

Tender Summary

0.00		Unit	Quant	Rate	Total
	Parts 1& 2 of Specification				
	PCSA Works - Prelims				£ 216,253.00
	PCSA Works - Stage 2-4 works cost				£ 125,632.50
	PCSA Works - Overhead costs				£ 27,350.84
	PCSA Works - Profit				£ 6,837.71
	Contract Works - Prelims				£ 1,419,932.89
	Contract Works - Stage 5 Works Cost				£ 4,866,282.04
	Contract Works - Overhead Costs				£ 502,897.19
	Contract Works - Profits				£ 125,724.30
	Inflation cost including 10% OHP				£55,401.89
	Contingency @ 10%				£734,631.24
	10% performance bond for 2 years				£64,647.55
	Total Tender Submission				£8,145,591.15
	Latest submitted value within revision F				£8,150,042.98
	Current revision G total value				£8,145,591.15
	Changes made in current revision F				
	Architect, ans Structural Engineer quotation reviewed based on less details, as Render area omitted.				£1,815.00
	Inflation calculation				
	Difference on contingency				£401.50
	Difference on Performance bond				£35.33
	Total changes				-£4,451.83

PCSA Works

PCSA Works					
0.00	Site Related Costs	Unit	Quant	Rate	Total
0.01	Design Manager	Item			included
0.02	Pre-con Procurement	Item			included
0.03	Programme review	Item			included
0.04	Ops meeting Subcon	Item			included
0.05	Take off Drawings	Item			included
0.06	PCSA - Review/Agreement/Legal	Item			included
0.07	QS during PCSA Works	Item			included
0.08	Contracts Manager during PCSA Works	Item			included
0.09	Labourer during PCSA Works	Item			included
0.10	Resident Liaison Officer	Item			included
	Contractor to expand on list for any site related works during PCSA				£ -
					£0.00
1.00	Design Related Costs				
1.01	Technical Manager	Item	1.00	£67,100.00	£ 67,100.00
1.02	Façade Design	Item	1.00	£152,150.00	£ 152,150.00
1.03	Structural Engineer	Item	1.00	£12,000.00	£ 12,000.00
1.04	Passive Fire Engineer. Provisional sum	Item	1.00	£10,000.00	£ 10,000.00
	Development of scaffolding design/confirm acceptance of existing design.	Item			included
1.06	Fire Engineer Approval/Review of completed designs	Item	1.00	£25,600.00	£ 25,600.00
1.07	Building Control - Full Plans Approval, and liaison with Building Control	Item			N/A
1.08	Prepare, submit, and receive consent for the planning application for the required remedial works.	Item			N/A
1.09	Licences.	Item	1.00	£10,000.00	£ 10,000.00
1.10	Building Service Engineer. Provisional sum.	Item	1.00	£10,000.00	£ 10,000.00
1.11	PCG cost associated	Item	1.00	£2,000.00	£ 2,000.00
	Contractor to expand on list for any design related works, to be developed as part of the PCSA works brief.	Item			£ -
					£288,850.00
2.00	MANAGEMENT STAFF & LABOUR				
2.01	Contracts Manager (1day/week)	wk	61.00	£2,008.00	£ 24,497.60
2.02	Project Manager	wk	61.00	£1,600.00	£ 97,600.00
2.03	Technical Manager	wk			included
2.04	Site Agent	wk	61.00	£1,380.00	£ 84,180.00
2.05	Site Foreman	wk			N/A
2.06	M&E Coordinator	wk			£ -
2.07	Quantity Surveyor (1day/week)	wk	61.00	£1,650.00	£ 20,130.00
2.08	Health & Safety Manager (1day/week)	wk	61.00	£1,600.00	£ 19,520.00
2.09	Residential Liaison Officer (4days/week)	wk	61.00	£950.00	£ 46,360.00
2.10	Labourer (2men)	wk	61.00	£900.00	£ 109,800.00
2.11	QA/Compliance Manager (4days/week)	wk	61.00	£1,600.00	£ 78,080.00
2.12	Banksman	wk	61.00	£1,000.00	£ 61,000.00
2.13	Driver telehandler	wk	61.00	£1,000.00	£ 61,000.00
					£602,167.60

PCSA Works

3.00	SITE ACCOMMODATION (incl. all necessary furniture)				
3.01	Site Offices	item	1.00	£7,564.00	£ 7,564.00
3.02	Drying room	item	1.00	£7,564.00	£ 7,564.00
3.03	Toilets	item	1.00	£8,540.00	£ 8,540.00
3.04	Port-a-loo Toilets	item	1.00		N/A
3.05	Canteen	item	1.00	£7,564.00	£ 7,564.00
3.06	Staircase	item	1.00	£12,200.00	£ 12,200.00
3.07	Containers	item	1.00	£3,050.00	£ 3,050.00
3.08	Offices for employer	item	1.00		N/A
3.09	Delivery & Installation	item	1.00	£3,575.00	£ 3,575.00
3.10	Dismantling & Collection	item	1.00	£3,575.00	£ 3,575.00
3.11	Compound reinstatement	item	1.00		N/A
3.12	Office expenses	item	1.00	£24,400.00	£ 24,400.00
3.13	LIFTING units				£ -
3.14	For land hire/parking bays suspension for the site setup	item	1.00	£75,000.00	£ 75,000.00
					£153,032.00
4.00	COMMUNICATIONS				
4.01	Telephone Landline - Install	item			£ -
4.02	Telephone Landline - Rental & Calls	item	1.00	£5,490.00	£ 5,490.00
4.03	Telephone Landline - Disconnect (incl. make good & make safe)	item			£ -
					£5,490.00
5.00	TEMPORARY SERVICES				
5.01	Water - Install	item	1.00	£4,500.00	£ 4,500.00
5.02	Water - Usage	item	1.00	£21,350.00	£ 21,350.00
5.03	Water - Disconnect (incl make good & make safe)	item	1.00	£2,500.00	£ 2,500.00
5.04	Electrical supply - Connection and install	item	1.00	£24,500.00	£ 24,500.00
5.05	Electrical supply - Usage	item	1.00	£27,450.00	£ 27,450.00
5.06	Electrical - Disconnect (incl make good & make safe)	item	1.00	£2,000.00	£ 2,000.00
5.07	Electrical Install - Hoists	item	3.00	£5,500.00	£ 16,500.00
5.08	Electrical Install - Site transformer Kwa 2 x Kwa/block	item	1.00	£15,000.00	£ 15,000.00
5.09	Electrical Install - Hoarding lights	item	1.00	£4,500.00	£ 4,500.00
					£118,300.00
6.00	TEMPORARY WORKS				
6.01	Highway work	Prov.Sum			N/A
6.02	Ramps - Residents Day centre/ Refuse unit	Prov.Sum			£ -
6.03	Pedestrians traffic management	Prov.Sum	1.00	£915.00	£ 915.00
6.04	CCTV Provisional sum	Prov.Sum	1.00	£10,000.00	£ 10,000.00
6.05	Supplementary access	item	1.00	£3,660.00	£ 3,660.00
6.06	Telehandler	item	1.00	£21,350.00	£ 21,350.00
					£35,925.00
7.00	HEALTH & SAFETY				
7.01	Health and Safety Consultant	item	0.00		included
7.02	H&S Manual (O&MM)	item	1.00	£500.00	£ 500.00
7.03	PPE	item	1.00	£3,050.00	£ 3,050.00
7.04	FRA COPFRA Provisional sum	item	1.00	£10,000.00	£ 10,000.00
7.05	FRA remedials Provisional sum	item	1.00	£12,500.00	£ 12,500.00
					£26,050.00
8.00	SKIPS				
8.01	Skips for Cladding	Item	1.00	£43,760.00	£ 43,760.00
8.02	Skips for general	item	61.00	£420.00	£ 25,620.00
8.03	make good skip area	item	1.00	£900.00	£ 900.00
8.04		item	0.00	£0.00	£ -
					£70,280.00

PCSA Works

9.00	COMPOUND SECURITY				
9.01	Hoarding or fencing to compound - erect	item	1.00	£20,501.03	£ 20,501.03
9.02	Hoarding to compound - rental (metall hoarding to staircase only)	item	1.00	£17,089.43	£ 17,089.43
9.03	Hoarding or fencing to compound - dismantle	item			included
9.04	Hoarding to scaffolding	item	1.00	£31,490.13	£ 31,490.13
					£69,080.59
10.00	SIGNAGE				
10.01	Signboards	item	1.00	£1,000.00	£ 1,000.00
10.02	Health and safety signage	item	1.00	£1,000.00	£ 1,000.00
					£2,000.00
11.00	BSR Costs				
11.01	Completion Certificate Provisional sum	item	1.00	£248.40	£ 248.40
11.02	BSR Staff Time to Completion Pack. Provisional sum	item	32.00	£165.60	£ 5,299.20
11.03	BSR Site Visits throughout Contract Period, Provisional sum	item	12.00	£1,324.80	£ 15,897.60
11.04	Contractors PC/PD Role	item	1.00		included
11.05	Notifiable Changes for BSR. Provisional sum	item	3.00	£1,449.00	£ 4,347.00
11.06	Major Changes for BSR. Provisional sum	item	2.00	£2,857.75	£ 5,715.50
11.07	BSR Third Party Appointments. Provisional sum	item	1.00	£17,250.00	£ 17,250.00
					£48,757.70
Total Construction Period Prelims					£1,419,932.89

Item	Description	Unit	Quant	Rate	Total
1	Main Contract Works				
	Preliminaries - Stage 2. Contractor to refer to 'Prelim Breakdown Sheet', carry forward all costs and preliminary costs related to the sight supervision				£ 1,419,932.89
	Wall Type Summary				
	External Wall 1: Vertical Cedar Wood Cladding			Remedial Works Required	
	External Wall 2: Masonry with Aluminium frame inner leaf			Remedial Works Required	
	External Wall 3: Horizontal Cedar Wood Cladding			Remedial Works Required	
	External Wall 4: Trespa Meteon			Remedial Works Required	
	External Wall 5: Weatherboard Cladding			Remedial Works Required	
	External Wall 6: Curtain Walling			Remedial Works Required	
	External Wall 7: Render			Remedial Works Required	
	Balcony Type Summary				
	Balcony Type 1 - External Balconies on corners of property			Remedial Works Required	
	Balcony Type 2 - Internal Stacked Balcony			Remedial Works Required	
	Balcony Type 3 - Stacked Juliet Balconies			Remedial Works Required	
	Balcony Type 4 - Internal walkways			Remedial Works Required	
2	Demolition				
	Contractor to provide costs to demolish the following wall types. Include to demolish and cart away all cladding materials, panels, fixings, supports, vapour barriers, sheathing boards and other elements to expose the SFS, ready to receive a new cladding system				
	External Wall 1: Vertical Cedar Wood Cladding	m2	1309.43	£ 92.67	£ 121,343.72
	External Wall 3: Horizontal Cedar Wood Cladding	m2	427.76	£ 92.67	£ 39,640.14
	External Wall 4: Trespa Meteon	m2	1254.20	£ 90.88	£ 113,986.49
	External Wall 5: Weatherboard Cladding	m2	364.32	£ 92.67	£ 33,761.21
	External Wall 6: Curtain Walling	m2	229.30	£ 163.65	£ 37,524.72
	External Wall 7: Render	m2	0.00	£ -	£ -
	Vertical spandrels panels generally across the building need replacing, according RFI Item No22	m2	25.21	£ 189.59	£ 4,779.53
	GENERAL REQUIREMENTS				
	Insulation				
	The contractor should include to provide a full fill rockwool insulation within the SFS, and provide any additional insulation within the external wall as required to comply with current building regulations. Cross refer to the attached Rockwool data sheets and ensure that the insulation meets with the manufacturer requirements, and the insulation is installed as per manufacturers requirements. Include for any straps/supports/fixings as required to ensure that the insulation is sufficiently supported.				included
	Sheathing Board				
	Contractor to provide a minimum of 12mm a1 rated sheathing board, such as Y Wall. Ensure fill sheets are provided as far as possible, limiting cuts. Carefully install boards to SFS, supply sufficient fixings to the board to meet with the manufacturers requirements. Tape sheathing board as required by manufacturers requirements/ designers requirements. Undertake pull out tests to ensure compliance with relevant British Standards.				included

	<p>Cavity Barriers</p> <p>Contractor to install vertical and horizontal cavity barriers to comply with the Building Regulations, and the construction stage fire strategy. Provide necessary supports, fixings, ensure tightly butted to adjacent building components.</p> <p>VCL/ Breather Membranes</p> <p>Contractor to provide all necessary VCLs/ breather membranes to the cladding system. Install as per manufacturers requirements.</p>				
3	Scaffolding				
	<p>Contractor to provide a fixed cost to design, erect, and remove the scaffolding to undertake all of the works, including all security as detailed within the preliminary clauses. Scaffolding platforms to be formed of metal boards, not plastic to reduce the risk of fire spread.</p> <p>Currently as loading issue is not confirmed our allowance for the back propping is provisional. According discussion on site meeting.</p> <p>Assume that scaffolding is 'high risk' for the purposes of planning staircases for escape routes etc. Confirm quantity of staircases allowed for, their location, and total cost here.</p> <p>Provide weekly scaffolding cost hire (do not carry forward)</p> <p>Confirm costs to provide full CAD scaffolding drawings, in the event that the contractor wishes to propose an alternative scaffolding design</p> <p>Provide a cost per m2 to erect and dismantle a Class 4 (3.0KN/m2) tube and fitting scaffolding. Include within rate for metal scaffolding boards to be used in lieu of timber scaffolding boards. Do not carry forward</p> <p>Provide a cost to provide 3no goods and passenger hoist for the duration of the works. Assume Gedia P12 hoist or similar, to extent from ground level to the highest point of the block. Include for hoist drives</p> <p>Contractor to provide an install flame resistance monarflex to the full scaffolding.</p>	<p>item</p> <p>item</p> <p>No.</p> <p>weekly</p> <p>item</p> <p>m2</p> <p>3no, Weekly</p> <p>m2</p>	<p>1</p> <p>1</p> <p>2</p> <p>1</p> <p></p> <p>1</p> <p></p> <p></p>	<p>£ 824,973.02</p> <p>£ 20,000.00</p> <p></p> <p>£28,700.78</p> <p></p> <p>£ 20.00</p> <p></p>	<p>£ 824,973.02</p> <p>£ 20,000.00</p> <p>included</p> <p></p> <p>included</p> <p></p> <p>included 3 nr, refer to the row nr 54. Extra over for 3rd hoist as per CHPK request refer item 9 of Tender Clarification</p> <p>included</p>

The contractor will be required to provide detailed CAD drawings of the scaffolding design plan for review and approval by the CA. Design must be prepared by a suitably qualified Engineer. This must include clear plans and elevations, and a detailed set of calculations. An Access Licence must be agreed where the contractor is oversailing neighbouring buildings land. It may be that the Client will require these scaffolding drawings in advance of the works being instructed so enable for the access licences to be progressed. As such the contractor must make provision for these drawings to be developed and progressed separately of the main works. The contractor shall be responsible for determining the ground conditions, and confirming whether any additional supports/foundations are required. The contractor must have regard to the weight of any scaffolding on any flat roofs/podium, and any additional loading should not risk damage of the structural deck.

item

included

Install 24 hour alarm and monitoring during the course of the works to detect any out of hours unauthorized access to all zones of the scaffolding on the first lift and on each of level of the temporary stair core. Position of Intruder Alarm Panel to be within the main entrance foyer. As a minimum standard, the contractor must provide a NSI Gold Standard Alarm System. The staircases should be removed from the end of the working day, and the whole of the bottom lift (front, flank, and rear) should be alarmed.

No photos of the scaffolding, alarm, or anything else are to be posted to social media or used as marketing without the express consent of the C.A and Employer

item

included

The Site Manager will be responsible for ensuring that the scaffolding is certified as safe to use prior to works commencing. The Site Manager will be responsible for arranging the "competent person" to carry out safety checks of the scaffolding at least once per week, after any adaptation, after any severe weather event. The Site Manager is required to record the time, date and results of each inspection and ensure any required actions to maintain safety are undertaken forthwith. The site manager will be required to maintain records of the checks and actions and provide these to the CA on request.

item

included

Lighting should be fixed to the scaffold/hoarding as required for Health and Safety or highways purposes and as detailed above, and as per local authority guidelines.

item

included

The ground floor level areas of the scaffolding are to be inspected daily by the building contractor on site to identify any defects which require attention. They are to be repaired without delay to ensure the appearance of the construction site is maintained to the standard which is required. The site manager shall ensure that all dust/ debris shall be removed from site at the end of each working day.

item

included

A Fan light is to be installed over the front doors

item

included

Contractor is permitted to install signage of the Scaffolding Firm and/or the Contractor. Details to be provided prior to installation for approval.

item

included

Contractor to fully wrap the scaffolding in accordance with the design as set out within the temporary works engineers drawings. Use flame resistant monoflex.	m2				included
The contractor is to remove all nesecary sections of insulation from the inverted roof terraces/ carefully set aside all peddles/stones, and reinstate insulation and stones on completion. Protect waterproofing layer of roof covering by use of sole plates/boards. Contractor to evidence condition of roof in advance, as they shall be responsible for any new leaks. Provisional sum.	item	1	£ 6,000.00	£	6,000.00
Remove, safely store, and reinstate on completion all existing handrails/ glazed balustrades etc	item	1	£ 11,166.36	£	11,166.36
Contractor to prepare and issue a detailed schedule fo condition, comprising photographs and written annotations of all areas being worked on. Provide to EA as soon as possible after instruction/ as scaffolding is erected. This shall be used in the event of damage being alleged and shall be binding. The contractor is advised to seek an specialist surveyor for assistance with this.	item				included
Provide temporary . Provide remote monitoring (in the form of BT Ultimate) throughout the duration of the works. To alert the Site Manager. To be checked and tested weekly	item				included
Contractor to prepare and continually review a fire risk assessment throughout the project. Ensure suitable extinguishers are located around the site. The Contractor must design the scaffolding to comply with Table 1 - HSG168 ' Semi Open Structures - High Risk'. A detailed fire plan is to be included within the contractors CPP. To be prepared by a qualified and competant person. The Scaffolding shall be set out that no escape routes are 25m, or 12m for dead ends. In accordance with Table 2 of HSG168.	item				Please refer to Prelims Break Down -Contract Work, Item 7.05
The contractor shall provide plywood boxing in to all scaffolding stanchions at ground floor level. Paint in a navy blue colour to match CHPK's corporate Blue	item				Please refer to Prelims Break Down -Contract Work, Items 9.00
The contractor shall erect a solid metal boarded hoarding around the base of any staircase in a navy blue to match the colour of CHPKs corporate Blue. To be a minimum of 4m high. Ensure staircase area is fully alarmed and measures are installed to prvent climbing in the event that a person climbs over the hoarding.	item				Please refer to Prelims Break Down -Contract Work, Items 9.02
Provide as many staircases as nesecary to provide safe access in accordance with HSG168, Table 2. Consider site to be 'High Risk'.	item				included 2nr staircases
Resident Internal Staircases					
The contractor is to provide a temporary staircase to ensure that no residents need to walk through the working areas in order to leave the building.	item				included in scaffolding rate above

<p>The contractor is to provide a temporary staircase at the end of each balcony to allow residents to leave the block without crossing the works area. The contractor shall temporarily remove the handrails to the block and carefully set aside to allow access to the staircase. Consider using a Layher Public access stair or similar.</p> <p>Inspect, maintain, relocate, and dismantle as required during the project.</p>	<p>item</p>	<p>2 no.</p>		<p>included in scaffolding rate above</p> <p>included</p>
4 Replacement				
<p>Wall Type 1</p> <p>Contractor to provide replacement Rockpanel A2s1d0 cladding to replace the existing Wall Type 1. Include for rockwool insulation to comply with current u Values, new a1 rated sheathing board, all necessary EPDM liners/interface details, all necessary cavity barriers, and helping hand brackets (such as Nvelope) to receive the new cladding panels. Adapt existing SFS to accommodate rockpanel system. The facade is to be constructed using a 'closed' methodology. Provide all necessary ventilation as per manufacturers requirements. Fix using Rockpanel Screw Fixings. Include for full fill insulation within the SFS. Include for all VCLs and Breather membranes as required.</p> <p>Wall Type 2</p> <p>Contractor to refer to the construction stage façade fire strategy as developed within the PCSA Agreement.</p> <p>For the purpose of pricing, cavity barriers should be installed around the full perimeter of windows and doors, at all compartmentation wall lines (Horizontally and vertically), beneath the parapet, and all other locations as required by the Building Regulations Part B, 2024</p> <p>Contractor to carefully cut out brickwork Along Mortar Joints at lengths of no more than 1m horizontally, or 1m vertically. Cut back all materials to allow for a compliant cavity barrier to be installed</p> <p>Cut back any insulation, or other materials to prevent the new cavity barrier being installed in accordance with the manufacturers requirements.</p> <p>Install new cavity barrier in accordance with the manufacturers requirements</p> <p>Reinstate any membranes/waterproofing or other components</p> <p>Reinstate brickwork. Repoint using mortar to match existing.</p> <p>Wall Type 3</p>	<p>m2</p> <p>m</p> <p>m</p> <p>m</p> <p>m</p>	<p>1309.43</p> <p>3604.95</p> <p>3604.95</p> <p>3604.95</p>	<p>£</p> <p>£</p> <p>£</p> <p>£</p> <p>£</p>	<p>560.57</p> <p>90.72</p> <p>33.78</p> <p>162.11</p> <p>£</p> <p>734,029.66</p> <p>327,043.31</p> <p>121,761.32</p> <p>584,393.72</p> <p>included</p>

<p>Contractor to provide replacement Rockpanel A2s1d0 cladding to replace the existing Wall Type 3. Include for rockwool insulation to comply with current u Values, new a1 rated sheathing board, all nessecary EPDM liners/interface details, all nesecary cavity barriers, and helping hand brackets (such as NVELOPE) to receive the new cladding panels. Adapt existing SFS to accomodate rockpanel system. The facade is to be constructed using a 'closed' methodology. Provide all nesecary ventilation as per manufacturers requirements. Fix using Rockpanel Screw Fixings. Include for full fill insulation within the SFS. Include for all VCLs and Breather membranes as required.</p>	m2	427.76	£	574.33	£	245,677.36
Wall Type 4						
<p>Contractor to provide replacement Rockpanel A2s1d0 cladding to replace the existing Wall Type 4. Include for rockwool insulation to comply with current u Values, new a1 rated sheathing board, all nessecary EPDM liners/interface details, all nesecary cavity barriers, and helping hand brackets (such as NVELOPE) to receive the new cladding panels. Adapt existing SFS to accomodate rockpanel system. The facade is to be constructed using a 'closed' methodology. Provide all nesecary ventilation as per manufacturers requirements. Fix using Rockpanel Screw Fixings. Include for full fill Insulation within the SFS. Include for all VCLs and Breather membranes as required.</p>	m2	1254.20	£	501.04	£	628,407.34
Wall Type 5						
<p>Contractor to provide replacement Rockpanel A2s1d0 cladding to replace the existing Wall Type 5. Include for rockwool insulation to comply with current u Values, new a1 rated sheathing board, all nessecary EPDM liners/interface details, all nesecary cavity barriers, and helping hand brackets (such as NVELOPE) to receive the new cladding panels. Adapt existing SFS to accomodate rockpanel system. The facade is to be constructed using a 'closed' methodology. Provide all nesecary ventilation as per manufacturers requirements. Fix using Rockpanel Screw Fixings. Include for full fill insulation within the SFS.</p>	m2	364.32	£	565.11	£	205,880.60
Wall Type 6						
<p>Carefully dismantle the curtain wall system to allow for installation of cavity barrier (internally and externally) Alternatively, contractor may seek access internally.</p>	m2					included refer to current bill, Item 2 External Wall 6: Curtain Walling
<p>Remove all combustible insulation and other combustible materials</p>	m2					included
<p>Remove spandrel panels and cart away</p>	m2					included
<p>Carefully install new cavity barriers to comply with the building regulations, in accordance with the façade fire strategy undertaken by the contractor at PCSA Stage</p>	lm					included
<p>Provide new spandrel panels, containing an A2s1d0 or better core, and a U value of no worse than existing. Spandrel panels colour to match existing, and to be an MCM type product</p>	m2	229.30	£	946.67	£	217,072.19
Wall Type 7						
<p>Provide new render system to comprise of the following New sheathing board (a1 rated)</p>	m2	0.00	£	-	£	-

<p>Cavity barriers at floor slab levels and other compartment likes, use Siderise or similar All required VCLs/ breather membranes. Monocouche render system to match existing colour and texture. All materials to be a2s1d0 rated or better</p> <p>Supply and install of new vertical spandrels panels generally across the building need replacing, according RFI Item No22</p>	m2	25.21	£	966.66	£	24,369.44
Notes for Pricing						
For all wall types, contractor is to include all abutment, termination, interface detail between other existing or new cladding/façade systems..						
The contractor is to include for all nesecary cavity barriers behind the sheathing board, as well as within the cladding system build up.						
Firestopping to External wall systems						
Contractor to include the provisional sum of £1,000.00 per flat to undertake any nesecary firestopping to the external wall system from the internal areas needed to comply with the Building Regulations	no.	98.00	£	1,000.00	£	98,000.00
Balcony Type 1 - External Corners						
Remove and cart away all existing timber to balconies.	m2	108.73	£	43.19	£	4,695.93
Provide new sub-frame as required by manufacturer of decking	m2	108.73	£	107.95	£	11,737.92
Provide new A2s1d0 or better aluminium decking. Use Ryno or similar	m2	108.73	£	136.65	£	14,857.80
Balcony Type 2 - Balconies adjacent curtain walling						
Remove and cart away all existing timber to balconies.	m2	59.23	£	43.19	£	2,558.08
Provide new sub-frame as required by manufacturer of decking	m2	59.23	£	107.95	£	6,394.16
Provide new A2s1d0 or better aluminium decking. Use Ryno or similar	m2	59.23	£	136.65	£	8,093.70
Balcony Type 3 - Juliet balconies						
Remove and cart away all existing timber to balconies.	m2	40.32	£	43.19	£	1,741.38
Provide new sub-frame as required by manufacturer of decking	m2	40.32	£	107.95	£	4,352.74
Provide new A2s1d0 or better aluminium decking. Use Ryno or similar	m2	40.32	£	136.65	£	5,509.67
Balcony Type 4 - Walkways to flats Considering as soffit to walkway, if this reference to decking then please refer to Guildmores clarification.						
Remove and cart away all existing timber to balconies including timber sub-frame.	m2	805.48	£	39.86	£	32,107.84
Provide new sub-frame as required by manufacturer of decking. Consider prioriratory frame such as Nvelope. Sub frame to facilitate the installation of the soffit cladding into strips to match existing. Co-ordinate will all existing structures, services etc, and adjust services as required.	m2	805.48	£	90.85	£	73,176.98

	Provide new rockpanel product to match existing. Cut into strips to replicate the existing plank shapes. Install in accordance with manufacturers recommendations.	m2	805.48	£	162.73	£	131,078.24
	Cover Cills						
	Contractor to allow for aluminium cover cills to be installed to all windows to account for increased wall thicknesses. Powder coat to match existing colours. Seal with suitable external grade mastic	lm	763.94	£	72.80	£	55,618.54
5 Completion of Works							
	Clean and clear site, make good from all site set up. Sweep up all debris. Undertake full jet wash to all ground floor areas on completion	item	7398.24	£	8.00	£	59,185.90
	Contractor to procure a specialist window cleaning company to clean all windows on completion of the works. Ensure windows (incl frames, glazing, cills etc) are free of all debris and marks.	item	1295.38	£	8.00	£	10,363.04
	Contractor to undertake any other reinstatement works required, such as internal verandas (if dismantled by contractor during the works) or other items which have been damaged/moved during the project. Provisional sum.	item	1	£	20,000.00	£	20,000.00
	Clear away all plant, surface material and builders rubbish and leave the premises and site clean and tidy upon completion of the works each day. It will not be permitted to allow for waste to accumulate on the scaffolding, or in an area outside the contractors compound.	item					included
	Contractor to actively liaise with all residents, sending letters to confirm whether any snagging is outstanding. Swiftly conclude all resident snags prior to PC.	item					included
	Contractor to provide a detailed Health and Safety File to comply with the requirements of the CDM Regulations	item					included
	Contractor to provide a detailed O+M File	item					included Please refer to Prelims Break Down - Contract Work, Item 7.02
6 Testing							
	Undertake spray bar testing/ hose testing as appropriate, of the facades in accordance with CWCT guidelines and provide test report on completion, confirming a 'pass'. Provisional sum.	item	1.00	£	25,000.00	£	25,000.00
	Sub-Total					£	4,866,282.04
7 OHP							
1	Add Overheads (Declare 8% here)		8 %			£	502,897.19
2	Add Profit (Declare 2% here)		2 %			£	125,724.30
	Grand Total					£	6,914,836.42

PCSA Works

PCSA Works					
0.00	Site Related Costs	Unit	Quant	Rate	Total
0.01	Design Manager (1day/week)	Item			included
0.02	Pre-con Procurement	Item			included
0.03	Programme review	Item			included
0.04	Ops meeting Subcon	Item			included
0.05	Take off Drawings	Item			included
0.06	PCSA - Review/Agreement/Legal	Item			included
0.07	QS during PCSA Works (1day/every two weeks)	Item	25.00	£1,650.00	£ 4,125.00
0.08	Contracts Manager during PCSA Works	Item			N/A
0.09	Labourer during PCSA Works	Item			N/A
0.10	Resident Liaison Officer	Item	25.00	£950.00	£ 23,750.00
	Contractor to expand on list for any site related works during PCSA				£ -
					£27,875.00
1.00	Design Related Costs				
1.01	Technical Manager	item	1.00	£19,250.00	£ 19,250.00
1.02	Façade Design	Item	1.00	£20,000.00	£ 20,000.00
1.03	Structural Engineer	Item	1.00	£10,000.00	£ 10,000.00
1.04	Passive Fire Engineer	Item	1.00	£2,000.00	£ 2,000.00
1.05	Development of scaffolding design/confirm acceptance of existing design.	Item	1.00	£8,000.00	£ 8,000.00
1.06	Fire Engineer Approval/Review of completed designs	Item	1.00	£15,100.00	£ 15,100.00
1.07	Building Control - Full Plans Approval, and liaison with Building Control	Item			N/A
1.08	Prepare, submit, and receive consent for the planning application for the required remedial works.	Item	1.00		£ 3,000.00
	Contractor to expand on list for any design related works, to be developed as part of the PCSA works brief.	Item			£ -
					£77,350.00
2.00	MANAGEMENT STAFF & LABOUR				
2.01	Contracts Manager (2day/week)	wk	25.00	£2,008.00	£ 10,040.00
2.02	Project Manager (1day/week)	wk	25.00	£1,650.00	£ 8,250.00
2.03	Technical Manager	wk			included
2.04	Site Agent (Site Manager)	wk	25.00	£1,380.00	£ 34,500.00
2.05	Site Foreman	wk			N/A
2.06	M&E Coordinator	wk			N/A
2.07	Quantity Surveyor	wk			included
2.08	Health & Safety Manager	wk			included
2.09	Residential Liaison Officer	wk			included
2.10	Labourer	wk			N/A
					£52,790.00
3.00	SITE ACCOMMODATION (incl. all necessary furniture)				
3.01	Site Offices OASIS UNIT	item	1.00	£12,500.00	£ 12,500.00
3.02	Drying room	item			N/A
3.03	Toilets	item			N/A
3.04	Port-a-loo Toilets	item			N/A
3.05	Canteen	item			N/A
3.06	Staircase	item			N/A
3.07	Containers	item			N/A
3.08	Offices for employer	item			N/A
3.09	Delivery & Installation	item			N/A
3.10	Dismantling & Collection	item			included
3.11	Compound reinstatement	item			included
3.12	Office expenses including hotel	item	1.00	£12,500.00	£ 12,500.00
3.13	LIFTING units				£ -
					£25,000.00
4.00	COMMUNICATIONS				
4.01	Telephone Landline - Install	item			N/A
4.02	Telephone Landline - Rental & Calls	item			N/A
4.03	Telephone Landline - Disconnect (incl. make good & make safe)	item			N/A
					£0.00
5.00	TEMPORARY SERVICES				
5.01	Water - Install	item			N/A
5.02	Water - Usage	item	1.00	1610.00	£ 1,610.00
5.03	Water - Disconnect (incl make good & make safe)	item			included
5.04	Electrical supply - Connection and install	item			N/A
5.05	Electrical supply - Usage	item			N/A
5.06	Electrical - Disconnect (incl make good & make safe)	item			N/A
					£1,610.00
6.00	TEMPORARY WORKS				
6.01	Highway work	Prov.Sum			N/A

PCSA Works

6.02	Ramps - Residents Day centre/ Refuse unit	Prov.Sum			N/A
6.03	Pedestrians traffic management	Prov.Sum			included
					£0.00
7.00	HEALTH & SAFETY				
7.01	Health and Safety Consultant	item			included
7.02	H&S Manual (O&MM)	item			included
7.02	PPE	item	1.00	£2,500.00	£ 2,500.00
					£2,500.00
8.00	SKIPS				
8.01	Skips for Cladding				£ -
8.02	Skips for general	item	1.00	840.00	£ 840.00
8.03	make good skip area				£ -
					£840.00
9.00	COMPOUND SECURITY				
9.01	Hoarding or fencing to compound - erect	item			£ -
9.02	Hoarding to compound - rental	item	1.00	£1,000.00	£ 1,000.00
9.03	Hoarding or fencing to compound - dismantle	item			£ -
9.04	Hoarding to scaffolding	item			£ -
					£1,000.00
10.00	SIGNAGE				
10.01	Signboards	item			£ -
10.02	Health and safety signage	item	1.00	£500.00	£ 500.00
					£500.00
11.00	BSR Costs				
11.01	BSR Gateway 2 Application Charge. Provisional sum	Item	1.00	£180.00	£ 180.00
11.02	BSR Staff Time to Review App. Provisional sum	Hrs	32.00	£144.00	£ 4,608.00
11.02	Contractors PC/PD Role	Item	1.00	£7,000.00	£ 7,000.00
11.03	BSR Third Party Appointments. Provisional sum	PS	1.00	£15,000.00	£ 15,000.00
					£26,788.00
General Site Set up Prelims					£216,253.00

PCSA Works - Stage 1 Tender

Item	Description	Unit	Quant	Rate	Total
	Stage 1 Tender				
	PSCA Scope of Services				
	Preliminaries - Riba stages 2-4				£ 216,253.00
	Scope of Works				
1	As part of a PCSA, the contractor shall undertake all necessary 'opening up', investigations, design and making good to complete the works.	1	Item	£ 27,082.50	£ 27,082.50
1a	Provisional sum for the material testing, according to item 3 tender clarification.	1	Item	£ 3,000.00	£ 3,000.00
	Enabling				
1	The contractor shall undertake a review of all available information, including the Planning Portal, any accessible O+Ms, the contract drawings and anything else.	1	Item	£ 2,000.00	£ 2,000.00
2	On appointment, the contractor shall provide a set of marked up drawings and photos to confirm where access holes are required. Location to be agreed with Project Fire Engineer, Structural Engineer, Façade Engineer, and any other designers.	1	Item	£ 1,000.00	£ 1,000.00
3	Contractor to liaise with the council, adjoining owners, management companies and the Local Authority to obtain consent to access the building on any land own by others. Liaise with Building Owners residential block manager to explain implications of opening up works. Approval to be obtained for any PCSA works, and the main contract works.	1	Item	£ 5,000.00	£ 5,000.00
4	Provide a detailed set of bespoke risk assessments and method statements for the PCSA Works and main project	1	Item	£ 1,500.00	£ 1,500.00
5	On completion of the PCSA works, contractor to submit a detailed contract programme for EA to review	1	Item		included
	Access				
1	Contractor to provide all necessary access to undertake opening up works to complete the design. This may be a combination of scaffolding, cherry pickers etc, subject to the consent of local authority.	1	Item	included	included

Opening Up				
1	The contractor shall provide all necessary labour and materials once the making good is complete, and reinstate on completion. Provide a set of skilled and competent labour to undertake the opening up. If reinstatement is not possible. Contractor to provide metal panels over the cladding systems. Ensure all making good is water tight and does not introduce additional fire risk to the building.	1	Item	included
2	Contractor to submit to the EA a detailed set of notes, including sectional drawings with dimensions marked on for each location, a set of photos, and written notes describing the build-up of the system to the EA.	1	Item	included
3	Provide all necessary cordons, protection, welfare notifications etc. Must comply fully with the CDM Regulations 2025	1	Item	included
Design				
1	The contractor shall complete a design, based on the opening up works undertaken, to enable for the façade remedial works to be completed. Drawings to be 'For Construction' Standard. Details of the proposed design team (including company name, qualification of individuals, and PII certification to be submitted of the EA for review as part of the stage 1 tender submission)	1	Item	£ 75,050.00 £ 75,050.00
2	Contractor to engage, and seek approval from, the local authority	1	Item	included
3	The contractor shall submit a full project directory and design responsibility matrix on completion of the works.	1	Item	included
4	Contractor to prepare and issue a detailed schedule of condition, comprising photographs and written annotations of all areas being worked on. Provide to EA as soon as possible after instruction/ as scaffolding is erected. This shall be used in the event of damage being alleged and shall be binding. The contractor is advised to seek a specialist surveyor for assistance with this.	1	Item	£ 5,000.00 £ 5,000.00
5	Contractor to submit a detailed Construction Phase Plan, and Fire Risk Assessment for the Project/ full scope of works.	1	Item	included
6	Contractor to investigate the available services. Provide the EA with a detailed report and drawings confirming proposed distribution for services for welfare and the undertaking the works.	1	Item	£ 3,000.00 £ 3,000.00
7	Provide the EA with a detailed report and drawings confirming proposed site set up (incl welfare, services, traffic management plan etc)	1	Item	included
8	Provide the EA with a full procurement schedule, confirming materials and subcontractors which are required to be instructed/appointed for the satisfactory completion of the project.	1	Item	included
9	Contractor to develop and submit a planning application in relation to the change in cladding system. Provide confirmation of planning consent to EA prior to PC of the PCSA Works	1	Item	£ 3,000.00 £ 3,000.00

PCSA Works - Stage 1 Tender

10	The contractor is to develop the information required by the Principal Designer, and prepare and submit missing documentation to help reduce project risk. Liaise with PD as required. Documentation to be submitted to the PD to form part of the health and safety file.	1	Item	included
11	The contractor is to appoint the Building Safety Regulator (BSR) to act as the building control body. Pay all fees associated with and obtain approval as part of the PCSA.	1	Item	included
12	Prior to starting on site, the contractor shall provide the following documents			
a	Completed Architectural Package of the remediation	1	Item	included
b	Completed Structural package for the remediation (incl cladding and balconies)	1	Item	included
c	Completed remedial specification of works, developed to 'Technical Design' Stage. Including design for all structure, interface details, trims, flashings, structural elements, façade design, waterproofing details, insulation, cladding designs, fixings, cappings etc. Include for a review of the original build Specification	1	Item	included
d	Thermal Calculation Checks/ Condensation Assessments, U Value Calculation assessments, Wind Loading Assessments, Structural Engineer Wind Loading Assessments and sign off.	1	Item	included
e	A full set of information confirming contractors opening up investigations. Including photos, CAD drawn sections of the 'as existing' build up etc	1	Item	included
f	Building Control/BSR Approval	1	Item	included
g	Copies of all statutory/local authority consents	1	Item	included
h	Construction Phase Plan	1	Item	included
i	All Documentation required by the Building Safety Act, with actions complete	1	Item	included
j	Construction Phase Fire Risk Assessment	1	Item	included
k	Detailed report confirming site set up (traffic, resident interaction, materials, site set up locations etc)	1	Item	included
l	Procurement and materials schedule	1	Item	included
m	Contractor to investigate the available services. Provide the EA with a detailed report and drawings confirming proposed distribution for services for welfare and the undertaking the works.	1	Item	included
n	Contractor to prepare and issue a detailed schedule of condition, comprising photographs and written annotations of all areas being worked on. Provide to EA as soon as possible after instruction/ as scaffolding is erected. This shall be used in the event of damage being alleged and shall be binding. The contractor is advised to seek a specialist surveyor for assistance with this.	1	Item	included
o	The contractor shall submit a full project directory and design responsibility matrix on completion of the works.	1	Item	included
p	A fully itemised and broken down schedule of any variations following the completion of the design works	1	Item	included
q	A detailed and fully broken down project programme	1	Item	included
r	Resident Communication Strategy (draft). Allow to provide and distribute weekly updates as required, and demonstrate compliance with the Cladding Remediation Code of Practice	1	Item	included
s	Assessment into the Buildings structural frame, confirm fit for adequacy to receive new cladding system. Provide remedial priced remedial scope if required.	1	Item	included
t	Fire Engineer approval for the proposal cladding design	1	Item	included
u	Façade Fire Strategy	1	Item	included
	Any other salient information which considered required.	1	Item	included

PCSA Works - Stage 1 Tender

v	Full detailed costs for undertaking the works, including a fully itemised and broken down schedule of any variations following the completion of the design works.	1	Item	included
w	Contractor to liaise with building Safety regulator, develop design and submit application, comply with all gateways and receive consent.	1	Item	included
x	Contractor to provide information pertaining to their 'golden thread' platform, and QA/QC procedure for comment by CHPK. The contractor shall maintain a shared portal for access by the EA and client team from instructon of the PCSA to the end of defects liability period. The contractor shall actively assist the transfer of information to the clients golden thread platform. Store all design, construction, warrieties, and photos on the platform for periodic review by the EA.	1	Item	Included
y	Confirmation of any loading issue to the suspended concrete slab, which may arise as a result of installing scaffolding to the upper deck. If a loading issue is confirmed, contractor to provide a costed and programmed backpropping proposal for submission of the re.	1	Item	included
z	Obtain pre-application advise at to whether planning permission is needed for the remediaton project. Issue pre-app advice	1	Item	Included
aa	Apply and receive planning permission for the cladding remediaton project. Issue a report on any reserved matters and provide a cost to discharge any conditions.	1	Item	Included
	All designs to be undertaken in accordance with CWCT guidelines.	1	Item	Included
Sub-Total				£ 125,632.50
	Add Overheads (Declare 8% here)	8	%	£ 27,350.84
	Add Profit (Declare 2% here)	2	%	£ 6,837.71
Grand Total - PCSA Works				£ 376,074.05

Item	Overall Material costs	Programme	Order placed (%)	Materials left to order (%)
1	£ 2,034,963.91	Apr-25 - Sep-25	0%	100%
2	£ 2,034,963.91	Sep-25	50%	50%
3	£ 2,034,963.91	Dec-25	25%	25%
4	£ 2,034,963.91	Mar-2026	25%	0%
Total				

Monthly inflation (%) Rate	Number of months	Total inflation costs
0.33%	6	£40,292.29
0.33%	0	£0.00
0.33%	3	£5,036.54
0.33%	3	£5,036.54
		£50,365.36