

01 / THE TENDER RETURN

A price you can interrogate.

Commercial refurbishment | NEWELL-SAMPLE-01 / Rev A

Worked sample. All project details, quantities and prices are illustrative. This is not a quotation, scaffold design or completed client project.

£66,762.80

EXCLUDING VAT / 20-WEEK WHOLE-PACKAGE HIRE

THE PACKAGE	THE BASIS
Perimeter access, canopy and roof enclosure	96 m perimeter / 1,152 m ² facade / 288 m ³ birdcage / 60 m ² roof access
Access and protection	Two stair towers, one loading-bay allowance and 1,152 m ² netting
Hire and inspections	16 weeks in the structure lines + 4 planned weeks; 20 scheduled visits
Commercial separation	Base, provisional sums and extra-over options identified separately

Judge the return, not just the headline.

This worked package shows how drawing quantities, assumptions, tender queries, programme and prices remain connected. The companion query report uses the same references throughout.

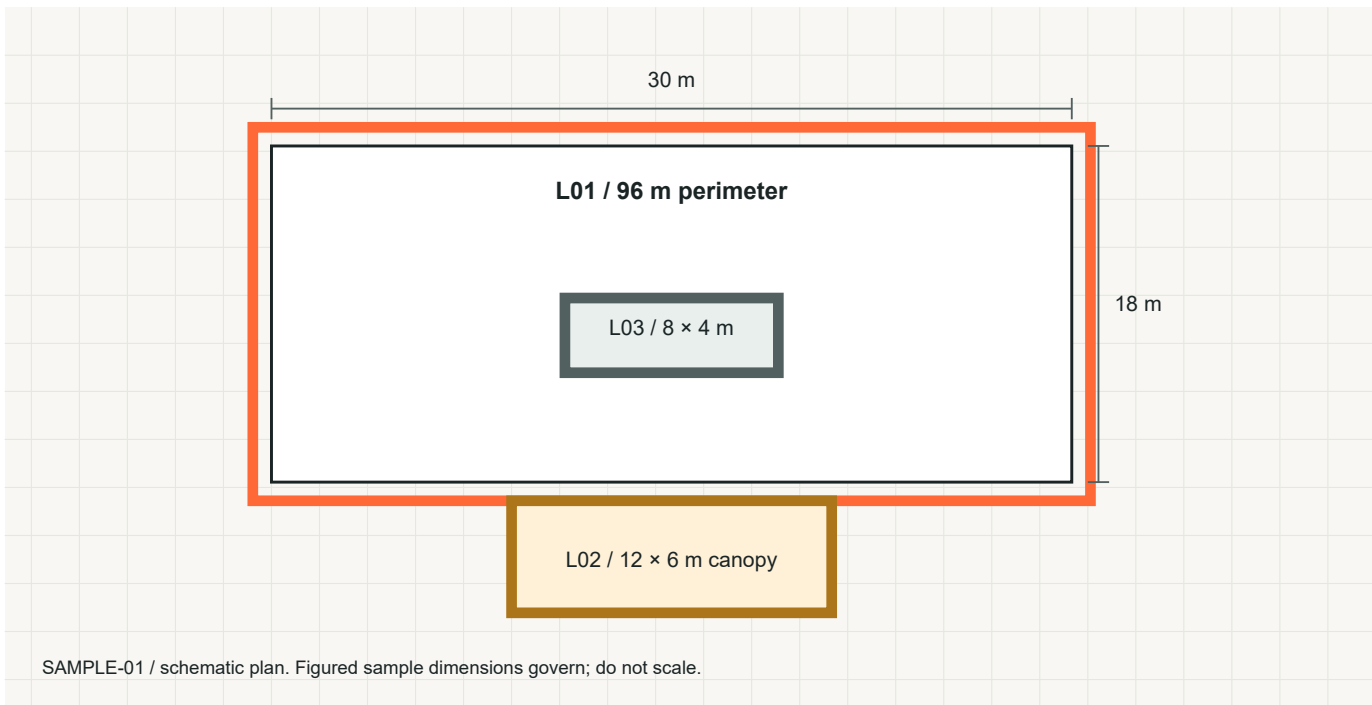
Reading guide

02 Measurement basis • 03 Price schedule • 04 Scope • 05 Programme • 06 Queries and options • 07 Value engineering • 08 Qualifications

Prepared as a website capability example on 26 October 2026. No real client, project, bid, private rate card or measured delivery record is represented.

02 / DRAWING TO QUANTITY

Show the measurement. Show the assumption.



LINE	QUANTITY BASIS	EVIDENCE STATUS
L01	$2 \times (30 + 18) = 96 \text{ m}$; $96 \times 12 = 1,152 \text{ m}^2$	Plan dimensions stated in the sample; 12 m height assumed. TQ01.
L02	$12 \times 6 \times 4 = 288 \text{ m}^3$	Canopy footprint and height are sample assumptions. TQ03.
L03	$2 \times (8 + 4) \times 2.5 = 60 \text{ m}^2$	Plant footprint stated in sample; height and roof support to confirm. TQ02.
L10	$96 \times 12 = 1,152 \text{ m}^2$	Gross facade netting allowance; no openings deducted. TQ08.

SAMPLE-02 is the elevation basis: 12 m tender height for L01. A change in height, geometry, loading or access can affect method as well as quantity. The diagram is not a scaffold setting-out or engineering drawing.

03 / PRICE SCHEDULE

The complete base return.

REF / DESCRIPTION	QTY	UNIT	RATE	AMOUNT
L01 / Perimeter access scaffold	1152	m ²	£31.50	£36,288.00
L02 / Entrance canopy birdcage	288	m ³	£24.00	£6,912.00
L03 / Roof plant enclosure access	60	m ²	£39.00	£2,340.00
L04 / Stair access towers	2	nr	£2,600.00	£5,200.00
L05 / Loading bay allowance	1	sum	£1,850.00	£1,850.00
L06 / Planned hire: weeks 17-20	4	wk	£1,100.00	£4,400.00
L07 / Temporary works design	1	PS	£2,800.00	£2,800.00
L08 / Anchor testing and records	1	sum	£780.00	£780.00
L09 / Scheduled inspection visits	20	visit	£85.00	£1,700.00
L10 / Fire-retardant debris netting	1152	m ²	£3.90	£4,492.80
BASE TOTAL EXCLUDING VAT				£66,762.80

What is included in that figure

L01-L05 include supply, erection, 16-week hire and dismantling. L06 includes the additional four planned weeks. L07 is a provisional sum within the total. No main-contractor discount or VAT is included. Options O01-O03 are excluded.

These are illustrative selling prices, not Newell's live rate card or an offer. Totals are calculated to the penny. Scope, support, loading and programme still require project-specific agreement.

04 / SCOPE AND RESPONSIBILITIES

Know what each line covers.

L01 / Perimeter access scaffold

96 m perimeter × 12 m tender height. Supply, erect, 16-week hire and dismantle; working lifts and tie design to be agreed.

L02 / Entrance canopy birdcage

12 × 6 × 4 m access envelope. Access only, not support or propping. Supply, erect, 16-week hire and dismantle.

L03 / Roof plant enclosure access

24 m perimeter × 2.5 m tender height. Supply, erect, 16-week hire and dismantle. Roof bearing and protection require design confirmation.

L04 / Stair access towers

Two towers in the base; supply, erect, 16-week hire and dismantle. Final positions and access strategy subject to the project assessment.

L05 / Loading bay allowance

One bay allowance including 16-week hire. Duty, geometry and support to be confirmed and designed; no loading capacity is approved by this sample.

Protection, design and evidence

The base also carries the stated design provisional sum, anchor testing allowance, netting and scheduled visits. Design considers the agreed scaffold configuration, supporting structure, ties, loading and netting. The sample approves none of those arrangements.

Handover and inspection

Agree sectional handover records and the inspection regime with the main contractor. Inspection is required before first use, at intervals no longer than seven days and after circumstances that may jeopardise safety. The 20 priced visits are a programme allowance, not a cap on necessary checks.

Inspection reference: HSE, Scaffolds, "Scaffold inspection". <https://www.hse.gov.uk/construction/safetytopics/scaffoldinginfo.htm>

05 / PROGRAMME AND HIRE

A sequence to plan around.

Relative windows for the sample only. Crew availability, design, access and the agreed site sequence determine the live programme. This is not a mobilisation commitment.

STAGE	WINDOW	BASIS
Before mobilisation	Pre-start	Close design-critical queries, agree design responsibility, survey, delivery arrangements and the release sequence. Design and RAMS approval precede erection.
First workface	Days 1-6	Planned front/side erection, access and first sectional handover. The whole-package 20-week hire clock starts at that first handover.
Remaining workfaces	Days 7-15	Remaining elevations, canopy access and roof enclosure, subject to each support and area release. Loading bay and access interfaces coordinated with trades.
In service	Weeks 1-20	Scheduled inspection visits, recorded instructions and agreed adaptations. Checks after events or alterations are arranged as required.
Dismantle and close	After week 20	Illustrative seven-working-day strike, following written release and an agreed sequence. Remove netting, close records and agree any outstanding changes.

20 weeks included, explicitly

The whole-package hire period begins at the first sectional handover. Sixteen weeks sit within the structure prices and four further weeks are included in L06 at £1,100 per week. An extension beyond week 20 is illustrated at £1,100 per commenced week for the unchanged package, plus required inspection visits. Any changed scope needs a separate agreement.

Early dismantling does not give a discount or price reduction; the full agreed hire period is charged.

Changes and instructions

Record the instruction, affected line, quantity, timing and agreed price before a planned change proceeds. Safety-related restrictions or necessary checks must not wait for a commercial agreement.

06 / QUALIFICATIONS AND OPTIONS

Surface the decision early.

QUERY	POSITION	WHAT IT AFFECTS
TQ01 / Confirm the scaffold height	Open	SAMPLE-01 / SAMPLE-02; L01
TQ02 / Foundations, ties and roof support	Open	L01 / L02 / L03 / L07 / L08
TQ03 / Canopy access envelope	Open	SAMPLE-01; L02
TQ04 / Loading and access strategy	Open	L04 / L05 / L07
TQ05 / Whole-package hire and phasing	Sample answer	L06 / L09; sample programme
TQ06 / Delivery and working area	Sample answer	Sample logistics brief; L01-L05
TQ07 / Facade build-up and adaptations	Open	L01; option O01
TQ08 / Netting and public protection	Open	L07 / L10

Separately priced; not in the base

O01 / Staged inside-board adaptations / £3,600.00

Separate provisional allowance, only if required and instructed after the facade build-up and installation sequence are confirmed. Not in the base total.

O02 / Additional stair access tower / £2,600.00

Per additional tower on the same 20-week programme, if the agreed access assessment requires more than the two included. Not in the base total.

O03 / Additional inspection visit / £85.00

Per additional visit after an alteration or event, or after the planned hire. Required checks are not postponed for a commercial instruction.

If O01 is selected at its provisional allowance, the sample total is £70,362.80 excluding VAT. No option is silently added to the base. The companion query PDF sets out the question, tender basis, effect and response for all eight queries.

07 / VALUE ENGINEERING

Change the sequence. Keep the requirement.

Question: can later access to the rear workspace reduce the planned hire without removing any required scope?

If the trade programme supports a later rear-workface release, reduce the planned hire allowance by £2,200 and allow £650 for remobilisation. The illustrative net difference is £1,550.

COMPARISON	EXAMPLE AMOUNT
Base return	£66,762.80
Reduced planned hire allowance	-£2,200.00
Additional remobilisation	+£650.00
Alternative total, excluding VAT	£65,212.80
Net difference	£1,550.00

What changes

L06 reduces from £4,400 to £2,200 and a separate £650 remobilisation line is introduced. All other base prices are unchanged in this example. No difference is assumed in the measured quantities.

What must be agreed

Confirm trade dates, access, design implications, protection, delivery capacity and the revised hire basis before accepting the option. Keep the same measured scope, two stair towers, loading-bay allowance, netting, design provision and scheduled inspections.

The commercial boundary

An option agreed before order, not an early-dismantle refund. Early dismantling does not give a discount or price reduction; the full agreed hire period is charged.

This is a worked comparison, not a measured saving achieved on a client project or a promise that a similar change will work on another site.

08 / BASIS AND NEXT STEPS

An informed appointment.

Sample pricing basis

Prices exclude VAT. The applicable tax treatment, payment terms, retention, discount, insurance and contract conditions would be agreed for the actual contracting parties. This sample is not open for acceptance and has no quotation-validity period.

Main-contractor inputs

Provide the coordinated drawing revision, survey, loading requirements, ground/roof support information, facade build-up, programme, site logistics and temporary works responsibilities. Approve the working areas and release sequence.

Express exclusions

Structural propping; facade retention; hoists and operators; temporary roofs or weather encapsulation; protection fans; highway permissions and traffic management; out-of-hours working; making good; adaptations beyond the stated initial arrangement; and additional inspections beyond the scheduled allowance. Scope required by the actual method must be resolved before appointment.

Review before live issue

A named Newell estimator reviews dimensions, pricing, hire, qualifications and options before any actual tender is issued. The main contractor and competent designer resolve technical and site-release requirements. No signature or completed approval is represented in this sample.

Take the 24-hour challenge

Send the drawings, scope, programme, access constraints and return format. Newell reviews completeness and confirms acceptance and the exact return date and time in writing. The target is 24 working hours from an accepted complete brief; survey or design dependencies may require a different agreed date.

Speak to the estimating team

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