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# CONTRACTORS PROPOSALS

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**Ellice House Wrexham**

Proposed office modifications

The following is a list of clarifications and assumptions we have taken at this stage of the project:

### **1. MECHANICAL INSTALLATIONS**

Please note the following Exclusions and/or Assumptions in relation to the Mechanical Installation:

- We have included for making modifications to the air con system to suite the new room layout.

### **2. ELECTRICAL INSTALLATIONS**

Please note the following Exclusions and/or Assumptions in relation to the Electrical Installation:

- We have included for making modifications to the fire alarm system to suit the new room layout.

### **3. SITE CLEARANCE & DEMOLITIONS**

- No allowance has been made for the removal of any items other than those specified in the pricing schedule and works information.
- We assume that the existing equipment will be re-located by others prior to commencement.
- We assume that clear access/egress to the work area from external areas will be made available to allow for material distribution to and from the work site to be transported to a skip.

### **4. INTERNAL MOVEABLE WALL SYSTEM**

We have included for the supply of a Becker Monoplan Type 100 Moveable wall system made from aluminium framed construction, faced with high density particle board and exposed aluminium profiles, each panel to incorporate operable seals at the head and base. Acoustic finish is Rw50db laboratory tested. Finish to be in a Duhospan plain colour/wood effect laminate from the Becker range. Ceiling track is to be powder coated in white RAL 9010. Each panel is to incorporate one-point rollers. When not in use panels to be turned through 90 degrees and parked at one end of the track run. Wall system is to incorporate 5 nr. standard panels, 1 nr. telescopic panel and 2 nr. standard wall posts. No allowance has been made for acoustic baffles in the quote.

### **5. INTERNAL TIMBER DOORS**

We have included for the supply of prefinished doors closest match to the existing.

### **6. CONSTRUCTION PROGRAMME**

- Our programme is based on the assumed availability of the full working area at all times.

- We have currently assumed that all works will be carried out during normal working hours, Monday to Friday 8am to 5pm. No out of hours working has been allowed for.
- We have made no time or preliminary cost allowance for works covered by provisional sums, or those items detailed on the risk register within our tender programme. Additional preliminary costs and time allowance would be applicable if these provisional items are carried out.
- All as detailed in our Tender stage programme of works:

<i>Lead in Period</i>	<b>7 weeks</b>
<i>Construction Period</i>	<b>4 weeks</b>

## 7. DESIGN

We have included for providing the following design services and surveys:

- *Architectural Services*
  - Site Visit & measured survey of existing areas affected (Plan only)
  - Client liaison and clarification of design elements (Design freeze)
  - Design development (including consultant co-ordination) and production of drawn information
  - Plans, details/schedules ( liaison with folding door specialist )
  - Design co-ordination ( incld. 2 no. Microsoft Teams Meetings)
  - Production of DRA – CDM input /liaison ( Risk analysis)
  - Draw up existing areas (plan only)
  - Construction issue drawings
- *Structural Engineering Services*
  - Site visit and investigation works
  - Supporting structural details and calculations for Building Regulations submission
- *PD Building Regulations*
  - Building Regulations submission and monitor application
  - Liaison with Building officer
  - Drawing revisions
  - Undertake role of Building Regs. PD under the Building Safety Act
- *Building Control Service SOCOTEC- Formerly Quadrant)*
- *Principal Designer Health Safety*
- *Produce PCI*

- *Plan, manage and monitor design stage*
- *Produce Health & Safety file*

## 8. CONTRACT CONDITIONS

- Our offer assumes an NEC 4 contract with an activity schedule OPTION A.

## 9. EXCLUSIONS

- Please note that we have excluded the following:
  - 3D modelling
  - M&E design
- We cannot accept any responsibility for the existing structure of the building, its current condition or any adverse effects the proposed works will have on the existing building or equipment. We have made no allowance rectification works to the existing building, floors or walls unless clearly detailed in the works information.

## 10. VALUE ENGINEERING

- Should our tender be of interest, there may be potential to re-use the existing 2 nr. pre-finished doors if the handing can be made to suit the existing door operation.

## 11. GENERAL

- **Basis of Tender Information** - Our quote is based on the documents and drawings provided at the time of our site visit. We have therefore priced in accordance with these documents and cannot take responsibility for the accuracy and correctness of the documents, and therefore take no responsibility for errors, omissions or contradictions subsequently found in the design.
- **Existing Buildings** - We cannot accept any responsibility for the existing structure of the building, its current condition, or any adverse effects the proposed works will have on the existing building or equipment. We have made no allowance rectification works to the existing building, floors or walls unless clearly detailed in the works information.
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- We have not allowed for dealing with any uncharted asbestos containing materials including sampling, testing and subsequent removal of contaminated material, which is not identified within the tender documents/asbestos reports.

- Our quotation assumes contractors' staff can use part of the office as a mess area and toilet facilities be made available for contractor's staff for the duration of the works.
- Our quotation assumes power and water consumption will be available free of charge to the contractor.