

BRIEF SPECIFICATION

for

REPAIRS TO BOUNDARY WALL

at

**RICHMOND LOCK ESTATE
ST MARGARETS ROAD
TWICKENHAM**

For

**Nightingale Chancellors
132 Sheen Road
Richmond
Surrey
TW9 1UR**

EBW Consultancy Ltd

Date: June 2022

Ref:8278

CONTENTS

PART 1: PRELIMINARIES

PART 2: MATERIALS AND WORKMANSHIP

PART 3: THE WORKS

PART 4: CONTINGENCIES

PART 5: COLLECTION

APPENDIX A: CONTRACT PARTICULARS

PART 1

PRELIMINARIES

A PRICING CONDITIONS AND INFORMATION

Pricing

Entering Prices 100 An individual price should be entered for each section of wall for which a cash column is provided; if any parts of the works required to complete the re-building is un-priced, it will be assumed that their cost has been included elsewhere in quote. Allow in the quote for everything required and for all work and risks ascertainable by site inspection. Enter legible figures preferably in black ink.

Price All-Inclusive 105 Include in the tender price for handing over the works clean, functional and complete.

Documentation

Quote Package 115 The following documents are provided for pricing purposes:

a) One copy of the brief specification

Checking 125 Upon receipt of the document check that all information necessary for preparing the quote has been provided. Report any missing documents, pages or discrepancies to the C.A.

Sub-Contracts 130 Ensure that all sub-contractors and suppliers, (whether named or otherwise) and others responsible to the contractors are fully aware of the contract conditions.

Inspecting the Site

Before Quoting 140 Inspect the site and ascertain all factors affecting the execution of the Works and the areas and property adjacent to the site.

Pricing Procedures

150 Submit one fully and priced and totalled quotation.

The Works.

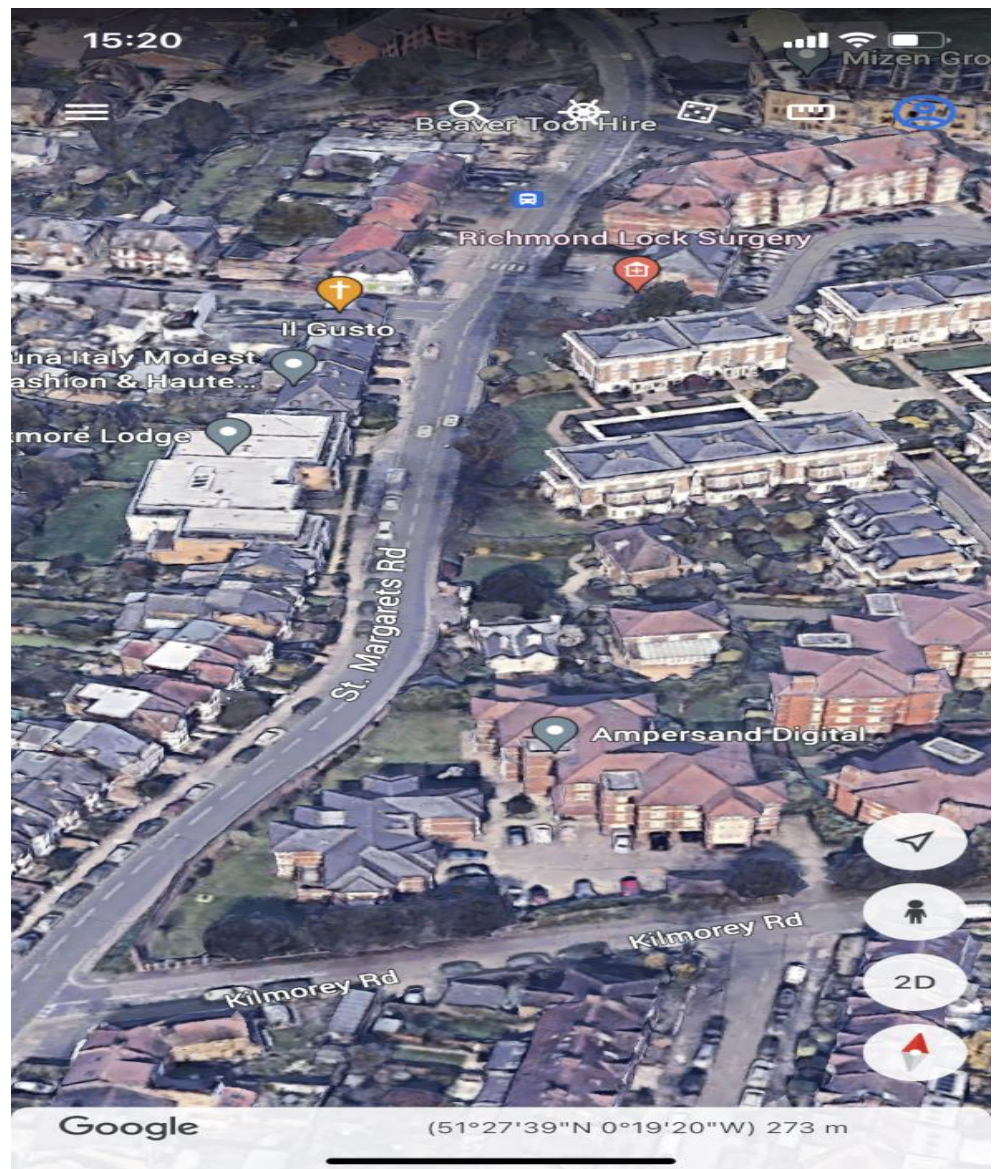
The Works

175 To repair full extent of boundary wall in matching materials and matching bond.

Clean and repair as specified the main lions gate entrance including brick repair, stone plinth and stone decorative features cleaning and repair.

Location

180 The Works are situated along the St Margarets Road boundary wall of Richmond Lock Estate from a point adjacent to the corner of Kilmorey Road to the beginning of the entrance to Richmond Lock Surgery



Access	181	Access to the working area for pricing at any time.
Local Authority	192	The contractor shall be responsible for issuing all necessary notices, licences and liaising with the local authority in connection with the works and paying all fees. The above specifically includes any pavement suspensions and other traffic measures.
Contract	195	JCT Minor Works 2016 – Refer to Appendices.
	B	PRELIMINARY AND GENERAL ITEMS
	850	Note: Allow for preliminary and general costs (in addition to those previously referred to in the contract conditions) for the management and execution of the Works. Temporary works include adapting and maintaining as necessary and clearing away and making good when no longer required. Protection includes taking whatever means are necessary to prevent damage and/or deterioration due to weather, works activities or any other cause. Comply with Acts, regulations, byelaws and any orders issued by those with authority over the Works (subject to the C.A's approval).
		Employer's Special Requirements
Schedule of Condition	855	Before commencement on site, prepare and issue a photographic record of external areas used for storage of materials or waste and landscaped areas affected by the works.
		Management of The Works
Generally	860	Provide experienced on-site and off-site management and administration of the Works and all those engaged in the construction.
Supervision	870	Co-ordinate and supervise all Works activities.
Working Hours	874	8.00 am to 5.00 pm, Monday to Friday. Weekend and bank holiday working is not permitted without express permission.
Health and Safety	875	Comply with following:- Health & Safety At Work Act 1974 Management of Health & Safety at Work Regulations 1992 Provision and Use of Work Equipment Regulations 1992 Manual Handling Operations Regulations 1992 Workplace (Health & Safety & Welfare) Regulations 1992 Personal Protective Equipment at Work Regulations 1992

COSHH Regulations
Noise at Work Regulations
Construction (Health, Safety and Welfare) Regulations 1996

Comply with the Construction (Design and Management) Regulations 2015.

- a) Insurance of Workpeople as required by statute (see also the contract conditions).
- b) Everything necessary for the safety, health and welfare of all persons on the site
- c) Allowances for all other labour expenses (i.e. if not allowed for elsewhere).

Cleanliness 922 Keep the Works clean and tidy at all times. Do not allow rubbish and debris to accumulate, cause obstructions or be a fire risk.

No rubbish is to be left on walkways or paths.

Prevention of Nuisance

Noise 938 Keep noise down to as low a level as can be practicable.
No radios allowed.
Comply with BS 5228 Noise Control on Construction Sites.

Keep Highways Clean 944 Prevent debris being deposited on the public highway and immediately remove any unavoidable deposits. Pay any Local Authority charges for repairs etc.

Contractors Equipment and Facilities

Note 948 The items listed below are those considered to be normally required by a contractor; allow as appropriate for these and any further items needed for the Contractor's proposed methods of undertaking the Works. The siting of temporary buildings and storage areas etc, shall be in approved locations.

Scaffolding 956 Provide means of access including ladders, mobile towers and platforms, safety rails etc. to allow works to be carried out safely..

Cleaning 984 Thoroughly clean the works on completion and leave fit for occupation and use by the employer.

Handover 986 Upon completion:

a) Leave the Works clear of all materials.

PART 2

MATERIALS & WORKMANSHIP

GENERAL REQUIREMENTS

Application of This Section

Pricing 106 The cost of compliance with this section should be deemed to be included generally in Parts 1 and 3.

Terms and Definitions

Approval 120 Approval or directions given by the Contract Administrator in writing. Unless otherwise specified in the written approval, is limited to the visual appearance of the work, materials or components involved and shall not relieve the contractor from compliance with specification.

Provisional Sum 185 A sum provided for the entire cost of anticipated work that cannot be properly drawn or described.

Supervision and Workmanship

Generally 305 Undertake all work with skill and care in order to produce work fit for its intended purpose and of good quality.

Safety 311 The safety of personnel on the site is beyond the scope of this specification

Craftsmanship 315 Undertake work by or under the direct supervision of operatives with suitable training, experience and competence. Craftsmen shall undertake work requiring special skills. Do not permit apprentices to work unsupervised.

Standards of Workmanship 320 Unless otherwise specified the standard of workmanship described in the relevant CP will be acceptable.

Tolerances

Generally 335 Work within dimensional limits that are suited to the structural stability and final appearance of the Works.

Code of Practice 340 When tolerances are not specified, comply with the recommendations of BS 5606: 1990 Accuracy in Building

Care of the Works

Protection Generally 390 Protect the Works during construction and as portions reach completion, against any form of damage or deterioration. Such protection shall include coverings, guard rails or other appropriate methods.

Masonry	395	For pricing purposes assume the brickwork is yellow stocks and red rubbers and allow £1,500.00/1000 supply only.
Mortars	400	Natural lime mortar comprising St Astier pure natural hydraulic lime as Lambs Natural Lime pre-mixed mortar with NHL 5 lime from ground level to 300mm above and NHL 3.5 to other areas. Before pointing or bedding in new brickwork, clean and remove all dust and loose material from joints and masonry, and adequately dampen dry or high suction surfaces. Pointing and building mortars should be finished the same day. Do not use in temperatures less than 5 °C or over 30°C.
	405	Stone repair mortar to comprise matching stone aggregate with hydraulic lime binder.
Re-pointing	410	Ensure mortar is removed from the top and bottom of the joints leaving a square-cut joint. Dust and debris must be removed from the joints using brushes and thoroughly rinsed with water so that no loose dry material is left. The masonry must be thoroughly dampened with a hosepipe with a spray nozzle or a pump-action water sprayer, before placing the mortar. Once the repointing is underway protect it from wind, rain and strong sunlight. Particular care is required to avoid damage from frost when pointing has to be carried out in cold weather. Surfaces should be protected with ventilated covers. A flush finish is required.

		PART 3 – SCHEDULE OF WORKS	£
Access	A	<p>Erect scaffold, working platforms, protected enclosures etc to allow access to working area and to maintain safety of operatives, the public and motor vehicles.</p> <p>Allow site welfare, storage and temporary services supplies.</p> <p>Assume water and power is available close to the Lions Gate entrance which will be the location for site facilities.</p> <p>Protect the public footpath from mortar droppings.</p>	
	B	Put in place all agreed suspensions of footpaths and traffic controls.	
Samples	C	<p>Provide an initial sample panel of red heritage brickwork and lime mortar pointing for approval approx. 1m2.</p> <p>Provide sample of yellow heritage brick to match banding to lions gate entrance.</p> <p>Provide sample of stone repair mortar.</p>	
Repointing	D	<p>From pavement level to a height of 12no courses, rake out by hand all mortar to a min 20mm depth and repoint as described.</p> <p>Allow a provisional length of 150 lm</p>	
Taking down and re-building	E	<p>To top of wall: Take down brick on edge capping and 7no courses below and rebuild in matching brick.</p> <p>Allow a PC sum of £1,500.00/1000 for supply only</p> <p>Allow a provisional length of 53 lm</p>	
Defective brick piers	F	<p>Take down full height of brick pier (assume 25no courses) to foundation level or at least 450mm below ground.</p> <p>Remove defective brickwork or snapped headers and rebuild in matching brick toothing into wall as work proceeds.</p> <p>Allow a PC sum of £1,500.00/1000 for supply only</p>	

		Provisional quantity 3no piers	
Replacement bricks	G	<p>Extra items E and F above</p> <p>Carefully cut/break out defective bricks and bed in new in lime mortar allow for pointing all round.</p> <p>Allow a PC sum for supply only of £1,500.00/1000</p> <p>Provisional quantity 3,000no bricks.</p>	
Lions Gate Entrance	H	Remove all vegetation and clean brick, stone and statuary with water and detergent and nylon brush. Rinse on completion. Do not saturate	
	I	<p>Allow a provisional sum for minor sundry repairs to stone and brick plinth, brick replacement and pointing.</p> <p>Provisional sum £950.00</p>	950.00
Cleaning	J	Brush clean all brickwork surfaces on completion and public footpath.	

PART 4

DAYWORKS AND CONTINGENCIES

DAYWORKS AND CONTINGENCIES AS FOLLOWS

The contractor is to extend the following Provisional Hours of Dayworks at an overall and complete rate to include all overheads, profit, incentive allowances. Daywork approved prior to commencement will be priced at the following all-in rates with no further additions:

	GROSS RATE £
BRICKLAYER	Hr
MATERIALS AT INVOICED RATE AND PRICES	
ADD: Profit	% =
PLANT AT INVOICED RATES	
ADD: Profit	% =
GENERAL CONTINGENCY SUM	£5,000.00

PART 5

COLLECTION

PART ONE

Pages 3 – 6 £

PART THREE

Page 9-10 £

PART FOUR

Page 11 £ 5,000.00

TOTAL £

Name and address.....
.....

FORM OF TENDER

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

REPAIRS TO BOUNDARY WALL

at

**RICHMOND LOCK ESTATE
ST MARGARETS ROAD
TWICKENHAM**

For

**Nightingale Chancellors
132 Sheen Road
Richmond
Surrey
TW9 1UR**

in accordance with the Conditions of Contract and the Specification prepared by EBW Consultancy Ltd Ref: 8278 dated June 2022

for the sum of £.....

In words.....

I/We undertake to complete the works within weeks of the commencement date.

I/We undertake to enter into a Contract using the JCT Minor Works Form of Contract.

Until the formal Agreement is prepared and executed, this Tender, together with your written acceptance thereof, shall constitute a binding Contract between the employer and yourselves, and will be fixed for the duration of the Contract, inclusive of the conditions contained within the Tender documents.

This Tender is to remain open for 6 months from the date of return of Tender.

I/We understand that the employer is not bound to accept the lowest or any tender which may be received.

Signature

For and on behalf of

Address

Date

APPENDIX A

		THE CONTRACT	
Form of Contract	200	<p>JCT MINOR WORKS BUILDING CONTRACT (MW 2016)</p> <p>JCT MINOR WORKS BUILDING CONTRACT.</p> <p>Requirement: Allow for the obligations, liabilities and services described therein against the headings following:</p> <p><u>THE RECITALS</u></p> <p>Whereas</p> <p>First</p> <p>The employer wishes to have the following works carried out:</p> <p>Repairs to boundary wall</p> <p>at:</p> <p>Richmond Lock Estate</p> <p>Under the direction of The Contract Administrator (See article 3)</p> <p>Second</p> <p>The employer has had the following documents prepared which show and describe the work to be done:</p> <p>Specification ref:8278</p> <p>Third</p> <p>The contractor has supplied the employer with a copy of the priced Contract Specification</p> <p>Fourth</p> <p>For the purposes of the Construction Industry Scheme (CIS) under the finance Act 2004, the status of the employer is, as at the Base Date, that stated in the Contract Particulars.</p> <p>Fifth</p> <p>For the purposes of the Construction (Design and Management) Regulations 2015 (the CDM Regulations) the status of the project comprises or includes the Works is stated in the Contract Particulars</p> <p>Sixth</p> <p>Framework agreement does not apply.</p> <p>Seventh</p> <p>Supplemental provisions apply.</p>	

THE ARTICLES

1 – Contractors obligations

The contractor shall carry out and complete the Works in accordance with the Contract Documents.

2 – Contract Sum

As set out in the contract documents.

3 - Contract Administrator

EBW Consultancy Ltd.
20 Broom Hill
Stoke Poges
Buckinghamshire
SL2 4PU

4 – Principal Designer

The Principal Designer for the purposes of the CDM Regulations is the Contract Administrator.

Or such replacement as the Employer at any time appoints to fulfil that role.

5 – Principal Contractor

The Principal Contractor for the purposes of the CDM Regulations is the contractor

Or such replacement as the Employer at any time appoints to fulfil that role.

6 – Adjudication

RICS to adjudicate

7 – Arbitration

Does not apply

8 – Legal Proceedings

Refer to Contract

CONTRACT PARTICULARS

Fourth Recital and Schedule 2 - Base date

Base date: Date of tender submission.

Fourth Recital and clause 4.2

Construction industry scheme (CIS)

Employer at the Base Date is not a 'contractor' for the purposes of the CIS.

Fifth Recital CDM Regulations

The project is: not notifiable

	<p>Sixth Recital – Framework Agreement Does not apply</p> <p>Seventh Recital and Schedule 3 – Supplemental Provisions</p> <p><u>Collaborative Working</u>: Does apply</p> <p><u>Health and Safety</u>: Does apply</p> <p><u>Cost savings and value improvements</u>: Does apply</p> <p><u>Sustainable developments and environmental considerations</u>: Does not apply (If neither are stated, Paragraph 4 applies)</p> <p><u>Performance Indicators and Monitoring</u>: Does not apply</p> <p><u>Notification and negotiation of disputes</u>: Does not apply</p> <p>Article 7 - Arbitration Does not apply.</p> <p>Clause 2.2 - Commencement and Completion</p> <p><u>Date for Commencement of the Works</u>: TBC</p> <p><u>Date for Completion</u>: TBC</p> <p>Clause 2.8 - Liquidated damages <u>At the rate of</u>: £250.00 per calendar week or pro-rata thereto</p> <p>Clause 2.10 - Rectification period 6 Months</p> <p>Clause 4.3 - Percentage of the total value of the work etc. <u>Percentage</u>: 95 per cent during the work</p> <p>Clause 4.4 - Percentage of the total amount to be paid to the Contractor <u>Percentage</u>: 97½ per cent at Practical Completion</p> <p>Clause 4.8.1 - Supply of documentation (Three Months unless stipulated otherwise)</p> <p>Clause 4.11 and Schedule 2 will be deleted.</p> <p>Clause 5.3.2 - Contractor's insurance - injury to persons or property Insurance cover (for any one occurrence or series of occurrences arising out of one event): <i>Not less than £10,000,000.00</i></p> <p>Clauses 5.4A, 5.4B and 5.4C - Insurance of the works etc - alternative provisions <i>Depending on the nature of works either:</i></p> <ul style="list-style-type: none"> • <i>Clause 5.4A (Works insurance by Contractor in Joint Names)</i> • <i>Clause 5.4B (Works and existing structures insurance by the Employer in Joint Names)</i> • <i>Clause 5.4C (Existing structures insurance by Employer in own name)</i>
--	---

		<p><u>Insurance cover in this instance to be:</u> <i>Clause 5.4C applies.</i></p> <p>Clauses 5.4A.1 and 5.4B.1.2 Percentage to cover professional fees Addition: 15%</p> <p>Clause 7.2 Adjudication <u>The Adjudicator is:</u> To be nominated by the Royal Institute of Chartered Surveyors Nominator of Adjudicator: President or a Vice president or Chairman or Vice Chairman of the: The Royal Institution of Chartered Surveyors</p> <p>Schedule 1 paragraph 2.1 Arbitration Does not apply</p> <p><u>THE CONDITIONS</u></p> <p>Section 1: Definitions and Interpretation</p> <p>Section 2: Carrying out the Works</p> <p>Section 3: Control of the Works</p> <p>Section 4: Payment</p> <p>Section 5: Injury, Damage and Insurance</p> <p>Section 6: Termination</p> <p>Section 7: Settlement of Disputes</p>	