



**Dannatt, Johnson Architects
The Wireworks
77 Great Suffolk Street
London
SE1 0BU**

Attn: Sonia Tong

7 April 2021

Quotation Number: **QMH3037**

Dear Sonia

Further to your recent email I am pleased to present my specifications and quotation for the Mezzanine Floor as discussed. We have used your drawing **605b-BD-70-000/001/002** which should be read in conjunction with this quotation.

Why Choose STS

- Established for 39 years
- Dedicated Contract Controller throughout project
- Mezzanine Floors designed to BRE 437 & BRE477 Part 2, complying with current building regulations
- Work in close conjunction with outside parties (e.g. fork truck suppliers)
- Approved repairers to all rack systems
- Detailed phasing together with multiple contractor schedules undertaken



Some STS Customers:

London Underground, McLaren Formula 1, Glaxo Smith Kline, Procter and Gamble, Panasonic, Ryman Stationery, The Mirror Newspaper, Würth, DHL, Chelsea FC, Cadogan Tate, Jordans Ryvita, Allied Bakeries, The Wine Society

And many more.....!

[STS STORAGE SYSTEMS LTD](#)

Unit 5, Lidstone Court
George Green, Bucks, SL3 6AG.

Tel: 01753 821166

email: sales@stsstorage.co.uk

web: www.stsstorage.co.uk

Directors: M Beill, G S Beill, M J Heard.

Registered in England No. 1576814



FS 20564



STS MEZZANINE FLOORS

STS Storage Systems mezzanine floors are designed with the use of the latest computer technology, design and manufacture conforms to **BRE Digest 437**. The staircases and handrails comply with Approved Document M of the Building Regulations and relate to the British Standards Code of Practice, all treads will be steel.

The supporting columns have steel base plates which bear onto the existing concrete slab and are fastened down with expansion anchors. The requirements for any load spreader plates cannot be decided until the precise composition of the concrete slab and hard-core, as well as the ground bearing pressure has been determined.

Our quotation is based on standard size central base plates of 200 to 250mm. Should larger base plates be required the cost will be extra to the quoted price.

STS Mezzanines are completely free-standing and gain no support from the above ground structure of the building, stability bracing or cross bracing will be included to comply with BRE Digest 437.

The decking will be 38mm thick high-density chipboard. The edges are tongued and grooved to ensure a smooth, strong joint with the panels secured directly to the steel joists with self-drill screws.

Once your order has been placed, we will send our engineers to site to carry out a further survey in order to produce working drawings for your approval prior to any manufacture.

MAIN MEZZANINE SPECIFICATION

Number of tiers	1
Length of floor	38575mm
Width of floor	5100mm
Area of floor	196 M ²
Finished floor level	3694mm
Clear headroom under	3405mm (lowest steel) / 3305 mm (under suspended ceiling)
Floor depth	289mm
Column grid	As per drawing
Designed U.D.L.	3.5 kN/m ² (U.D.L. – <i>Universally Distributed Load</i>)
Deflection limit	L/360 mm Beam, L/360 Joist
Use of mezzanine	Office
Construction	Slimline
Stability bracing type	Strut / Cross braced
Decking	38 mm P6 standard high-density chipboard – white underside

MEZZANINE ANCILLARIES

General Access Staircase (industrial)

No.	1
Tiers	2



Clear width	1200mm
No. of landings	6no
Contrasting nosing	Yes
Construction	Steel with hand & knee rails P6 Landings
Tread material	Steel chequer plate with closed riser
Edge Protection (industrial)	95metres (hand/knee/kickrail) 1100mm high

MEZZANINE ACCESSORIES

None

PAINTERS BAY MEZZANINE SPECIFICATION

Number of tiers	1
Length of floor	7500mm
Width of floor	4000mm
Area of floor	30 M ²
Finished floor level	3000mm
Clear headroom under	2662mm (lowest steel)
Floor depth	338mm
Column grid	As per drawing
Designed U.D.L.	2.5 kN/m ² (<i>U.D.L. – Universally Distributed Load</i>)
Deflection limit	L/300 mm Beam, L/200 Joist
Use of mezzanine	Office
Construction	Slimline
Stability bracing type	Strut / Cross braced
Decking	38 mm P6 standard high-density chipboard – white underside

MEZZANINE ANCILLARIES

None

MEZZANINE FINISHES

Main beams	Pre-galvanised C section
Joists	Pre-galvanised C section
Columns & baseplates	Grey RAL 7016
Edge protection post	Grey RAL 7016
Edge protection tube	Grey RAL 7016
Staircase	Grey RAL 7016
Landing	38mm Chipboard – natural finish

STS FIRE PROTECTION MAIN MEZZANINE ONLY

One hour fire protection will be achieved by installing a fire rated ceiling below and encasing all exposed steel work as detailed below. Please note that any changes to the Mezzanine specification will also affect the Fire Protection specification.



Ceiling	1200x600mm white mineral fibre tile (lay in grid)
Column cases	White PVC finish with fire retardant insulation
Fascia	White PVC finish with fire retardant insulation

QUOTATION MAIN MEZZANINE FLOOR

For the supply, delivery and installation:

Mezzanine floor	£33,480.00+ v.a.t.
Fire protection	£9,180.00 + v.a.t.

QUOTATION MEZZANINE FLOOR PAINTERS BAY *

For the supply, delivery and installation:

Mezzanine floor	£2,646.00 + v.a.t.
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** Assumes this is built at the same time as the main mezzanine floor*

Plant hire, building regulations & floor slab testing

Fork lift truck hire to ofload to area	£550.00 + v.a.t.
2 x Scissor lifts per week	£700.00 + v.a.t.
Skip Hire	DJA/Client Supplied
For carrying out building regulations application on your behalf	DJA

Potential cost for floor slab test

(existing floor slab details will be required for building regulations application)

Floor slab details & ground bearing pressure is required for building regulations application, if this is not available, cost for geotechnical floor slab test - **£1,500.00 + v.a.t.**

DELIVERY

Delivery can normally be made 5-6 weeks from receipt of building regulations, drawing approval and receipt of deposit payment. No materials will be ordered until deposit payment has been received.

TERMS

Our payment terms are 40% with order, 40% on delivery, with balance payable within 30 days of completion.

Please note once an installation schedule has been agreed we reserve the right to introduce interim payments depending on the period on site, if required these interim payments will be payable within 30 days of the invoice date. Standard STS terms and conditions apply (copy enclosed with this quotation).



VALIDITY

This quotation is valid for a period of 14 days from the date of this quotation.

Please note: Due to the current volatile steel and timber markets this quotation will be subject to revalidation at time of order placement and receipt of deposit, and will take prevailing market and economic conditions into account at that time which may affect the quoted price.

STS will not be held responsible for any delays caused by Coronavirus, Brexit or third party transport.

If you are planning to finance the order, please inform us prior to the order placement.

MEZZANINE INSTALLATION

S.T.S. installations are carried out in accordance with all U.K. industry safety and technical standards and conform to our own ISO 9001:2015 procedures. **Please note that this quotation is subject to final site survey, an accurate survey will need to be carried out prior to installation.**

Should you have any of your own specific Health and Safety requirements or wish us to adopt CDM regulations please advise us prior to placing an order so we can take account of your request.

Our quotation is based on:

- Normal working hours
- A clear site – including client's products – we are NOT insured to move the client's products
- Any delays with our progress unimpeded, resulting in downtime caused by the purchaser or their agents will be charged for at £32 per man hour.
- Access to our work area should be restricted for the duration of the installation, staff or trades not under the control of STS should not be allowed into our work area until complete, if occurrences occur then STS will halt progress which could have a knock on effect to any program agreed.
- Additional work or changes to the specification are extra to this quotation.

We have assumed there will be:

- A suitable forklift truck (counterbalanced type)
- Light (or suitable temporary lighting)
- Heat and power freely available for the duration of the works
- General welfare facilities for our team to use
- Sufficient safe storage on site for all materials.
- We will collate our rubbish into one location for removal by others – we have NOT included for the hire of any skips .



Plant:

A Scissor lift may also be required, and a cost has been shown above where applicable, again in some cases more than 1 scissor lift may be required.

If we are to use your supplied Plant (forklift/scissor lift/scaffold tower), it is your responsibility to ensure that your insurance fully covers our trained operatives on an all risks basis for accidental damage to assets/stock including the forklift itself.

If there are any exposed open edges that do not have our permanent edge protection to be fitted it is assumed that you will provide some form of temporary edge protection that can be put in place as we deck the floor as the edges will need to be protected once we have left site for follow on trades. *This is a legal requirement under the working at height regulations. If no such barriers are made available at the time of decking our installers will be unable to proceed with the decking and installation will be stopped.*

CDM 2015 – See attached factsheet, we have not made any allowance to manage this project on site and have assumed all coordination and documentation to meet CDM 2015 regulations to be carried out by yourselves, we will provide necessary contractor information for your health & safety file. Information and responsibilities can be found at:

<http://www.hse.gov.uk/construction/cdm/2015/index.htm>

BUILDING CONTROL

As you are probably aware structures of this nature require approval to ensure they meet Building Regulations. Since 13th January 1997 you are no longer obliged to use your Local Authority to grant approval and are free to use an independent inspector approved by the D.E.T.R (Department of the Environment, Transport & Regions). Both options are available to you however due to the quicker response and more consistent interpretation of the Building Regulations we would favour the independent route under most circumstances.

The independent inspectors approved by STS Storage Systems offer a complete alternative to your Local Authority carrying out both plan and site inspections in conjunction with checking structural calculations. At the start of proceedings our inspectors submit an 'Initial Notice' to your Local Authority who are then obliged to relinquish the site from their control under the Building Regulations, once our inspectors have approved the plans a certificate will be issued.

Whilst the structure will be designed in accordance with the Building Regulations and the relevant Codes of Practice it is possible that the inspector may require additional work or changes to the mezzanine specification due to interpretation of the regulations.

Any such work will be additional to the price quoted.

Should you require us to do so, STS can carry out a building regulations application on your behalf, however we will require you to provide the following, prior to us making the application to the inspector, in order to progress the application:

- block plan of the installation location
- site plan of the installation location
- slab details of the installation location



Should any of these not be available, or sufficient, we can offer a service to provide these as an additional cost.

Building regulations application and standard inspection fees are shown below in the quotation section.

Any additional inspections and changes to your fire certificate are not included in the quoted price.

Depending on the overall size and layout of the mezzanine it is likely that you will be required to fit emergency lighting signage and smoke detection linked to a fire alarm to the mezzanine floor areas (above and below). Once we have received the inspector's comments, we will forward the details to you so that you can arrange to have this work carried out.

Once the mezzanine floor installation is complete, we will arrange for the inspector to carry out a final inspection and assuming all comments have been completed a final certificate will be issued.

Should you not require STS to carry out a building regulations application for the mezzanine floor, we will require one of the following **BEFORE** we commence manufacture and confirm installation dates.

- Evidence of building regulations approval for the scheme.
- Signed STS letter of indemnity – if prior to building regulations approval.

ORDER CANCELLATION

Once in progress, if you should you decide not to proceed with the project we would invoice works carried out thus:

- Site survey - £750.00 + v.a.t.
- Building regulations application fees as stated above.
- Structural Plans - £750.00 + v.a.t
- Structural Calculations - £750.00 + v.a.t
- Manufacturing costs depending on how far the project has progressed.

I trust the above quotation meets with your approval and look forward to receiving further instructions from you. If in the meantime you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Heard', with a stylized flourish at the end.

Mark Heard
Managing Director
Mobile : 07890 261961
DDI : 01753 364102



Email : mark@stsstorage.co.uk

Also available from STS:

Mezzanine Floors - Long & Short Span Shelving - Labelling – Lockers – Benches – Barriers -
Plastic Bins - Access Steps - Office Partitioning - Mesh and Solid Steel Partitioning
And much more!

Visit: www.stsstorage.co.uk and follow us  @STStorage



STS Storage Systems Ltd Terms and Conditions

1. INTERPRETATION

- 1.1 The definitions and rules of interpretation in this condition apply in these terms and conditions (**Conditions**).
- 1.2 **STS:** STS Storage Services Limited of Unit 5 Lidstone Court, George Green, Bucks, SL3 6AG.
- Customer:** means the person, company, business or organisation named on the order form.
- Deliverables:** all goods and materials supplied by STS as set out in the attached Purchase Order.
- Purchase Order:** the purchase order attached to these terms and conditions
- Services:** the installation of the Deliverables to be provided under the Purchase Order
- VAT:** value added tax chargeable under English law for the time being and any similar additional tax.
- 1.2 Headings in these conditions shall not affect their interpretation.
- 1.3 A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.4 A reference to a statute or statutory provision is a reference to it as it is in force for the time being, taking account of any amendment, extension, or re-enactment and includes any subordinate legislation for the time being in force made under it.
- 1.5 A reference to writing or written includes faxes and e-mail.
- 1.6 References to conditions are to the conditions of the Purchase Order

2. APPLICATION OF CONDITIONS

- 2.1 These Conditions shall:
- (a) apply to and be incorporated into the Purchase Order; and
- (b) prevail over any inconsistent terms or conditions contained, or referred to, in the Purchase Order, confirmation of order, acceptance of a contract, or specification or other document supplied by the Customer, or implied by law, trade custom, practice or course of dealing.
- 2.2 The Customer's obligation to purchase the Deliverables and the Services where applicable on these Conditions is established by the Customer's signature of the Purchase Order.
- 2.3 The Customer's standard terms and conditions (if any) attached to, enclosed with or referred to in any order form or other Document shall not govern the Purchase Order.

3. OBLIGATIONS OF STS

- 3.1 STS shall use reasonable endeavours to deliver the Deliverables to the Customer, in accordance in all material respects with the Purchase Order.
- 3.2 STS shall use reasonable endeavours to meet any performance dates specified in the Purchase Order but any such dates shall be estimates only and time shall not be of the essence for performance of the Services.
- 3.3 Where Services are to be provided, STS shall provide the Services with the skill, care and diligence that can be reasonable be expected of a professional contractor experienced in the provision of the services of a comparable nature.
- 3.4 When providing the Services STS shall use reasonable endeavours to observe all health and safety rules and regulations, and any other reasonable security requirements that apply at any of the Customer's premises and that have been communicated to STS provided that it shall not be liable under the Purchase Order if, as a result of such observation, it is in breach of any of its obligations under the Purchase Order.
- 3.5 STS shall not be liable for any breach or alleged breach of their obligations to provide the Services and Deliverables under the Purchase Order if it results directly or indirectly from any failure by the Customer to fulfil the obligations contained in the Purchase Order.

4. CUSTOMER'S OBLIGATIONS

- 4.1 The Customer shall:
- (a) co-operate with STS in all matters relating to the Services;
- (b) provide STS, its agents, subcontractors, consultants and employees, in a timely manner and at no charge, with access to the Customer's premises, office accommodation, and other facilities as reasonably required by STS.
- (c) inform STS of all health and safety rules and regulations and any other reasonable security requirements that apply at any of the Customer's premises;
- 4.2 If STS performance of its obligations under the Purchase Order is prevented or delayed by any act or omission of the Customer, its agents, subcontractors, consultants or employees, STS shall not be liable for any costs, charges or losses sustained or incurred by the Customer arising directly or indirectly from such prevention or delay.
- 4.3 The Customer shall be liable to pay to STS, on demand, all reasonable costs, charges or losses sustained or incurred by STS (including, but not limited to, any direct, indirect or consequential losses, loss of profit and loss of reputation, loss or damage to property and those arising from injury to or death of any person and loss of opportunity to deploy resources elsewhere) arising directly or indirectly from the Customer's fraud, negligence, failure to perform or delay in the performance of any of its obligations under the Purchase Order, subject to the Supplier confirming such costs, charges and losses to the Customer in writing.
- 4.4 The Customer shall inspect the Deliverables immediately on delivery and shall within 3 days from such inspection give notice in writing to STS of any defects in the Deliverables. If no notice is received, the Deliverables will be deemed as accepted.

5. CHARGES AND PAYMENT

- 5.1 In consideration of the provision of the Deliverables and Services by STS, the Customer shall pay the charges as set out in the Purchase Order,
- 5.2 The total price for the Deliverables and the Services (if applicable) shall be the amount set out in the Purchase Order. The total price shall be paid to STS without deduction or set-off
- 5.3 The parties agree that STS may review and increase the charges set out in the Purchase Order provided that any increase is notified to the Customer in writing within 28 days of the proposed date of the increase.
- 5.4 The Customer shall pay each invoice submitted to it by STS, in full within 30 days of receipt of each invoice
- 5.5 Without prejudice to any other right or remedy that it may have, if the Customer fails to pay STS on the due date, STS may charge interest on such sum from the due date for payment at the annual rate of 5% above the base lending rate from time to time of the Royal Bank of Scotland accruing on a daily basis and being compounded quarterly until payment is made, whether before or after any judgment and the Customer shall pay the interest immediately on demand. STS may claim interest under the Late Payment of Commercial Debts (Interest) Act 1998
- 5.6 Time for payment shall be of the essence of the Purchase Order.

6. TITLE AND RISK

- 6.1 Until payment is made in full under the Purchase Order title to the Deliverables shall remain with STS.
- 6.2 The risk in the Deliverables shall however pass to the Customer on delivery (or storage at the Customer's site) and the Customer shall promptly affect and maintain in the joint names of the parties insurance in the Deliverables against loss or damage for the full price under the Purchase Order until payment is received.
- 6.3 In the event that the Customer shall be unable to accept delivery of the Deliverables at the time that the Deliverables are ready for delivery STS shall store the Deliverables at its premises if storage facilities are available until actual delivery and the Customer shall be liable for the reasonable costs (including insurance) for such storage.

7. WARRANTIES

- 7.1 STS give no warranties whatsoever as to the condition of or fitness for purpose of the Deliverables.



8. LIMITATION OF LIABILITY - THE CUSTOMER'S ATTENTION IS PARTICULARLY DRAWN TO THIS CONDITION

8.1 This Condition 8 sets out the entire financial liability of STS (including any liability for the acts or omissions of its employees, agents, consultants, and subcontractors) to the Customer in respect of:

- (a) any breach of the Contract;
- (b) any use made by the Customer of the Deliverables or any part of them; and
- (c) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Purchase Order.

8.2 Nothing in these Conditions limits or excludes the liability of STS:

- (a) for death or personal injury resulting from negligence; or
- (b) for any damage or liability incurred by the Customer as a result of fraud or fraudulent misrepresentation by STS

8.3 Subject to conditions 8.1 and 8.2, STS shall not be liable for:

- (i) loss of profits; or
- (ii) loss of business; or
- (iii) depletion of goodwill and/or similar losses; or
- (iv) loss of anticipated savings; or
- (v) loss of goods; or
- (vi) loss of contract; or
- (vii) loss of use; or
- (viii) any special, indirect, consequential or pure economic loss, costs, damages, charges or expenses.

8.4 STS's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise arising in connection with the performance, or contemplated performance, of the Purchase Order shall be limited to the price paid for the Deliverables and Services (where applicable)

9. FORCE MAJEURE

9.1 STS shall have no liability to the Customer under the Contract if it is prevented from, or delayed in performing, its obligations under the Contract or from carrying on its business by acts, events, omissions or accidents beyond its reasonable control, including (without limitation) strikes, lock-outs or other industrial disputes (whether involving the workforce of STS or any other party), failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, compliance with any law or governmental order, rule, regulation or direction, accident, breakdown of plant or machinery, fire, flood, storm or default of manufacturers, suppliers or subcontractors.

10. VARIATION

10.1 No variation of the Purchase Order or these Conditions or of any of the documents referred to in them shall be valid unless it is in writing and signed by or on behalf of each of the parties.

11. WAIVER

11.1 A waiver of any right under the Purchase Order is only effective if it is in writing and it applies only to the circumstances for which it is given. No failure or delay by a party in exercising any right or remedy under the Purchase Order or by law shall constitute a waiver of that (or any other) right or remedy, nor preclude or restrict its further exercise. No single or partial exercise of such right or remedy shall preclude or restrict the further exercise of that (or any other) right or remedy.

11.2 Unless specifically provided otherwise, rights arising under the Purchase Order are cumulative and do not exclude rights provided by law.

12. SEVERANCE

12.1 If any provision of the Purchase Order (or part of any provision) is found by any court or other authority of competent jurisdiction to be invalid, illegal or unenforceable, that provision or part-provision shall, to the extent required, be deemed not to form part of the Purchase Order, and the validity and enforceability of the other provisions of the Purchase Order shall not be affected.

12.2 If a provision of the Purchase Order (or part of any provision) is found illegal, invalid or unenforceable, the provision shall apply with the minimum modification necessary to make it legal, valid and enforceable **OR** the parties shall negotiate in good faith to amend such provision such that, as amended, it is legal, valid and enforceable, and, to the greatest extent possible, achieves the parties' original commercial intention.

13. ENTIRE AGREEMENT

13.1 The Purchase Order constitutes the whole agreement between the parties and supersedes all previous agreements between the parties relating to its subject matter.

13.2 Each party acknowledges that, in entering into the Purchase Order, it has not relied on, and shall have no right or remedy in respect of, any statement, representation, assurance or warranty (whether made negligently or innocently) (other than for breach of contract).

13.3 Nothing in this condition shall limit or exclude any liability for fraud.

14. RIGHTS OF THIRD PARTIES

14.1 A person who is not a party to the Purchase Order shall not have any rights under or in connection with it.

15. NOTICES

15.1 Any notice required to be given under the Purchase Order shall be in writing and shall be delivered personally, or sent by pre-paid first-class post, recorded delivery or by commercial courier to the other party and for the attention of the person specified in Schedule 1, or as otherwise specified by the relevant party by notice in writing to the other party.

15.2 Any notice shall be deemed to have been duly received if delivered personally, when left at the address referred to in the Purchase Order or, if sent by pre-paid first-class post or recorded delivery, at 9.00 am on the second Business Day after posting, or if delivered by commercial courier, on the date and at the time that the courier's delivery receipt is signed.

15.3 This Condition shall not apply to the service of any proceedings or other documents in any legal action.

15.4 A notice required to be given under or in connection with the Contract shall not be validly served if sent by e-mail.

16. GOVERNING LAW AND JURISDICTION

16.1 The Contract, and any dispute or claim arising out of or in connection with it or its subject matter, shall be governed by, and construed in accordance with, the law of England and Wales.

16.2 The parties irrevocably agree that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim that arises out of, or in connection with, the Contract or its subject matter.

