

Proposal

Classroom Accommodation – Cranbury College for Maiden Erlegh Trust

10th August 2021

L210173-1A



Section 1	Cost Summary & Options
Section 2	Specification & Fittings Schedule
Section 3	Clarifications
Section 4	Drawings

Option 2 Lease Cost Summary (104 Weeks)

To supply, deliver and install our building upon prepared foundations by others, all as detailed in the specification/schedule of fittings, clarifications and drawings within this proposal, for the following sums (all prices in GBP and exclude VAT):

Building (2 No. 2Bays)	Weekly Rate	Total
Lease rate for building based on a minimum period of 104 weeks	202.13	21,021.52
Upfront payments associated to the electrical installation, data installation, fire alarm (linked), perimeter skirting, window blinds, floor coverings, timber ramp/steps and the bespoke internal configuration	N/A	98,804.75
Building regulation fees	N/A	2,350.00
	202.13	122,176.27

Delivery & Installation

Delivery	3,888.89
Principal contractor preliminaries	15,861.78
Installation	6,060.00
Craneage	2,303.33
Trackway	1,337.78
	29,451.78



Siteworks

Surveys

Plate Test	2,200.00
Setting out	500.00
Topo survey	1,888.89
Pad foundation design	1,833.33
Drainage design	944.44

Enabling works

Remove existing gates, gate post, dwarf brickwork wall, small trees and fence panels to allow delivery access into site. No allowance made to re-build brickwork wall or install new low level fencing. Allowance made to make good area with tarmac.	2,301.11
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Foundations

PCC pier cast onto foundation; up to 450mm high. Subject to foundation design.	2,761.33
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Storm Water Drainage

Connection point back into existing system assumed to be within 15.0m of building and suitable for a gravity connection (Not back-drop), up to 1.2m deep.

110mm Diameter Drainage laid up to 1.2m deep through soft dig & hard dig	7,242.22
Back inlet Gullies.	486.27
450mm Inspection Chambers up to 1.2m deep.	1,671.33
Connection back into existing system (up to 1.2m deep).	940.12

External Works

Supply and install new 6m wide 1.8m high solid timber double leaf gates.	2,240.56
Remove all rubbish, wash down site and demobilise plant & material	1,150.56
Electric cable & connection within 40m max.	1,555.56
	27,715.72

GRAND TOTAL 179,343.77

Dismantle & collect bays after 104 weeks (provisional sum subject to final site survey, storage location & inflation):	25,808.59
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Option 2 Refurbished Sale Cost Summary

To supply, deliver and install our building upon prepared foundations by others, all as detailed in the specification/schedule of fittings, clarifications and drawings within this proposal, for the following sums (all prices in GBP and exclude VAT):

Building (2 No. 2 Bays)

Basic superstructure	154,640.36
L2A / section 6 energy calculations	750.00
Energy performance certificate	375.00
Building regulation fees	2,350.00
	158,115.36

Delivery & Installation

Delivery	3,888.89
Principal contractor preliminaries	15,861.78
Installation	6,060.00
Craneage	2,303.33
Trackway	1,337.78
	29,451.78



Siteworks

Surveys

Plate Test	2,200.00
Setting out	500.00
Topo survey	1,888.89
Pad foundation design	1,833.33
Drainage design	944.44

Enabling works

Remove existing gates, gate post, dwarf brickwork wall, small trees and fence panels to allow delivery access into site. No allowance made to re-build brickwork wall or install new low level fencing. Allowance made to make good area with tarmac.	2,301.11
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Foundations

PCC pier cast onto foundation; up to 450mm high. Subject to foundation design.	2,761.33
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Storm Water Drainage

Connection point back into existing system assumed to be within 15.0m of building and suitable for a gravity connection (Not back-drop), up to 1.2m deep.

110mm Diameter Drainage laid up to 1.2m deep through soft dig & hard dig	7,242.22
Back inlet Gullies.	486.27
450mm Inspection Chambers up to 1.2m deep.	1,671.33
Connection back into existing system (up to 1.2m deep).	940.12

External Works

Supply and install new 6m wide 1.8m high solid timber double leaf gates.	2,240.56
Remove all rubbish, wash down site and demobilise plant & material	1,150.56
Electric cable & connection within 40m max.	1,555.56
	27,715.72

GRAND TOTAL 215,282.86



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SECTION 1

Cost Summary & Options

Options

Weekly rates based on a minimum period of 104 weeks (where applicable, otherwise upfront lease payment):

	Weekly Rate	Total
Air conditioning inc. condenser guards	N/A	7,912.53
Ground Investigation (if req.)	N/A	4,111.11
Groundwater & Gas monitoring (if req.)	N/A	833.33
WAC Test	N/A	555.56
Desktop Mains Utility search	N/A	305.56
CCTV Drainage survey	N/A	1,000.00
Air conditioning bases	N/A	1,058.53



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Option 2 - 2No. 2Bay

Drawings L210173-101A, 111A, 109A reflect the basis of our proposal.
Full structural details can be provided upon request.

Building Layout & Design

1 No. single storey building consisting of 4 No. 9.6m x 3.0m modules.
Nominal structural ceiling height 2.4m throughout.
Nominal floor loading 3kN/m² throughout.
Other loadings nominally:

- Partition load: 0.5kN/m²
- Imposed roof load: 0.75kN/m²
- Maximum wind load: 1.41kN/m²

Thermal insulation properties nominally:

- Wall: 0.35W/m²K
- Roof: 0.25W/m²K
- Floor: 0.25W/m²K

Delivery, Installation & Siteworks

- Delivery to site
 - Site preliminaries
 - Installation of modules
 - 70T all terrain crane (standard weekday contract lift), 1 day hire
 - Supply & fit colour coated steel plinth skirting (up to 400mm high)
 - Plinth skirting to include 9" x 6" louvre vents positioned every two metres around perimeter
 - Straight ramp c/w steps & balustrade (timber & Stoneflex construction)*
- *assumes a level site, no more than 400mm between ground level and the underside of the building, subject to foundation design

Finishes

Roof Finish:

Nominally one degree pitch roof, single ply membrane / colour coated profiled steel decking
Rainwater guttering & PVC downpipes

Ceiling Finish:

Vinyl faced / painted plasterboard

- Ceiling colour: white

Floor Finish:

Carpet tile (115m² floor area)

- Colour: grey

External Wall Outer Finish:

Colour coated galvanised steel, standard colours

- Wall panel colour: light grey (BS 18B17)
- Fascia colour: dark grey (RAL 7016)
- Base trim colour: dark grey (RAL 7016)

External Wall Inner Finish:

Vinyl faced / painted plasterboard (to achieve 60 minute fire rating in to out)

- Internal wall colour: white

Windows

Window frame: PVCu double glazed

▪ *Window frame colour: white*

24 No. low level window, clear glazing

Note: all openable windows fitted with 100mm restrictor hinges that can be de-restricted to provide additional ventilation

24 No. roller blind for 900x1000mm window, cream finish, safety retainer

External Doors

External door leaf: colour coated steel / powder coated steel (standard colours)

▪ *Door leaf colour: white (BS 00E55)*

▪ *Door frame colour: white (BS 00E55)*

4 No. single fully glazed entrance doorset, Eurolock, stainless steel lever handle

4 No. hydraulic door closer for external doors (doc M compliant)

Internal Partitioning

11.4 lin m 'type D' partitioning (45dB nom sound rating & 1 hr fire rating) for 2.4m structural ceiling height, vinyl finish, 2 plasterboard layers each side, 89x38mm timber stud, sound insulation

▪ *Internal wall colour: white dolomite*

Black PVC skirting / MDF skirting, painted dark grey

Internal Doors

2 No. 926mm oak foil internal doorset (1/2 hour fire), mortice lock, lever handle, closer

2 No. vision panel for internal doors (doc M compliant)

2 No. rubber door stop for internal doors

4 No. kick plate for internal doors

▪ *Internal door ironmongery finish: satin anodised aluminium / satin stainless steel (unless stated otherwise)*

Electrical Installation

24 No. LED Panel lighting

14 No. 3watt LED Emergency Bulkhead

8 No. LED Bulkhead C/w Emergency - External eyelid fitting

Light switching to suit

14 No. 2G SSO Twin Earth

2 No. Unswitched Connection Unit

36 Lin m 3 Compartment Dado Trunking

14 No. 2g data back box (single 25mm deep)

4 No. Consort 7day timer / stat (CRXSL)

6 No. Consort 2kw convector heater SL wireless (CSL2SR)

2 No. red key switch cabled in firetuf for fire alarm

2 No. 8way TP MCB Dist Board c/w Isolator & associated equipment

Data Installation

2 No. 9U x 600mm wall mounted data cabinet, B2ca LSOH cabling

14 No. UTP outlets as follows:

Classroom - 5 No. to each building

Group room - 2 No. to each building

Fire Detection & Alarm System

Fire alarm system designed to category L1 - linked to Building 1

Sundry Fixtures & Fittings

8 No. emergency exit sign (fitted above door)



Our offer is:

- Valid for 30 days and is based upon Elliott standard terms & conditions that can be viewed at www.elliottuk.com/terms-conditions
- Subject to fleet availability
- Assumes weekday typical working hours for delivery and installation.

Please be advised that this proposal does not constitute an activity schedule. Upon receipt of an order, an activity schedule can be prepared upon request.

The following items have not been included within our quotation however should any of these be required, we would be happy to provide associated costs:

- Air conditioning (optional cost provided)
- Intruder alarm / CCTV / Access control / Class change facility
- Firefighting equipment
- Linking of fire alarm/data back to any existing systems on site
- Furniture / classroom fitout
- Pinboards / whiteboards
- Window guards
- WC facilities – assume these are elsewhere on site within required distance
- Acting as principal designer

Where ramps, steps or perimeter skirting have been priced, this assumes a level site with no greater than 400mm difference between finished ground level and the finished floor level of the building. This is subject to foundation design.

Our offer is based on a design to meet Approved Document L2A: Conservation of fuel and power in new buildings other than dwellings (2013 Edition with 2016 amendments) and Approved Document F: Ventilation (2010 edition incorporating 2010 and 2013 amendments). Updates to Approved Document L2 and F are currently in consultation with no confirmed implementation date. Should revised Regulations come into force before the building is ordered/built, then this will be treated as a variation to design/cost/contract.

No allowance has been made for managing the planning process or any of the associated fees with obtaining planning permission or discharging planning conditions. Any costs associated with achieving planning requirements will be charged as a variation.

Large room in each building is a general classroom, not science room.

We ask you to note the following:

1. Rental payment terms:

Monthly payment applications will be issued valuing the works carried out on site relating to groundworks (if provided by Elliott OSS) and invoices for the agreed value will then follow. Following delivery we will invoice for 100% of delivery/crane costs and 70% of installation, prelims and building upfronts. Upon practical completion, an invoice will be issued for the balance of installation, prelims and building upfronts, plus the first 4 weeks lease payments in advance, which will be followed at 4 weekly intervals until the end of the lease period.

Invoices to be paid within 30 days of issue.

Credit accounts are subject to acceptance by Elliott OSS Credit Control Department.

2. Sale payment terms (unless agreed otherwise):

- 10% at time of order
- 60% upon delivery
- 25% upon completion of installation (i.e. practical completion)
- 5% upon final handover.

We will issue monthly applications for payment valuing the works carried out in manufacture, on site relating to groundworks (if provided by Elliott OSS), delivery and other costs which will be followed by invoices for the values agreed. This payment process is as set out in the Construction Act and agreement of the amount payable is due within 7 days of the issue of the application for payment. On agreement or in the absence of agreement we will issue an invoice in the amount of the application for payment.

Invoices to be paid within 30 days of issue.

Credit accounts are subject to acceptance by Elliott OSS Credit Control Department.

Technical

3. Allowance has been made within this offer for our own Approved Inspector to engage in preparation of the Building Regulation application that will be necessary for this scheme. Should you not wish to employ this service, we would recommend you engage with your own Building Control Officer at the earliest opportunity, prior to orders being placed, as any queries or alternative interpretations may be subject to review and therefore attract additional cost.
4. Compliance with Part E of the Building Regulations (Acoustic Performance) and Building Bulletin BB93 (Acoustic design of Schools) is dependent upon ambient noise in the surrounding area of the proposed building and anticipated noise levels within. A full on-site noise survey may be necessary to determine full compliance. The cost of such a survey and any resultant modifications that may be required to the building will be subject to additional cost.
5. An allowance has been made to pre-empt the requirements for compliance with Approved Document Part L2A, Conservation of fuel and power in new buildings other than dwellings / Section 6 (energy) of the Scottish Building Standards. Verification calculations will be provided to demonstrate this compliance however, should these calculations be required prior to order, payment of the associated fee will be required, this being deducted from the purchase cost upon order placement. Should any additional measures be required by the calculations, these will be subject to additional cost.
6. If this building is linked to another building, we have deemed this building to be stand alone. If it were to be classed as an extension, the building will be subject to additional costs. Any subsequent requirements to upgrade the existing building or services are entirely the responsibility of the Client.
7. We have assumed that planning approval will be in place prior to the required delivery date. No allowance has been made to submit a planning application however should you require assistance in this process, we would be happy to oblige.
8. Ventilation calculations are based on windows being de-restricted and opening to minimum 200mm. Any surrounding landscape must be designed to ensure walkways do not run immediately adjacent to the building.

Access & Installation

1. We wish to highlight the following identified on our recent visit to site:
 - Access gates to the carpark to be removed and opening made wider to accommodate crane access, new wider gates to be fitted when re-instated.
 - Client to suspend car park to suit our install & delivery method. Outside road has double yellow lines which will help to keep road clear when unloading delivery vehicles
 - Client to arrange for a residents letter to be sent out to make them aware of the installation.
 - Trackway included
 - No allowance for road closure at this stage subject to further site survey if offer of interest as site report
9. We assume the ground bearing conditions in the proposed crane location are suitable for craneage purposes. If any remediation works are required to meet the load bearing requirements of the crane these will be at additional costs. Should you wish to proceed with this enquiry, a lift plan will be produced identifying the crane's proposed location and its load bearing requirements.

10. Installation and completion dates are subject to weather conditions. Should conditions be, or forecast to be, unsuitable or unsafe for lifting or handling, operations may be delayed, discontinued or cancelled. In these circumstances the programme will be extended accordingly without penalty to Elliott OSS.
11. Elliott OSS will endeavour to comply with reasonable requests by the customer for postponement of delivery but shall be under no obligation to do so. If delivery of the building is delayed by the customer for any reason (including if the site conditions are unfit for delivery) then charges for storage or movement of the building shall apply.

Substructure Works & Services Connections

12. We have assumed surface mounted foundations are suitable – subject to plate test & foundation design. If these are not suitable there will be additional costs for below ground foundations/GI report etc.
13. We have assumed inert ground conditions. Should ground be classed as contaminated, spoil will be subject to a WAC Test and any removal of contaminated soil subject to additional charges.
14. Electrical cable and connection subject to sufficient power being available on site to accept electrical loads of new building.
15. No allowance for Site Security.
16. No allowance for upgrading existing services if they are deemed not adequate for requirements. We accept responsibility only for new drainage laid up to the point of connection into the existing drainage system.
17. No allowance for an attenuated system.
18. No allowance for root barriers to drainage trenches
19. No allowance has been made for any trees within influencing distance of foundations or drains.
20. Client to provide any existing underground drainage & service plans. If these are not available we will need to provide them at the additional costs shown in options.
21. Three working days' notice is required to test the building following connection of utility supplies / services. When the responsibility of these connections falls with the Client and these connections are not provided in accordance with the agreed programme, we will deem the building to have reached completion and will require payment in full at that time i.e. when, in the opinion of Elliott OSS, no further works can be carried out until the supplies/services are connected. Any subsequent dilapidation or deterioration of the structure will be the Client's responsibility along with full insurance of the works. Elliott OSS reserves the right to levy any costs associated with additional site visits for any trades as a result of the unavailability of supplies.
22. No allowance has been made for lightning protection. Any requirement is ascertained by a site specific risk analysis and this can be provided upon request.
23. We have assumed that fire hydrants will be provided within 90m of the entrance of the proposed building and will be spaced no more than 90m apart as detailed within Building Regulations Approved Document B) Fire Safety) paragraph 15.7

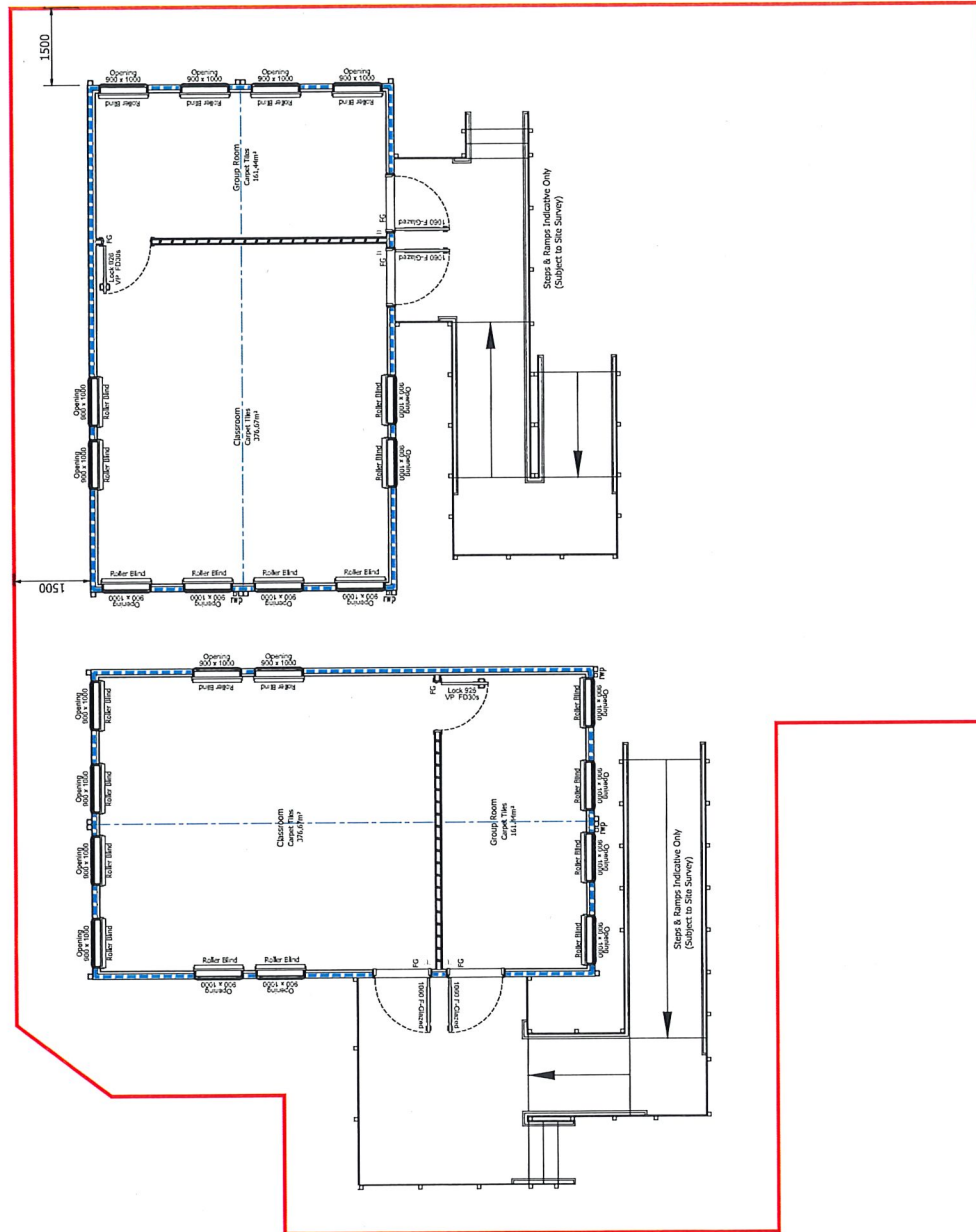
General

24. Any delivery dates or lead-times discussed during negotiations are subject to the date of placing of the official order and subsequent design freeze.
25. Our cost proposal is structured with an upfront payment element in order to provide the most commercial proposition over the rental period. All items of a bespoke nature or configuration will be removed with the building at the end of the rental period at no additional charge to yourselves.
26. Our offer is subject to the availability of stock modules at the time of order therefore specification may vary.

SECTION 3

Clarifications - General

27. No allowance has been made for a BREEAM assessment nor for the provision of information required to support such assessment.
28. Our offer includes a first clean of the building (commonly known as a builders clean) which involves the removal of all labels, wrappings and protective coverings, all glazing internally cleaned, all surfaces damp wiped and dried, all carpets vacuumed, all internal vinyl coverings and sanitary goods damp wiped and all electrical equipment wiped. Our offer does not include a second clean (commonly known as a sparkle clean) which involves polish, detergents and dusting, internally or externally.
29. No allowance has been made for servicing of the fire alarm unless a servicing agreement is taken – costs can be provided if required.
30. Post project completion, an electronic format/soft copy O&M manual will be provided.
31. Due to the outbreak of Covid-19 (Corona) virus and the impact of Brexit, our supply chains and our manufacturing facilities have been or may be affected by shortages of materials and manpower. Whilst we will use all reasonable commercial efforts to fulfil the order (with the exception of having to engage additional third party assistance), due to the exceptional circumstances we may not be able to fulfil the order on time or at all. If that happens Elliott will not have any liability at all and we will not be in breach of our contract.



Project Information		Revision History	
Project Name	Temporary Classroom Block	Rev	Description
Client	Cambridge College Temp	1	Initial Design
Architect	Ellello	2	Revised Design
Engineer	Ellello	3	Final Design
Contract No.	1000000000	4	Construction
Contract Date	10/01/21	5	Completed
Contract Value	1:50	6	1 of 1
Contract Type	2No. Bays 6.6m x 3.0m	7	Site/General Arrangement Plan
Contract Status	Completed	8	
Contract Reference	L210173-109	9	

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1000000000
Cambridge College Temp

10/01/21
1:50

1000000000
2No. Bays 6.6m x 3.0m

Completed
1 of 1

Site/General Arrangement Plan

L210173-109

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