**Lot 2 Scope of Work**

This Lot addresses communal balconies in two-storey blocks in various separate locations.

The requirement is to provide structural steel framing to support the balconies at each floor level and to improve the balcony safety by providing new balustrades. Gutters and rainwater pipes are to be upgraded, concrete repairs carried out and the balconies re-surfaced, external lighting replaced and an external redecoration and associated works carried out.

The appointed Contractor will be required to carry out an initial survey of both the ground and the balcony levels etc. in order to produce site-specific steelwork drawings and to be fully aware of any mains services etc. in the ground.

As each site may have unique ‘abnormal’ issues, the aim is to use the Schedule of Rates produced in this tender and to add in an agreed price for any abnormal items. By agreeing a programme the cost of Preliminaries can be agreed using the ‘time related’ costs in the Schedule of Rates together with the ‘set-up’ and ‘site clearance’ items for each site. Where, for example, the proposed contract is for three adjacent blocks there will probably only be one set up/clearance.

The tender drawings include details for a variety of issues and situations identified on different buildings where solutions have been designed, and do not all refer to a single building.

Once the site investigation is complete, the Contractors steel design accepted by SCC Structural Engineer and the mass concrete foundations designed so far as can reasonably be assessed by SCC, the price can be finalised, contract documents issued and the Works proceed.

There are a number of different configurations of flats/staircases across the Lot and the pricing documents have been drafted to obtain separate prices for each type e.g. 12 Flats per Block with Internal and External Staircase, or 8 Flats per L shaped Block with Internal Staircase.

To complete the pricing document, first complete the Contractor Pricing Section, and then carry the totals to the New Balconies section and this is then carried through to the Summary of Pricing where concrete repairs and Daywork Provisional Sums are added.

To price the concrete repairs there is a standard completed Schedule of Rates appendix for which the tenderer is to insert a percentage adjustment in the Summary of Pricing page. On that page there is a Provisional Sum which is to be adjusted by the Contractor’s percentage to generate a new sum in the ‘Total’ column e.g. a Provisional Sum of £250,000 adjusted by (say) -5% would generate a Total of £237,500 which is then built into the Lot summary total.

In the event that a contract sum cannot be agreed, the Contractor will only be reimbursed the cost of the site investigation at the rate given in the Schedule of Works together with the Overheads and Profit allowance used in his tender.