**Lot 3 Scope of Work**

This Lot addresses communal balconies in medium-rise 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.

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, a pile design 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.

Once the site investigation is complete, the Contractors piling and steel design accepted by SCC Structural Engineer and the 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/maisonettes and staircases across the Lot and the pricing documents have been drafted to generate a schedule of rates that can be used across the range of them. The ‘Building Works’ page is based on a notional scheme but the ‘Additional Rates’ section allows rates for other specific building arrangements and for generic ‘extra over…’ type items where for example there may be site obstructions to be removed. The tender drawings indicate the differing types of framework that have been designed to address specific locations. They do not all refer to a single building.

For the purposes of this tender, a sum of £10,000 has been inserted for design/installation of piling, but once the framework is in place it is intended that the Contractor will either obtain piling quotes or have his own approved framework agreement with a piling company. The Pricing Summary contains Daywork Provisional Sums to be completed by percentage adjustments.

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.