door mat and replace with new. | £425.00 | £120.00 | £456.00 |
| Cleaning/Utility Cupboard | B | Allow to paint with internal walls. Colour, white. | £570.00 | £269.00 | £744.00 |
| | | Allow to fit fire rated door and paint both faces. Colour, black. | | Inc | |
| | | Allow to fit shelving where feasible. To be directed by CA. | £300.00 | £200.00 | £360.00 |
| Brassware | C | Allow to replace existing panel to lift cart with new brass replacement. | £700.00 | | £600.00 |
| | | Allow to replace existing panel for intercom system adjacent to front door. | £500.00 | £1,196.40 | £360.00 |

Work not to be carried out.

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| Pidgeon Holes For Mail | D | 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. AMENDED: Sand down existing mail unit and varnish to match other woodwork | £1,850.00 | £198.00 | £630.00 |
| Soft Door Closers | E | Allow to fit all flat entrance doors with soft-door closers. | £2,025.00 | £1,132.80 | £675.00 |
| | | PRICE HERE - DO NOT CARRY OVER TO TENDER COLLECTION | | | |
| Cleaning | F | 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. | £640.00 | £850.00 | £504.00 |
| | | Allow to polish all door ironmongery, light switches, switch plates, etc. | Inc | Inc | Inc |
| Completion | G | 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. | £550.00 | Inc | £360.00 |
| | | TOTAL | £137,961.20 | £119,839.52 | £157,803.70 |
| | | CONTINGENCIES | £13,796.12 | £11,983.95 | £15,780.37 |
| | | PRELIMINARIES | £8,650.00 | £12,306.00 | £23,990.00 |
| | | TOTAL TO FORM OF TENDER (£) | £160,407.32 | £144,129.47 | £197,574.07 |
| | | FARADAY'S FEES @ 9% | £14,436.66 | £12,971.65 | £17,781.67 |
| | | HML ADMIN FEE | £620.00 | £620.00 | £620.00 |
| | | HEALTH & SAFETY FEE (1% NO VAT) | £1,604.07 | £1,441.29 | £1,975.74 |
| | | SUB TOTAL | £177,068.05 | £159,162.42 | £217,951.48 |
| | | VAT @ 20% | £35,092.80 | £31,544.22 | £43,195.15 |
| | | PROJECT TOTAL | £212,160.85 | £190,706.64 | £261,146.62 |

Work to be carried out. Tender costs added from Appendix B.