

SPECIFICATION

FOR

Temporary Accommodation for The Stephen Longfellow Academy

AT

Bruntcliffe Academy
Bruntcliffe Lane, Morley
Leeds
LS27 0LZ

David Yeadon Ltd
Unit 15 (2) D Springfield Commercial Centre
Bagley Lane
Farsley
Leeds
LS28 5LY

Project Reference: DY/1431

May 2017

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Section 1 – Preliminary/ General Condition

A10 PROJECT PARTICULARS

110 THE PROJECT

Name: Temporary Accommodation for The Stephen Longfellow Academy
Nature: Refurbishment of Modular Units.
Location: Bruntcliffe Lane, Morley, Leeds, LS27 0LZ
Length of contract: 8 weeks

120 EMPLOYER (CLIENT)

Name: The Gorse Academies Trust
Address: Bruntcliffe Lane, Morley, Leeds, LS27 0LZ
Telephone: 0113 3878684

130 PRINCIPAL CONTRACTOR (CDM)

Name: The Contractor.
Address: TBC.
Telephone: TBC.

140 CONTRACT ADMINISTRATOR (HEREIN REFERRED TO AS 'CA')

Name: David Yeadon Ltd.
Address: Unit 15 (2) D Springfield Commercial Centre,
Bagley Lane, Farsley, Leeds, LS28 5LY.
Telephone: 0113 236 1888

150 ADVISER TO THE PRINCIPAL DESIGNER

Name: Bill Best, MCDM Limited
Address: The Chapel House, 22 Pole Gate, Scammonden, Huddersfield HD3 3FW
Telephone: 07826 461144

A11 TENDER AND CONTRACT DOCUMENTS

110 TENDER DRAWINGS

The tender drawings are:

DY/1431-001 Proposed Layout Block 1
DY/1431-002 Proposed Layout Block 2
DY/1431-1-03 Demolition and Builders Works
DY/1431-1-04 Services, Ceilings and Lighting
DY/1431-1-05 Fixtures, Fittings and Finishes
DY/1431-1-06 W.C G/038 and 039 Details
DY/1431-1-07 W.C G/057 Details
DY/1431-1-08 W.C G/058 Details
DY/1431-2-01 Block 2 Scope of works
DY/1431-2-02 Door Schedule
DY/1431-3-01 External Works Phase 1 Demolition Plan
DY/1431-3-02 External Works Phase 2 Builders Works
DY/1431-4-01 External Works Phase 1 Demolition Plan
DY/1431-4-02 External Works Phase 2 Builders Works

120 CONTRACT DRAWINGS

The Contract Drawings: The same as the tender drawings.

160 PRE-CONSTRUCTION INFORMATION

Format: The Pre-construction information is described in these preliminaries in Section A34. It refers to information given elsewhere in the preliminaries and other tender documents.

A12 THE SITE/ EXISTING BUILDINGS

110 THE SITE

Description: The site is accessed via Bruntcliffe Lane as marked on the site location plan within the contract drawings.

120 EXISTING BUILDINGS ON/ ADJACENT TO THE SITE

Description: The contractor should note that the site is situated within the school building and he should allow in his tender for all costs in connection with the protection of staff, pupils, visitors, vehicles, prevent damage to other buildings and maintain access to various parts of the site at all times.

130 BOUNDARY FENCE

The site and contractor's compounds shall be enclosed with fencing that complies with the requirements of the HMSO Guidance Protecting The Public. The fence shall be 2400mm high and not allow children to get their hands and feet through any mesh used. If the fence is sectional ensure that the sections are securely locked together and not removable without the use of a special tool from the inside only of the site and that the feet of fencing do not present a trip hazard.

135 TRAFFIC REGULATIONS

Comply with Police Regulations and requirements in relation to the routing, parking and unloading of vehicles; provide temporary road signs, lighting and any other special conditions arising from the work.

145 EXISTING MAINS AND SERVICES

The contractor's attention is drawn to the presence of existing services. It is the contractor's responsibility to ascertain the extent and precise location of the existing services before commencing on site and to arrange for whatever termination, diversion or protection measures which might be necessary. No claims will be entertained arising out of the contractor's failure to do so.

185 HEALTH AND SAFETY FILE

Availability for inspection: The Health and Safety File for the site/ building may be seen by appointment during normal office hours at: the school.

Arrangements for inspection: by appointment only. See Clause A12/250 below for contact at school.

205 ACCESS TO THE SITE

Description: Via the main school entrance off Bruntcliffe Lane. A temporary site compound is to be formed in the school grounds as detailed in CDM-c's Client Information Pack.

Limitations:

The contractor will be required to access the site as much as possible outside school teaching times and where not possible to monitor and manage access in order to maintain the safe passage of staff and pupils and include for all additional costs within his tender.

The contractor must confine his workmen, materials and plant to the areas directed by the CA and must limit his access to the means agreed to and shall be responsible for maintaining and making good all existing walls, fences, gates, gardens, fields and hard surfacing in that area and the handing back on completion in the same condition as prior to his occupation unless otherwise instructed.

All skips and materials are to be stored within the compound areas.

Contractor to liaise with the school prior to completion of the provided schedule. .

210 PARKING

Restrictions on parking of the contractor's and employees' vehicles: Restricted down to three parking spaces within the site during term time.

220 USE OF THE SITE

General: Do not use the site for any purpose other than carrying out the works.

Limitations: As listed above.

230 SURROUNDING LAND/ BUILDING USES

General: Adjacent or nearby uses or activities are as follows:

The contractor's attention is brought to the surrounding residential buildings which are highly sensitive to noise, disturbance and access issues. The contractor is to include for all measures to minimise this disruption during the programme of work.

235 OCCUPIED EDUCATIONAL BUILDINGS

The school will continue to function for the majority of the contract period. Heating, hot and cold water, lighting, power, alarm systems and security services must be maintained without interruption. Any unavoidable suspension or disruption of these essential services may only take place outside the main school hours and with prior agreement of the Employer. Supplies must be restored and alarm and security installations reactivated at the end of each working day. The tenderer shall make full allowance for the inherent disruption, discontinuities and extended hours of work within his tender.

238 SCHOOL HOLIDAYS

Summer holidays Wednesday 26th July to Friday 1st September

239 SCHOOL HOURS

Main School Hours: Monday to Friday, 8.30am until 3.30pm

240 HEALTH AND SAFETY HAZARDS

General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. However the following hazards are or may be present:

-See Pre Tender Health and Safety Plan.

Information: The accuracy and sufficiency of this information is not guaranteed by the Employer or the Employer's representative. Ascertain if any additional information is required to ensure the safety of all persons and the Works.

Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.

245 MEASURES OF PROTECTION TO STAFF AND PUPILS

Care shall be taken to ensure the safety, health and well being of staff and pupils by following the precepts of the Guide to Safe Working Practice for Building Contracts in Education Premises published by the Health & Safety Commission.

247 SCHOOL SECURITY

All site staff are to have visible company logos/uniform.

The Site foreman will be required to sign in at the main school office each day and inform the school administrator of the no. of operatives on site each day.

250 SITE VISIT

Before tendering: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.

Arrangements for visit: contact the Site Manager, Chris Greenwood 07581 428075

A13 DESCRIPTION OF THE WORK

120 THE WORKS

Description: Refurbishment of 2no. temporary buildings to provide accommodation for The Stephen Longfellow Academy students, works to include all new floor finishes, ceilings, lighting, electrical adaptations and W.C facilities.

A20 JCT MINOR WORKS BUILDING CONTRACT WITH CONTRACTOR'S DESIGN (MWD)

JCT MINOR WORKS BUILDING CONTRACT

The Contract: JCT Minor Works Building Contract with Contractors Design 2016.

Requirement: Allow for the obligations, liabilities and services described therein against the headings following:

THE RECITALS

First - THE EMPLOYER WISHES TO HAVE THE FOLLOWING WORKS CARRIED OUT

Refurbishment of existing modular units including for all new electrical installation, finishes and revised layout. At Bruntcliffe Academy, Bruntcliffe Lane, Morley, Leeds, LS27 0LZ

Under the direction of the Architect/Contract Administrator referred to in Article 3;

Second – THE WORKS INCLUDE THE DESIGN AND CONSTRUCTION OF Mechanical and Electrical systems

Third – The employer has had the following documents prepared which show and describe the works to be done:

Drawings numbered DY/1431-001 to 4-02 ('the contract drawings')

A Specification ('the contract specification')

Work Schedules

Fourth – The Contractor is to supply the Employer with a copy of the priced Work Schedules.

Fifth - For the purposes of the Construction Industry Scheme (CIS) under Finance Act 2004, the status of the Employer is, as at the Base Date that is stated in the Contract Particulars.

Sixth – For the purposes of the Construction (Design and Management) Regulations 2015 (the CDM Regulations) the status of the project that comprises or includes the Works is stated in the Contract Particulars

Seventh – Where so stated in the Contract Particulars, this Contract is supplemented by the Framework Agreement identified in those particulars;

Eighth – The Supplemental Provisions identified in the Contract Particulars apply.

THE ARTICLES

Article 1: Contractors obligations

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

Article 2: Contract Sum

The Employer will pay the Contractor at the times and manner specified in the Conditions of the contract the VAT-exclusive tender quotation figure, or such other sum as becomes payable under this Contract.

Article 3: Architect/Contract Administrator

For the purpose of this Contract the Contract Administrator is

Craig Bull of David Yeadon Limited Unit 15 (2) D Springfield Commercial Centre, Bagley Lane, Farsley, Leeds, LS28 5LY.

Article 4: Adviser to the Principal Designer

(The Principal Designer for the purposes of the CDM Regulations is David Yeadon Ltd)

Adviser to the Principal Designer Bill Best of MCDM Limited The Chapel House, 22 Pole Gate, Scammonden, Huddersfield HD3 3FW

Article 6: Adjudication

If any dispute arises under this Contract either Party may refer it to adjudication in accordance with clause 7.2.

Article 7: Arbitration

Article 7 and Schedule 1 apply, subject to any difference or dispute between the Parties of any kind whatsoever arising out of or in connection with the JCT 2016 edition of the Contract shall be referred to arbitration in accordance with Schedule 1 and the JCT 20146 edition of the Construction Industry Model Arbitration Rules (CIMAR).

Article 8: Legal Proceedings

Subject to Article 6 and (where it applies) to Article 7, the English courts shall have jurisdiction over any dispute between the Parties which arises out of or in concern with this Contract.

CONTRACT PARTICULARS

Fifth Recital and Schedule 2 – Base Date

Base date: TBC

Fifth Recital and clause 4.2 – Construction Industry Scheme (CIS)

Employer at base date is not a 'contractor' for the purposes of the CIS.

Sixth Recital - CDM Regulations

The project is notifiable.

Seventh Recital – Framework Agreement

Framework agreement: Does not apply.

Eighth Recital and Schedule 3 – Supplementary Provisions

Collaborative working: Supplement Provision 1 Does not apply.

Health and safety: Supplement Provision 2 Does not apply.

Cost savings and value improvements: Supplement Provision 2 Does not apply.

Sustainable development and environmental considerations: Supplement Provision 4 Does not apply.

Performance indicators and monitoring: Supplement Provision 5 Does not apply.

Notification and negotiation of disputes: Supplement Provision 6 Does not apply.

Article 7 - Arbitration

Clause 2.3 - COMMENCEMENT AND COMPLETION

Date for Commencement of the Works: 11th July 2017

Date for Completion: 8th September 2017

Clause 2.9 - LIQUIDATED DAMAGES

At the rate of £300 per calendar week or pro-rata thereto.

Clause 2.11 - RECTIFICATION PERIOD

Period: 6 months from the date of practical completion.

Clause 4.3 – INTERIM PAYMENTS

Interim payments to be agreed both Parties, first valuation should not be more than 1 month from the Works commencement date and intervals should be each month thereafter.

Clause 4.3 PERCENTAGE OF THE TOTAL VALUE OF THE WORK ETC.

Percentage: 95 per cent.

Clause 4.4 - PERCENTAGE OF THE TOTAL AMOUNT TO BE PAID TO THE CONTRACTOR UPON PRACTICAL COMPLETION

Percentage: 97½ per cent.

Clause 4.8.1 - SUPPLY OF DOCUMENTATION FOR COMPUTATION OF AMOUNT TO BE FINALLY CERTIFIED

Period: Three months from the date of practical completion.

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):

Not less than £5m.

Clauses 5.4A, and 5.4B - PERCENTAGES TO COVER LEGAL FEES

9 per cent

Clause 7.2 - ADJUDICATION

The Adjudicator is: Royal Institute of British Architects.

Nominating body: Royal Institute of British Architects.

Schedule 1 paragraph 2.1 - ARBITRATION

Appointor of Arbitrator (and of any replacement): President or a Vice president of the: Royal Institute of British Architects.

THE CONDITIONS

SECTION 1: DEFINITIONS AND INTERPRETATION

SECTION 2: CARRYING OUT THE WORKS

SECTION 3: CONTROL OF THE WORKS

SECTION 4: PAYMENT

SECTION 5: INJURY, DAMAGE AND INSURANCE

SECTION 6: TERMINATION

SECTION 7: SETTLEMENT OF DISPUTES

EXECUTION

A30 TENDERING/ SUBLETTING/ SUPPLY

MAIN CONTRACT TENDERING

110 SCOPE

General: These conditions are supplementary to those stated in the Invitation to Tender and on the form of tender.

145 TENDERING PROCEDURE

General: In accordance with JCT Practice Note 6 (Series 2) 'Main Contract Tendering'.

Errors: Alternative 2 is to apply.

160 EXCLUSIONS

Inability to tender: Immediately inform if any parts of the work as defined in the tender documents cannot be tendered.

Relevant parts of the work: Define those parts, stating reasons for the inability to tender.

170 ACCEPTANCE OF TENDER

Acceptance: No guarantee is offered that any tender will be recommended for acceptance or be accepted, or that reasons for non acceptance will be given.

Costs: No liability is accepted for any cost incurred in the preparation of any tender.

190 PERIOD OF VALIDITY

Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 12 weeks. Date for possession/ commencement: See section A20.

PRICING/ SUBMISSION OF DOCUMENTS

210 PRELIMINARIES IN THE SPECIFICATION

The Preliminaries/ General conditions sections (A10-A56 inclusive) must not be relied on as complying with SMM7.

250 PRICED DOCUMENTS

Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.

Measurements: Where not stated, ascertain from the drawings.

Deemed included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.

Submit: Within one week of request.

310 TENDER

General: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the works.

480 PROGRAMME

Programme of work: Prepare a summary showing the phasing, sequence and timing of the principal parts of the works and periods for planning and design. Itemize any work which is excluded. (See Programme attached to tender docs)

Submit: Within one week of request.

530 SUBSTITUTE PRODUCTS SUBSTITUTE PRODUCTS

Details: If products of different manufacture to those specified are proposed, submit details with the tender giving reasons for each proposed substitution. Substitutions, which have not been notified at tender stage, may not be considered.

Compliance: Substitutions accepted will be subject to the verification requirements of clause A31/200.

550 HEALTH AND SAFETY INFORMATION

Content: Describe the organisation and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the Works may affect.

Include:

A copy of the contractor's health and safety policy document, including risk assessment procedures.

Accident and sickness records for the past five years.

Records of previous Health and Safety Executive enforcement action.

Records of training and training policy.

The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.

Submit: With the Tender.

570 OUTLINE CONSTRUCTION PHASE HEALTH AND SAFETY PLAN

Content: Submit the following information within one week of request:

Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed.

Details of the management structure and responsibilities.

Arrangements for issuing health and safety directions.

Procedures for informing other contractors and employees of health and safety hazards.

Selection procedures for ensuring competency of other contractors, the self-employed and designers

Procedures for communications between the project team, other contractors and site operatives.

Arrangements for cooperation and coordination between contractors.

Procedures for carrying out risk assessment and for managing and controlling the risk.

Emergency procedures including those for fire prevention and escape.

Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.

Arrangements for welfare facilities.

Procedures for ensuring that all persons on site have received relevant health and safety information and training.

Arrangements for consulting with and taking the views of people on site.

Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.

Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.

Review procedures to obtain feedback.

SUBLETTING/ SUPPLY

630 DOMESTIC SUBCONTRACTS

General: Comply with the Construction Industry Board 'Code of Practice for the selection of subcontractors'.

A31 PROVISION, CONTENT AND USE OF DOCUMENTS

DEFINITIONS AND INTERPRETATIONS

110 DEFINITIONS

Meaning: Terms, derived terms and synonyms used in the preliminaries/ general conditions and specification are as stated therein or in the appropriate British Standard or British Standard glossary.

120 COMMUNICATION

Definition: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek or obtain information, consent or instructions, or make arrangements.

Format: In writing to the person named in clause A10/140 unless specified otherwise.

Response: Do not proceed until response has been received.

130 PRODUCTS

Definition: Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the Works.

Includes: Goods, plant, materials, site materials and things for incorporation into the Works.

135 SITE EQUIPMENT

Definition: All appliances or things of whatsoever nature required in or about the construction for completion of the Works but not materials or other things intended to form or forming part of the Permanent Works.

Includes: Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.

140 DRAWINGS

Definitions: To BSRIA BG 6/2009 A design framework for building services. Design activities and drawing definitions. CAD data: In accordance with BS 1192.

160 TERMS USED IN SPECIFICATION TERMS USED IN SPECIFICATION

Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes taking out and disposing of associated pipework, wiring, ductwork or other services.

Fix: Unload, handle, store, place and fasten in position including all labours and use of site equipment.

Supply and fix: Includes all labour and site equipment for unloading, handling, storing and execution. All products to be supplied and fixed unless stated otherwise.

Keep for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed.

Make good: Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.

Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.

Repair: Execute remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/ or replacement.

Refix: Fix removed products.

Ease: Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions.

Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.

System: Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.

170 MANUFACTURER AND PRODUCT REFERENCE

Definition: When used in this combination:

Manufacturer: The firm under whose name the particular product is marketed.

Product reference: The proprietary brand name and/ or reference by which the particular product is identified.

Currency: References are to the particular product as specified in the manufacturer's technical literature current on the date of the invitation to tender.

200 SUBSTITUTION OF PRODUCTS

Products: If an alternative product to that specified is proposed, obtain approval before ordering the product.

Reasons: Submit reasons for the proposed substitution.

Documentation: Submit relevant information, including: manufacturer and product reference; cost; availability, relevant standards; performance; function; compatibility of accessories; proposed revisions to drawings and specification; compatibility with adjacent work; appearance; copy of warranty/ guarantee.

Alterations to adjacent work: If needed, advise scope, nature and cost.

Manufacturers' guarantees: If substitution is accepted, submit before ordering products.

210 CROSS REFERENCES

Accuracy: Check remainder of the annotation or item description against the terminology used in the section or clause referred to.

Related terminology: Where a numerical cross-reference is not given the relevant sections and clauses of the specification will apply.

Relevant clauses: Clauses in the referred to specification section dealing with general matters, ancillary products and execution also apply.

Discrepancy or ambiguity: Before proceeding, obtain clarification or instructions.

220 REFERENCED DOCUMENTS

Conflicts: Specification prevails over referenced documents.

230 EQUIVALENT PRODUCTS

Inadvertent omission: Wherever products are specified by proprietary name the phrase 'or equivalent' is to be deemed included.

250 CURRENCY OF DOCUMENTS

Currency: References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.

260 SIZES

General dimensions: Products are specified by their co-ordinating sizes.

Timber: Cross section dimensions shown on drawings are:

Target sizes as defined in BS EN 336 for structural softwood and hardwood sections.

Finished sizes for non-structural softwood or hardwood sawn and further processed sections.

DOCUMENTS PROVIDED ON BEHALF OF THE EMPLOYER

410 ADDITIONAL COPIES OF DRAWINGS/ DOCUMENTS

Additional copies: Issued on request and charged to the Contractor.

440 DIMENSIONS

Scaled dimensions: Do not rely on noted dims – contractor to check on site.

450 MEASURED QUANTITIES

Ordering products and constructing the Works: The accuracy and sufficiency of the measured quantities is not guaranteed.

Precedence: The specification and drawings shall override the measured quantities.

460 THE SPECIFICATION

Coordination: All sections must be read in conjunction with Main Contract Preliminaries/ General conditions.

DOCUMENTS PROVIDED BY CONTRACTOR/ SUBCONTRACTORS/ SUPPLIERS

510 CONTRACTOR'S DESIGN DOCUMENTS

Master programme: Make reasonable allowance for completing design/production information, submission (including to the Planning Supervisor/ CDM Coordinator), comment, inspection, amendment, resubmission and re-inspection.

Design/ production information: Submit two copies, one can be returned with comments.

Ensure that any necessary amendments are made without delay.

Contractor's changes to Employer's Requirements: Support request for substitution or change with all relevant information.

Employer's amendments to Employer's Requirements: If considered to involve a change, which has not already been acknowledged as a change, notify without delay (maximum period 7 days), and do not proceed until instructed. Claims for extra cost, if made after it has been carried out, may not be allowed.

Final version of design/production information: Submit two number copies.

600 CONTRACTOR'S DESIGN INFORMATION

Contractor's designed work: Include: shop, co-ordination and builders work in connection drawings for items listed in Section A20 - Second Recital.

Format: Scaled PDF files plus digital CAD files in accordance with A31/140 where applicable.

620 AS BUILT DRAWINGS AND INFORMATION

Contractor designed work: Provide drawings/ information:

To meet the Employer's needs for the proper maintenance and operation of the Works or portion of the Works. This information can be incorporated in the Building Manual, see section A37.

Submit: At least two weeks before date for completion.

630 TECHNICAL LITERATURE

Information: Keep on site for reference by all supervisory personnel:

Manufacturers' current literature relating to all products to be used in the Works. Relevant British, EN or ISO Standards.

640 MAINTENANCE INSTRUCTIONS AND GUARANTEES

Components and equipment: Obtain or retain copies, register with manufacturer and hand over on or before completion of the Works.

Information location: Building Manual.

Emergency call out services: Provide telephone numbers for use after completion. Extent of cover: office hours only.

A32 MANAGEMENT OF THE WORKS

GENERALLY

110 SUPERVISION

General: Accept responsibility for coordination, supervision and administration of the Works, including subcontracts.

Coordination: Arrange and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work.

115 CONSIDERATE CONSTRUCTORS SCHEME

Registration: Before starting work, register the site and pay the appropriate fee:

Contact:

Address: Considerate Constructors Scheme Office, PO Box 75, Great Amwell, Ware, Hertfordshire, SG12 0YX.

Tel. 01920 485959.

Fax. 01920 485958.

Free phone 0800 7831423

Web. www.ccscheme.org.uk

E mail. enquiries@ccscheme.org.uk

Standard: Comply with the Scheme's Code of Considerate Practice.

120 INSURANCE

Documentary evidence: Before starting work on site submit details, and/ or policies and receipts for the insurances required by the Conditions of Contract.

125 PROFESSIONAL INDEMNITY INSURANCE

Provide and maintain insurance in respect of Contractor Designed Works:

Level of cover: Is the aggregate amount for any one period of insurance.

Period of insurance for these purposes: one year.

Amount of indemnity required: £ 500,000.00

Limit of cover for pollution/ contamination claims (If none is stated, the required level of cover shall be the full amount of the indemnity cover stated): £ None.

Expiry of required period of CDP Professional Indemnity insurance: six years

(If no period is selected, the expiry date shall be 6 years from the date of practical completion of the Works).

Documentary evidence: Submit details before starting work on site and/ or policies and receipts for the insurances required.

Format: Paper.

130 INSURANCE CLAIMS

Notice: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, immediately give notice to the Employer, the person named in clause A10/140 and the Insurers.

Failure to notify: Indemnify the Employer against any loss, which may be caused by failure to give such notice.

140 CLIMATIC CONDITIONS

Information: Record accurately and retain:

Daily maximum and minimum air temperatures (including overnight).

Delays due to adverse weather, including description of the weather, types of work affected and number of hours lost.

150 OWNERSHIP

Alteration/ clearance work: Materials arising become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.

210 PROGRAMME

Master programme: Immediately when requested and before starting work on site submit in an approved form a master programme for the Works, which must include details of:

Planning and mobilisation by the Contractor

Subcontractor's work.

Running in, adjustment, commissioning and testing of all engineering services and installations.

Work resulting from instructions issued in regard to the expenditure of provisional sums.

Work by others concurrent with the Contract.

Submit two copies.

240 SUBMISSION OF PROGRAMME

Further information: Submission of the programme will not relieve the Contractor of the responsibility to advise of the need for further drawings or details or instructions in accordance with the Contract.

250 MONITORING

Progress: Record on a copy of the programme kept on site.

Avoiding delays: If any circumstances arise which may affect the progress of the Works submit proposals or take other action as appropriate to minimize any delay and to recover any lost time.

260 SITE MEETINGS

General: Site meetings will be held to review progress and other matters arising from administration of the Contract.

Frequency: Every two weeks.

Location: Contractor to provide accommodation on site.

Accommodation: Ensure availability at the time of such meetings.

Attendees: Attend meetings and inform subcontractors and suppliers when their presence is required.

Chairperson (who will also take and distribute minutes): Contract Administrator.

265 CONTRACTORS PROGRESS REPORT

General: Submit a progress report at least two business days before the site meeting.

Content: Notwithstanding the Contractor's obligations under the Contract the report must include:

A progress statement by reference to the master programme for the works.

Details of any matters materially affecting the regular progress of the Works.

Subcontractors' and suppliers' progress reports.

Any requirements for further drawings or details or instructions to fulfil any obligations under Conditions of Contract.

280 PHOTOGRAPHS

Number of locations: Each element of work and every room affected.

Frequency of intervals: Before, during and after proposed work.

Image format: Paper or digital.

Number of images from each location: As deemed necessary. Minimum two per location.

Other requirements: Contractor to take photographs of existing building, external works and areas used by site compound before and after moving onto site.

310 EXTENSIONS OF TIME

Notice: When a notice of the cause of any delay or likely delay in the progress of the works is given under the contract, written notice must also be given of all other causes which apply concurrently.

Details: As soon as possible submit:

Relevant particulars of the expected effects, if appropriate, related to the concurrent causes.

An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion.

All other relevant information required.

CONTROL OF COST

420 REMOVAL / REPLACEMENT OF EXISTING WORK

Extent and location: Agree before commencement.

Execution: Carry out in ways that minimize the extent of work.

430 PROPOSED INSTRUCTIONS

Estimates: If a proposed instruction requests an estimate of cost, submit without delay and in any case within seven days.

440 MEASUREMENT

Covered work: Give notice before covering work required to be measured.

450 DAYWORK VOUCHERS

Before commencing work: Give reasonable notice to person countersigning daywork vouchers.

Content: Before delivery each voucher must be:

Referenced to the instruction under which the work is authorised.

Signed by the Contractor's person in charge as evidence that the operatives' names, the time daily spent by each and the equipment and products employed are correct.

Submit: By the end of the week in which the work has been executed.

460 INTERIM VALUATIONS

Applications: Include details of amounts requested under the Contract together with all necessary supporting information.

Submission: At least seven days before established dates.

470 PRODUCTS NOT INCORPORATED INTO THE WORKS

Ownership: At the time of each valuation, supply details of those products not incorporated into the Works which are subject to any reservation of title inconsistent with passing of property as required by the Conditions of Contract, together with their respective values.

Evidence: When requested, provide evidence of freedom of reservation of title.

480 LABOUR AND EQUIPMENT RETURNS

Daily records: Provide at the beginning of each week for verification.

Record must show:

The number and description of craftsmen, labourers and other persons employed on or in connection with the Works, including those employed by subcontractors.

The number, type and capacity of all mechanical and power-operated equipment employed in construction of the Works.

A33 QUALITY STANDARDS/ CONTROL

STANDARDS OF PRODUCTS AND EXECUTIONS

110 INCOMPLETE DOCUMENTATION

General: Where and to the extent that products or work are not fully documented, they are to be:

Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used.

Suitable for the purposes stated or reasonably to be inferred from the project documents.

Contract documents: Omissions or errors in description and/ or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract.

120 WORKMANSHIP SKILLS

Operatives: Appropriately skilled and experienced for the type and quality of work.

Registration: With Construction Skills Certification Scheme.

Evidence: Operatives must produce evidence of skills/ qualifications when requested.

130 QUALITY OF PRODUCTS

Generally: New. (Proposals for recycled products may be considered).

Supply of each product: From the same source or manufacturer.

Whole quantity of each product required to complete the Works: Consistent kind, size, quality and overall appearance.

Tolerances: Where critical, measure a sufficient quantity to determine compliance.

Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence.

135 QUALITY OF EXECUTION

Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.

Colour batching: Do not use different colour batches where they can be seen together.

Dimensions: Check on-site dimensions.

Finished work: Without defects, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.

Location and fixing of products: Adjust joints open to view so they are even and regular.

140 COMPLIANCE

Compliance with proprietary specifications: Retain on site evidence that the proprietary product specified has been supplied.

Compliance with performance specifications: Submit evidence of compliance, including test reports indicating:

Properties tested.

Pass/ fail criteria.

Test methods and procedures.

Test results.

Identity of testing agency.

Test dates and times.

Identities of witnesses.

Analysis of results.

150 INSPECTIONS

Products and executions: Inspection or any other action must not be taken as approval unless confirmed in writing referring to:

Date of inspection.

Part of the work inspected.

Respects or characteristics which are approved.

Extent and purpose of the approval.

Any associated conditions.

160 RELATED WORK

Details: Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is:

Appropriately complete.

In accordance with the project documents.

To a suitable standard.

In a suitable condition to receive the new work.

Preparatory work: Ensure all necessary preparatory work has been carried out.

170 MANUFACTURER'S RECOMMENDATIONS/ INSTRUCTIONS

General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.

Changes to recommendations or instructions: Submit details.

Ancillary products and accessories: Use those supplied or recommended by main product manufacturer.

Agrément certified products: Comply with limitations, recommendations and requirements of relevant valid certificates.

180 WATER FOR THE WORKS

Mains supply: Clean and uncontaminated.

Other: Do not use until:

Evidence of suitability is provided.

Tested to BS EN 1008 if instructed.

210 SAMPLES

Products or executions: Comply with all other specification requirements and in respect of the stated or implied characteristics either:

To an express approval.

To match a sample expressly approved as a standard for the purpose.

220 APPROVAL OF PRODUCTS

Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.

Approval: Relates to a sample of the product and not to the product as used in the Works.

Do not confirm orders or use the product until approval of the sample has been obtained.

Complying sample: Retain in good, clean condition on site. Remove when no longer required.

230 APPROVAL OF EXECUTION

Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.

Approval: Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required this is specified separately). Do not conceal, or proceed with affected work until compliance with requirements is confirmed.

Complying sample: Retain in good, clean condition on site. Remove when no longer required.

ACCURACY/ SETTING OUT GENERALLY

320 SETTING OUT

General: Submit details of methods and equipment to be used in setting out the Works.

Levels and dimensions: Check and record the results on a copy of drawings. Notify discrepancies and obtain instructions before proceeding.

Inform: When complete and before commencing construction.

330 APPEARANCE AND FIT

Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:

Submit proposals; or

Arrange for inspection of appearance of relevant aspects of partially finished work.

General tolerances (maximum): To BS 5606, tables 1 and 2.

360 RECORD DRAWINGS

Site setting out drawing: Record details of all grid lines, setting-out stations, benchmarks and profiles. Retain on site throughout the contract and hand over on completion.

SERVICES GENERALLY

410 SERVICES REGULATIONS

New or existing services: Comply with the Byelaws or Regulations of the relevant Statutory Authority.

435 ELECTRICAL INSTALLATION CERTIFICATE

Submit: When relevant electrical work is completed.

Original certificate: To be lodged in the Building Manual (see section A37).

445 SERVICE RUNS

General: Provide adequate space and support for services, including unobstructed routes and fixings.

Ducts, chases and holes: Form during construction rather than cut.

Coordination with other works: Submit details of locations, types/ methods of fixing of services to fabric and identification of runs and fittings.

450 MECHANICAL AND ELECTRICAL SERVICES

Final tests and commissioning: Carry out so that services are in full working order at completion of the Works.

Building Regulations notice: Copy to be lodged in Building Manual.

SUPERVISION/ INSPECTION / DEFECTIVE WORK

510 SUPERVISION

General: In addition to the consent management and supervision of the Works provided by the Contractor's person in charge, all significant types of work must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality and progress.

Replacement: Give maximum possible notice before changing person in charge or site agent

520 COORDINATION OF ENGINEERING SERVICES

Suitability: Site organisation staff must include one or more persons with appropriate knowledge and experience of mechanical and electrical engineering services to ensure compatibility between engineering and the Works generally.

Evidence: Submit when requested CVs or other documentary evidence relating to the staff concerned.

525 ACCESS

Extent: Provide at all reasonable times access to the Works and to other places of the Contractor or subcontractors where work is being prepared for the Contract.

Designate: Contract Administrator.

530 OVERTIME WORKING

Notice: Prior to overtime being worked, submit details of times, types and locations of work to be done.

-Minimum period of notice: One week.

- Concealed work: If executed during overtime for which notice has not been given, it may be required to be opened up for inspection and reinstated at the Contractor's expense.

540 DEFECTS IN EXISTING WORK

Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.

Documented remedial work: Do not execute work which may:

Hinder access to defective products or work; or

Be rendered abortive by remedial work.

560 TESTS AND INSPECTIONS

Timing: Agree and record dates and times of tests and inspections to enable all affected parties to be represented.

Confirmation: One working day prior to each such test or inspection. If sample or test is not ready, agree a new date and time.

Records: Submit a copy of test certificates and retain copies on site.

610 DEFECTIVE PRODUCTS/ EXECUTIONS

Proposals: Immediately any work or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.

Acceptability: Such proposals may be unacceptable and contrary instructions may be issued.

612 MEASURES TO ESTABLISH ACCEPTABILITY

General: Wherever inspection or testing shows that the work, materials or goods are not in accordance with the contract and measures (e.g. testing, opening up, experimental making good) are taken to help in establishing whether or not the work is acceptable, such measures:

Will be at the expense of the Contractor.

Will not be considered as grounds for extension of time.

614 QUALITY CONTROL

Procedures: Establish and maintain to ensure that the Works, including the work of subcontractors, comply with specified requirements.

Records: Maintain full records, keep copies on site for inspection, and submit copies on request.

Content of records:

Identification of the element, item, batch or lot including location in the Works.

Nature and dates of inspections, tests and approvals

Nature and extent of nonconforming work found

Details of corrective action.

WORK AT OR AFTER COMPLETION

710 WORK BEFORE COMPLETION

General: Make good all damage consequent upon the Works.

Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.

Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids.

Remove all splashes, deposits, efflorescence, rubbish and surplus materials.

Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.

COSHH dated data sheets: Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.

Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.

Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.

715 ACCESS FOR INSPECTION

Removal: Before removing scaffolding or other facilities for access, give notice of not less than one week.

720 SECURITY AT COMPLETION

General: Leave the Works secure with, where appropriate, all accesses closed and locked.

Keys: Account for and adequately label all keys and hand over to Employer with itemized schedule, retaining duplicate schedule signed by Employer as a receipt.

730 MAKING GOOD DEFECTS

Remedial work: Arrange access with Contract Administrator.

Rectification: Give reasonable notice for access to the various parts of the Works.

Completion: Notify when remedial works have been completed.

770 CUSTOMER CARE

The Council aims to provide services in a customer responsive manner and is committed to customer care and satisfaction.

The tenderer will be required to have regard for the needs and perceptions of all users as well as for the manner in which the works are carried out.

In support of these objectives the tenderer may be required to provide a Customer

Care Policy before accepting the tender and indicate how it is intended to implement procedures to maintain a reliable and responsive service.

The policy shall cover the following items:-

Identification and security.

Care and property.

Access and appointment.

Involvement of users in improving services.

Complaints and responsiveness.

A system of customer feedback.

A34 SECURITY/ SAFETY/ PROTECTION

SECURITY, HEALTH AND SAFETY

110 PRE-CONSTRUCTION INFORMATION

Location: Integral with the project Preliminaries, including but not restricted to the following sections:

Description of project: Sections A10 and A11.

Client's consideration and management requirements: Sections A12, A13 and A36.

Environmental restrictions and on-site risks: Section A12, A35 and A34.

Significant design and construction hazards: Section A34.

The Health and Safety File: Section A37.

125 EXECUTION HAZARDS

Common hazards: Not listed. Control by good management and site practice.

Significant hazards: Refer to Pre Tender Health and Safety Plan

135 PRODUCT HAZARDS

Hazardous substances: Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document

EH40: Occupational Exposure Limits.

Common hazards: Not listed. Control by good management and site practice.

Significant hazards: Refer to Pre Tender Health and Safety Plan

140 CONSTRUCTION PHASE HEALTH AND SAFETY PLAN

Submission: Present to the Employer/ Client no later than one week before commencement on site.

Confirmation: Do not start construction work until the Employer has confirmed in writing that the Construction Phase Health and Safety Plan includes the procedures and arrangements required by the CDM Regulations.

Content: Develop the plan from and draw on the Outline Construction Phase Health and Safety Plan, clause A30/570, and the Pre-tender Health and Safety Plan/ Preconstruction information.

150 SECURITY

Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.

Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.

Special requirements: See Section A12 regarding requirements relating to working on school premises.

155 PROTECTION TO THE PUBLIC

The site and Contractor's compounds shall be enclosed with fencing that complies with the requirements of the HMSO Guidance 'Protecting the Public'. The fence shall be 2400mm high and not allow children to get their hands and feet through any mesh used. If the fence is sectional ensure that the sections are securely locked together and not removable without the use of a special tool from the inside only of the site and that the feet of fencing do not present a trip hazard.

157 PASSPORT TO SAFETY

Leeds City Council has published Passport to Safety. Copies may be obtained from Contract Control, Civic Hall, Leeds, Tel 0113 247 7471. The Contractor shall allow compliance with all aspects of this document and shall ensure that all its recommendations are implemented on site.

160 STABILITY

Responsibility: Maintain the stability and structural integrity of the Works and adjacent structures during the Contract.

Design loads: Obtain details, support as necessary and prevent overloading.

170 OCCUPIED PREMISES

Extent: U Block will be partially occupied during the Contract – site area to have clear demarcation and be securely separated.

Works: Carry out without undue inconvenience and nuisance and without danger to occupants and users.

Overtime: If compliance with this clause requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be paid to the Contractor, provided that such overtime is authorized in advance.

190 OCCUPIER'S RULES AND REGULATIONS

Compliance: Conform to the occupier's rules and regulations affecting the site.

Arrangements for inspection: School Facilities Manager (Chris Greenwood) Tel no: 07581 428075.

210 EMPLOYER'S REPRESENTATIVES SITE VISITS

Safety: Submit details in advance, to the Employer or the person identified in clause A10/140, of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site.

Protective clothing and/ or equipment: Provide and maintain on site for the Employer and the person stated in clause A10/140 and other visitors to the site.

PROTECT AGAINST THE FOLLOWING

335 NOISE CONTROL

Standard: Comply with the recommendations of BS 5228-1, in particular clause 7.3, to minimize noise levels during the execution of the Works.

Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.

Restrictions: Do not use:

Pneumatic drills and other noisy appliances without consent during the hours of school opening hours.

Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

340 POLLUTION

Prevention: Protect the site, the Works and the general environment including the atmosphere, land, streams and waterways against pollution.

Contamination: If pollution occurs inform immediately, including to the appropriate Authorities and provide relevant information.

350 PESTICIDES

Use: Not permitted.

360 NUISANCE

Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes.

Surface water: Prevent hazardous build-up on site, in excavations and to surrounding areas and roads.

370 ASBESTOS CONTAINING MATERIALS

Duty: Report immediately any suspected materials discovered during execution of the Works.

Do not disturb.

Agree methods for safe removal or encapsulation.

380 FIRE PREVENTION

Duty: Prevent personal injury or death, and damage to the Works or other property from fire.

Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by the Construction Confederation and The Fire Protection Association (The 'Joint Fire Code').

390 SMOKING ON SITE

Smoking on site: Not permitted.

400 BURNING ON SITE

Burning on site: Not permitted.

410 MOISTURE

Wetness or dampness: Prevent, where this may cause damage to the Works.

Drying out: Control humidity and the application of heat to prevent:

Blistering and failure of adhesion.

Damage due to trapped moisture.

Excessive movement.

430 WASTE

Includes: Rubbish, debris, spoil, containers and surplus material.

Minimize: Keep the site and Works clean and tidy.

Remove: Frequently and dispose off site in a safe and competent manner:

Non-hazardous material: In a manner approved by the Waste Regulation Authority.

Hazardous material: As directed by the Waste Regulation Authority and in accordance with relevant regulations.

Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in.

Waste transfer documentation: Retain on site.

440 ELECTROMAGNETIC INTERFERENCE

Duty: Prevent excessive electromagnetic disturbance to apparatus outside the site.

445 LASER EQUIPMENT

Construction laser equipment: Install, use and store in accordance with BS EN 60825-1 and the manufacturer's instructions.

Class 1 or Class 2 laser equipment: Ensure laser beam is not set at eye level and is terminated at the end of its useful path.

Class 3A and Class 3B laser equipment: Do not use without approval and subject to submission of a method statement on its safe use.

PROTECT THE FOLLOWING 510 EXISTING SERVICES

Confirmation: Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.

Identification: Before starting work, check and mark positions of mains/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.

Work adjacent to services:

Comply with service authority's/ statutory undertaker's recommendations.

Adequately protect, and prevent damage to services: Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.

Identifying services:

Below ground: Use signboards, giving type and depth;

Overhead: Use headroom markers.

Damage to services: If any results from execution of the Works:

Immediately give notice and notify appropriate service authority/ statutory undertaker.

Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.

Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.

Marker tapes or protective covers: Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.

520 ROADS AND FOOTPATHS

Duty: Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris.

Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owner.

530 EXISTING TOPSOIL/ SUBSOIL

Duty: Prevent over compaction of existing topsoil and subsoil in those areas which may be damaged by construction traffic, parking of vehicles, temporary site accommodation or storage of materials and which will require reinstatement prior to completion of the Works.

Protection: Before starting work submit proposals for protective measures.

540 RETAINED TREES/ SHRUBS/ GRASSED AREAS

Protection: Preserve and prevent damage, except those not required.

Replacement: Mature trees and shrubs if uprooted, destroyed, or damaged beyond reasonable chance of survival in their original shape, as a consequence of the Contractor's negligence, must be replaced with those of a similar type and age at the Contractor's expense.

560 EXISTING FEATURES

Protection: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.

Special requirements: None.

570 EXISTING WORK

Protection: Prevent damage to existing work, structures or other property during the course of the work.

Removal: Minimum amount necessary.

Replacement work: To match existing.

580 BUILDING INTERIORS

Protection: Occupied areas of U Block (to the rear) to be adequately protected to prevent damage from exposure to the environment, including weather, flora, fauna, and other causes of material degradation during the course of the work.

600 EXISTING FURNITURE, FITTINGS AND EQUIPMENT EXISTING FURNITURE, FITTINGS AND EQUIPMENT

Protection: Prevent damage or move as necessary to enable the Works to be executed.

Reinstate in original positions.

Extent: Before work in each room starts the Employer will remove the following:

Loose furniture to be moved to a safe area within the school

Wall mounted fittings to be removed if obstructing construction work and offered to Client.

630 EXISTING STRUCTURES

Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.

Supports: During execution of the Works:

Provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining that may be endangered or affected by the Works.

Do not remove until new work is strong enough to support existing structure.

Prevent overstressing of completed work when removing supports.

Adjacent structures: Monitor and immediately report excessive movement.

Standard: Comply with BS 5975 and BS EN 12812.

A35 SPECIFIC LIMITATIONS ON METHOD / SEQUENCE / TIMING

110 SCOPE

General: The limitations described in this section are supplementary to limitations described or implicit in information given in other sections or on the drawings.

130 METHOD/ SEQUENCE OF WORK

Specific Limitations: Include the following in the programme:

The Contractor is to include all costs for working outside normal working hours in order to keep the existing school operational throughout the contract period including for all out of hours working costs and working out of sequence as required.

140 SCAFFOLDING

Standing scaffolding: Make available to subcontractors at all times.

170 WORKING HOURS

Specific limitations:

Deliveries to site and activities outside the site boundary are to be prevented during the following times: School

Start: 8:30am – 9:00am

School End: 3:00pm – 3:30pm

Additional general vehicular traffic, site traffic and activities outside the site boundary are to be kept to a minimum during the school breaks.

A36 FACILITIES / TEMPORARY WORK/ SERVICES

GENERALLY

110 SPOIL HEAPS, TEMPORARY WORKS AND SERVICES

Location: Give notice of intended siting.

Maintenance: Alter, adapt and move as necessary. Remove when no longer required and make good.

ACCOMMODATION

210 ROOM FOR MEETINGS

Facilities: Provide suitable temporary accommodation for site meetings, adequately heated and lit. The room may be part of the Contractor's own site offices.

Furniture and Equipment: Provide table and chairs for six people.

230 TEMPORARY ACCOMMODATION

Proposals for temporary accommodation and storage for the Works: Submit two weeks prior to starting on site. Details to be included: Type of accommodation and storage, its siting and the programme for site installation and removal.

TEMPORARY WORKS

310 ROADS

Permanent roads, hard standings and footpaths on the site: The following may be used, subject to clause A34/520:

Details: Existing tarmac vehicle and pedestrian access routes.

Restrictions on use: as section A35.

Protective or remedial measures: The car park area may be used subject to making good and preparation as specification section Q22.

320 TEMPORARY WORKS

Employer's specific requirements: Provide: information of any temporary works required to complete the project.

SERVICES AND FACILITIES

410 LIGHTING

Finishing work and inspection: Provide temporary lighting, the intensity and direction of which closely resembles that delivered by the permanent installation.

420 LIGHTING AND POWER LIGHTING AND POWER

Supply: Electricity from the Employer's mains may be used for the Works as follows:

Metering: Free of charge.

Point of supply: TBC.

Available capacity: TBC.

Frequency: 50 Hz.

Phase: Single.

Current: Alternating.

Continuity: The Employer will not be responsible for the consequences of failure or restriction in supply.

430 WATER

Supply: The Employer's mains may be used for the Works as follows:

Metering: Free of charge.

Source: TBC.

Location of supply point: TBC.

Conditions/ Restrictions: TBC.

Continuity: The Employer will not be responsible for the consequences of failure or restriction in supply.

440 TELEPHONES

Direct communication: As soon as practicable after the Date of Possession provide the Contractor's person in charge with a mobile telephone.

530 BENEFICIAL USE OF INSTALLED SYSTEMS

Permanent systems: Do not use for the Works.

540 METER READINGS

Charges for service supplies: Where to be apportioned ensure that:

Meter readings are taken by relevant authority at possession and/ or completion as appropriate.

Copies of readings are supplied to interested parties.

550 THERMOMETERS

General: Provide on site and maintain in accurate condition a maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.

570 PERSONAL PROTECTIVE EQUIPMENT

General: Provide for the sole use of those acting on behalf of the Employer, in sizes to be specified:

Safety helmets to BS EN 397, neither damaged nor time expired. Number required: Two.

High visibility waistcoats to BS EN 471 Class 2. Number required: Two.

Safety boots with steel insole and toecap to BS EN ISO 20345. Pairs required: Two.

Disposable respirators to BS EN 149.FFP1S.

Eye protection to BS EN 166.

Ear protection -muffs to BS EN 352-1, plugs to BS EN 352-2

-Hand protection - to BS EN 388, 407, 420 or 511 as appropriate.

A37 OPERATION/ MAINTENANCE OF THE FINISHED WORKS

GENERALLY

110 THE BUILDING MANUAL

Responsibility: The Contractor

Content: Obtain and provide comprehensive information for owners and users of the completed Works. Include an overview of the main design principles and describe key components and systems within the finished Works, so affording a complete understanding of the Works, including all buildings and their systems to enable efficient and safe operation and maintenance.

Specific requirements: Information for Contractor designed work including as-built drawings in addition to those listed in A37/155 below.

Format: A4 Paper and Compact Disk.

Number of copies: One paper, one CD.

Delivery to: The School within 2 weeks of Handover.

115 THE HEALTH AND SAFETY FILE

Responsibility: the contractor.

Content: Obtain and provide the following information: Information for Contractor designed work including as-built drawings in addition to those listed in A37/155 below.

Format: A4 Paper and Compact Disk

Delivery to: The School within 2 weeks of Handover.

155 CONTENT OF THE BUILDING MANUAL

General: Details of the property, the parties, fire safety strategy, operational requirements and constraints of a general nature.

Building fabric: Design criteria, maintenance details, product details, and environmental and trafficking conditions.

Building services: Description and operation of systems, diagrammatic drawings, record drawings, identification of services, product details, equipment settings, maintenance schedules, consumable items, spares and emergency procedures.

Documentation: Guarantees, warranties, maintenance agreements, test certificates and reports.

160 PRESENTATION OF BUILDING MANUAL

Format: A4 size, plastics covered, loose leaf, four ring binders with hard covers, each indexed, divided and appropriately cover titled.

Selected drawings needed to illustrate or locate items mentioned in the Manual: Where larger than A4, to be folded and accommodated in the binders so that they may be unfolded without being detached from the rings.

As-built drawings: The main sets may form annexes to the Manual.

A40 CONTRACTOR'S GENERAL COST ITEMS: MANAGEMENT AND STAFF

110 MANAGEMENT AND STAFF

Cost significant items: Contractor to identify.

A41 CONTRACTOR'S GENERAL COST ACCOMMODATION

110 SITE ACCOMMODATION

Details: Site accommodation required or made/ not made available by the Employer: See section A36.

Cost significant items: Contractor to identify.

A42 CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES

120 POWER

Cost significant items: Contractor to identify.

130 LIGHTING.

Cost significant items: Contractor to identify.

140 FUEL.

Cost significant items: Contractor to identify.

150 WATER

Cost significant items: Contractor to identify.

160 TELEPHONE AND ADMINISTRATION.

Cost significant items: Contractor to identify.

170 HEALTH, SAFETY AND WELFARE

See Clause A34/210.

Cost significant items: Contractor to identify.

180 STORAGE OF MATERIALS.

Cost significant items: Contractor to identify.

190 RUBBISH DISPOSAL

See Clause A34/430.

Cost significant items: Contractor to identify.

200 CLEANING

See Clause A36.

Cost significant items: Contractor to identify.

210 DRYING OUT

See Clause A34/410.

Cost significant items: Contractor to identify.

220 PROTECTION OF WORK IN ALL SECTIONS

• Cost significant items: Contractor to identify.

230 SECURITY

See Clause A34/150.

Cost significant items: Contractor to identify.

240 MAINTAIN PUBLIC AND PRIVATE ROADS

See Clause A34/520.

Cost significant items: Contractor to identify.

250 SMALL PLANT AND TOOLS

Cost significant items: Contractor to identify.

300 ADDITIONAL SERVICES AND FACILITIES ITEMS ADDITIONAL SERVICES AND FACILITIES ITEMS

Cost significant items: Contractor to identify.

A43 CONTRACTOR'S GENERAL COST ITEMS: MECHANICAL PLANT

130 PERSONNEL TRANSPORT

Cost significant items: Contractor to identify.

140 TRANSPORT

Cost significant items: Contractor to identify.

200 ADDITIONAL MECHANICAL PLANT

Cost significant items: Contractor to identify.

A44 CONTRACTOR'S GENERAL COST ITEMS: TEMPORARY WORKS

130 ACCESS SCAFFOLDING

Details: Temporary works required or made/ not made available by the Employer: See section A36.

Cost significant items: Contractor to identify.

140 HOARDING, FANS, FENCING, ETC

Details: Temporary works required or made/ not made available by the Employer: See section A36.

Cost significant items: Contractor to identify.

150 HARDSTANDING

Details: Temporary works required or made/ not made available by the Employer: See section A36.

Cost significant items: Contractor to identify.

160 TRAFFIC REGULATIONS

Details: Temporary works required or made/ not made available by the Employer: See section A36.

Cost significant items: Contractor to identify.

200 ADDITIONAL TEMPORARY WORKS

Details: Temporary works required or made/ not made available by the Employer: See section A36.

Cost significant items: Contractor to identify.

SPECIFICATION

Temporary Accommodation for The Stephen Longfellow Academy

AT

Bruntcliffe Academy

Bruntcliffe Lane, Morley

Leeds

LS27 0LZ

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K Linings/ Sheathing / Dry Partitioning

K10 Plasterboard dry linings / partitions / ceilings

K13 Rigid Sheet Fine Linings and Panelling

K32 Panel Cubicles / duct and wall linings /screens

K40 Demountable suspended ceilings

L Windows / Doors / Stairs

L20 Doors / Shutters / Hatches

L40 General Glazing

M Surface Finishes

M50 Rubber / Plastics / Cork / Lino / Carpet Tiling / Sheeting

M60 Painting / clear finishing

N Furniture / Equipment

N13 Sanitary appliances and fittings

N14 General internal signage systems

N15 Internal fire and safety signage systems

P Building Fabric Sundries

P20 Unframed isolated trims / skirtings / sundry items

P21 Door / window ironmongery

Q Paving / Planting / Fencing / Site Furniture

Q10 Kerbs/ edgings / channels / paving accessories

Q20 Granular sub-bases to roads / paving's

Q22 Asphalt roads / paving's

R Disposal Systems

R11 Above ground soil drainage systems

F MASONRY

F10 BRICK/BLOCK WALLING

AGGREGATE CONCRETE BRICKS AND BLOCKS: To BS EN 771-3:2003

Product specification

- Name: Cemex
- Web: www.cemex.co.uk
- Tel: 0800 667 872
- Address: Coldharbour Lane, Thorpe, Egham. Surrey. TW20 8TD.

Product reference **2000 Dense ReadyBlock Standard Finish**

Category: D1 (+3, -5mm)

Compressive strength: Mean 7.3N/mn²

Moisture movement coefficient: <0.5mm/m

Reaction to fire: Class A1

Thermal Conductivity: 1.38W/mK

Dimensions: 440 x 215 x 100mm

STANDARD RED FACING BRICKS: To BS 4729

Product specification

Contractors choice

- Finish: Red To Match Existing
- Type: Standard

EXECUTION

Workmanship generally

Standard: To BS 5628-3.

CONDITIONING CONCRETE BRICKS/BLOCKS

Autoclaved concrete bricks/ blocks delivered warm from manufacturing process: Do not use

Age of nonautoclaved concrete bricks/ blocks: Do not use until at least four weeks old.

Avoidance of suction in concrete bricks/ blocks: Do not wet.

LAYING GENERALLY

Mortar joints: Fill vertical joints. Lay bricks, solid and cellular blocks on a full bed.

Bond where not specified: Half lap stretcher.

Vertical joints in facework: Even widths. Plumb at every fifth cross joint along course.

COURSING BRICKWORK

Gauge for new work with bricks of 65 mm work height: Four brick courses including bed joints to 300 mm.

Tying in to existing brickwork: Line up with existing brick courses.

SUPPORT OF EXISTING WORK

Joint above inserted lintel or masonry: Fully consolidated with semidry mortar to support existing structure.

JOINTING

Profile: Consistent in appearance.

Accessible joints not exposed to view: Struck flush as work proceeds.

POINTING

Joint preparation: Remove debris. Dampen surface.

FIRE STOPPING

Avoidance of fire and smoke penetration: Tight fit between cavity barriers and masonry. Leave no gaps.

ADVERSE WEATHER

General: Do not use frozen materials or lay on frozen surfaces.

Air temperature requirements: Do not lay bricks/ blocks:

- In cement gauged mortars when at or below 3°C and falling or unless it is at least 1°C and rising.
- In hydraulic lime/sand mortars when at or below 5°C and falling or below 3°C and rising.
- In thin joint mortar glue when outside the limits set by the mortar manufacturer.

Temperature of walling during curing: Above freezing until hardened.

Newly erected walling: Protect at all times from:

- Rain and snow.
- Drying out too rapidly in hot conditions and in drying winds.

F30 ACCESSORIES AND SUNDRY ITEMS FOR BRICK BLOCK AND STONE WALLING

CAVITY INSULATION

Polyurethane (PUR) foam boards: To BS EN 13165 or Agrément certified.

Kooltherm® K8 Cavity Board

- Manufacturer: Kingspan Insulation Ltd.
 - Web: www.kingspaninsulation.co.uk.
 - Tel: +44 (0)1544 387384.
 - Product reference: Kooltherm® K8 Cavity Board.
- Insulation thickness: 50mm
- Board size: Length- 1.2m Width- 0.45m
- Facing: low emissivity composite foil
- Thermal conductivity: 0.020 W/m.K (insulant thickness \geq 45 mm).
- Fire Performance: BS 476-7: 1997- Class 1 rating when tested.

CONCRETE FILL TO BASE OF CAVITY WALL

Standard: To BS EN 206-1 and BS 8500-2.

FLEXIBLE DAMP PROOF COURSES AND CAVITY TRAYS

Polyethylene: To BS 6515.

Contractors choice.

CAVITY WALL INSULATION

Partial fill type:

- Placement: Secure against face of inner leaf.
- Residual cavity: Clear and unobstructed.
- Joints between boards, at closures and penetrations: No gaps and free from mortar and debris.

G20 CARPENTRY AND TIMBER FRAMING

PRODUCTS

TIMBER PROCUREMENT

- Timber (including timber for wood based products): Obtained from well managed forests/ plantations in accordance with:
 - The laws governing forest management in the producer country or countries.
 - International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
- Documentation: Provide either:
 - Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied, or
 - Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood based products.

STRUCTURAL SOFTWOOD FOR STRUCTURAL USE GENERALLY

Grading standard: To BS 4978, BS EN 14081-1, or other national equivalent and so marked.

- Timber of a target thickness less than 100 mm and not specified for wet exposure: Graded at an average moisture content not exceeding 20% with no reading being in excess of 24% and clearly marked as 'DRY' or 'KD' (kiln dried).
 - Timber graded undried (green) and specified for installation at higher moisture contents:

Clearly marked as 'WET' or 'GRN'.

- Strength class to BS EN 338: To Engineers details.
- Treatment: Organic solvent impregnation to NBS section Z12 and Wood Protection. Association Commodity Specification C8, Service life: 40 years.

PLYWOOD SHEATHING

- Standard: To approved national standard.
- Thickness: 9mm / 15mm exterior quality WBP.
- Appearance class to BS EN 635: Suitable for non-visible use.
- Bond quality to BS EN 314-2: Class 3.
- Finish: Unsanded.
- Treatment: Organic solvent impregnation to NBS section Z12 and Wood Protection Association Commodity Specification C5, Service life: 40 years.

SELECTION AND USE OF TIMBER

- Timber members damaged, crushed or split beyond the limits permitted by their grading: Do not use.
- Notches and holes: Position in relation to knots or other defects such that the strength of members will not be reduced.
- Scarf joints, finger joints and splice plates: Do not use.

PROCESSING TREATED TIMBER

- Cutting and machining: Carry out as much as possible before treatment.
- Extensively processed timber: Retreat timber sawn lengthways, thicknesses, planed, ploughed, etc.
- Surfaces exposed by minor cutting/ drilling: Treat with two flood coats of a solution recommended by main treatment solution manufacturer.

MOISTURE CONTENT

- Moisture content of wood and wood based products at time of installation: Not more than:
 - Covered in generally unheated spaces: 24%.
 - Covered in generally heated spaces: 20%.
 - Internal in continuously heated spaces: 20%.

ADDITIONAL SUPPORTS

- Provision: Position and fix additional studs, noggings and/ or battens to support edges of sheet materials, and wall/ floor/ ceiling mounted appliances, fixtures, etc. shown on drawings.
- Material properties: Timber to be of adequate size and have the same treatment as adjacent timber supports.

VERTICAL RESTRAINT STRAPS

- Type: Flat.
- Manufacturer: Contractors choice.
 - Product reference: Contractors choice.
- Material/ finish: Galvanized steel.
- Size:
 - Cross section: Not less than 30 x 2.5 mm.
 - Length: 1.0m.
- Centres: Not more than 1.2 m.
- Fixing:
 - To timber members with not less than four.
 - To masonry with not less than five screws evenly spaced.
 - At least one screw to be located within 150 mm of the bottom end of each strap.

LATERAL RESTRAINT STRAPS

- Manufacturer: Contractors choice.
 - Product reference: Contractors choice.
- Material/ finish: Galvanized steel.
- Size: Not less than 30 x 5 mm cross section, 150 mm cranked end and 1200 mm long.
- Fixing: To top of joists/ rafters/ ties at not more than 1.2 m centres and as shown on drawings.
 - Ensure that cranked end is in tight contact with cavity face of wall inner leaf and is not pointing upwards.
 - Straps spanning joists/ rafter/ ties running parallel to wall: Fix noggings and packs tightly beneath straps.
 - Size of noggings and packs: Not less than three quarters of joist/ rafters/ tie depth and not less than 38 mm thick.
 - Notching: Notch joists so that straps fit flush with surface. Do not notch rafters/ ties.
 - Fasteners: Not less than four 50 mm x 8 gauge sherardized countersunk screws per strap.

TIMBER TRIMS, ETC.

- Quality: Planed. Free from wane, pitch pockets, decay and insect attack except ambrosia beetle damage.
- Moisture content at time of covering (maximum): 22%.
- Preservative treatment: As membrane manufacturer's/ supplier's recommendations.
- Fixing: Sherardized steel screws at maximum 600 mm centres.

INSULATION

- Manufacturer: Contractors choice
- Thickness: Full fill friction fitted to suit timber framing
- Installation: To manufacturer's details.

K13 RIGID SHEET FINE LININGS AND PANELLING

PRODUCTS

ADHESIVES

Bonding and jointing adhesives generally: PVA to BS EN 204, class D3.

Bonding and jointing adhesives to fire resistant flooring or flooring exposed to regular wetting:

Phenol-resorcinol formaldehyde to

BS EN 301, type I.

K32 PANEL CUBICLES

To be read with Preliminaries/General conditions.

PANEL CUBICLES

- Drawing reference(s): DY/1431-1-06, 07 and 08
- Manufacturer: Venesta (o.e.a)
- Panels/Doors: 18mm Melamine Faced Chipboard.
- Pilasters: 18mm Melamine Faced Chipboard.
- Partitions: 18mm Melamine Faced Chipboard PVC Edged.
- Edging: Door and pilaster vertical edges rebated for a flush front to the range.
- Height: 2000mm maximum above finished floor level.
- Clearances: Doors and pilasters to be 150mm nominal from floor assuming floors are level.
- Colour/Finish: TBC
- Ironmongery/Accessories: Stainless steel indicator bolt, stainless steel self-closing hinges, coat hooks and cleats. 150mm stainless steel pedestal foot. Anti-tamper fixings to be incorporated

EXECUTION

PROTECTION

Doors and panels: Stack flat on bearers and separate by spacers where necessary to prevent Damage to or from projections.

Completed cubicles: Keep clean and dry, and adequately protect from damage until completion.

INSTALLATION

Programming: Do not install cubicles before building is weathertight, wet trades have finished their work, wall and floor finishes are complete, and the building is well dried out.

Accuracy: Set out to ensure frames and/ or panels and doors are plumb, level and accurately aligned.

Modifications: Do not cut, plane or sand prefinished components except where shown on drawings.

Fixing: Secure using methods and fasteners recommended by the cubicle manufacturer. Prevent pulling away, bowing or other distortions to frames, panels and doors.

K40 DEMOUNTABLE SUSPENDED CEILINGS

PRODUCTS

SUSPENDED CEILING (main) – To BS EN 13964.

- Manufacturer: Armstrong
- Web: www.armstrong.co.uk.
- Tel: 0800 371849
- Product name: Ultima +
- Item number: 7664M
- Colour: White
- Edge detail: Board
- Module (mm): 600 x 600 x 19 MM
- Fire reaction: EEA - Euroclass A2-s1,d0
- Sound absorption (alpha w): 0.70
- Sound attenuation (Dncw): 36
- Sound absorption European Classification: C
- Light reflectance (%): 87
- Humidity resistance (%): 95
- Surface: Ultima +
- Recycled Content (%): 50%
- Material: Mineral

SUSPENDED CEILING (Kitchen) – To BS EN 13964.

- Manufacturer: Armstrong
- Web: www.armstrong.co.uk.
- Tel: 0800 371849
- Product name: Dune Supreme
- Item number: 2271M
- Colour: White
- Edge detail: Board
- Module (mm): 600 x 600 x 15 MM
- Fire reaction: EEA - Euroclass A2-s1,d0
- Sound absorption (alpha w): 0.55
- Sound attenuation (Dncw): 35
- Sound absorption European Classification: D
- Light reflectance (%): 84
- Humidity resistance (%): 99
- Surface: Dune
- Recycled Content (%): 44%
- Material: Mineral

EXECUTION

SETTING OUT

A continuous and even surface, jointed (where applicable) at regular intervals. Infill and access units, integrated services: Fitted correctly and aligned.

Edge/ Perimeter infill units size (minimum): Half standard width or length.

Corner infill units size (minimum): Half standard width and length.

Grid: Position to suit infill unit sizes. Allow for permitted deviations from nominal sizes of infill units.

Infill joints and exposed suspension members: Straight, aligned and parallel to walls, unless specified otherwise.

Suitability of construction: Give notice where building elements and features to which the ceiling systems relate are not square, straight or level.

PROTECTION

Loading: Do not apply loads for which the suspension system is not designed.

Ceiling materials: When necessary, remove and replace correctly using special tools and clean gloves, etc. as appropriate

INSTALLING HANGERS

Wire hangers: Straighten and tension before use.

Installation: Install vertical or near vertical without bends or kinks. Do not allow hangers to press against fittings, services, or insulation covering ducts/ pipes.

Obstructions: Where obstructions prevent vertical installation, either:

- Brace diagonal hangers against lateral movement; or
- Hang ceiling system on an appropriate rigid sub-grid bridging across obstructions and supported to prevent lateral movement.

Extra hangers: Provide as necessary to carry additional loads.

Fixing:

- Wire hangers: Tie securely at top with tight bends to loop
- Angle/ Strap hangers: Do not use rivets for top fixing.

INSTALLING PERIMETER TRIMS

Jointing: Neat and accurate, without lipping or twisting.

- External and internal corners: Mitre joints.
- Intermediate butt joints: Minimize. Use longest available lengths of trim. Align adjacent lengths.

Fixing: Fix firmly to perimeter wall, edge battens or other building structure.

INTERGRATED SERVICES

General: Position services accurately, support adequately. Align and level in relation to the ceiling and suspension system. Do not diminish performance of ceiling system.

Small fittings: Support with rigid backing boards or other suitable means. Do not damage or distort the ceiling.

- Surface spread of flame rating of additional supporting material: Not less than ceiling material.

Services outlets:

- Supported by ceiling system: Provide additional hangers.
- Independently supported: Provide flanges to support ceiling system.

CEILING MOUNTED LUMINAIRES SUPPORT:

- Independently supported luminaires: Suspension adjusted to line and level of ceiling.
- Ceiling supported luminaires: Do not inhibit designed grid expansion in fire.

Modular fluorescent recessed luminaires: Compatible with ceiling module. Extension boxes must not foul ceiling system. Recessed rows of luminaires: Provide flanges for support of grid and infill units, unless mounted above grid flanges. Retain in position with lateral restraint.

Fire protecting/ resisting ceiling systems: Luminaires must not diminish protection integrity of ceiling system.

Access: Provide access for maintenance of luminaires.

MECHANICAL SERVICES

FAN COIL UNITS:

Inlet and outlet grilles: Trim ceiling grid and infill units to suit.

- Space beneath: Sufficient for ceiling system components.
- Suspension and connections: Permit accurate setting out and levelling of fan coil units.

Air grilles and diffusers:

- Setting out: Accurate and level.
- Linear air diffusers: Retain in place with lateral restraint. Provide flanges for support of grid and infill units.
- Grille/ Diffuser ceiling joints: Provide smudge rings and edge seals.

Smoke detectors and PA speakers:

- Ceiling infill units: Scribe and trim to suit.
- Flexible connections: Required.

Sprinkler heads: Carefully set out and level.

L WINDOWS/DOORS/STAIRS

GENERAL

Sealants: Read with section Z22 Sealants.

Joinery workmanship: Read with section Z10 Purpose made joinery

SITE DIMENSIONS must be taken and recorded on shop drawings prior to manufacture.

L20 DOORS SHUTTERS AND HATCHES

GENERAL

Purpose made joinery: Read with Z10.

Preservative/ fire retardant treatment: Read with Z12.

Fixings/ adhesives: Read with Z20.

Sealants: Read with Z22.

PRODUCTS

DOUBLE GLAZED ALUMINIUM EXTERNAL DOORS

- Manufacturer: Technal o.e.a.
- Internal framing member: as manufacturer's details
- Finish: Polyester powder coating
- Glazing: Energy efficient low emissivity, toughened safety glazing – 28mm double glazed units filled with Argon gas to comply with Building Regulations.
- Glazing system: Gaskets, cover plate fixed to manufacturers standard details.

General:

- Design, fabricate and install aluminium doors, sized as per drawings with dimensions checked on site prior to manufacture.
- All components to be designed strictly in accordance with manufacturer's details and to comply with all relevant regulations. Technical assistance from each respective profile manufacturer will be sought to confirm the suitability of the system priced.
- Wind loading calculations will be required for submission.
- 5 point locking system and BBA certified security system.
- Mullions and transoms are to be fixed back at head and cill level with suitably designed brackets.
- Include for sealed low E double glazed units with toughened glass to internal face and laminated to external sized to suit location and conditions.
- Include for clear anti-sun tint (Pilkington Anti-Sun or similar approved by CA).
- All glazing to meet BS6262, BS6206 and approved Document K, L2, M and N of the Building Regulations
- Security beads internally glazed;
- Double woolpile weather strips on all four sides of all door leafs
- Single action pivot doors
- Double glazed to specification as above
- 100mm anti-fingertrap door hinge stiles
- Concealed overhead closers
- Single point adamsrite lock with armoured keep at low and high levels with thumbturns internally for fire and security purposes
- Flush bolts to slave leaf with suitable receiving sockets
- 100mm door lock stiles
- Circular pull handles as indicated on drawings;

EVIDENCE OF PERFORMANCE

Provide independently certified evidence that all specified variants of components comply with specified performance requirements.

SITE DIMENSIONS

Must be taken and recorded on shop drawings prior to manufacture.

TIMBER INTERNAL DOORS – as per DY/1431-2-03

Manufacturer: Contractors Choice

Type: as scheduled.

Size: as scheduled

Construction: Solidcore with hardwood lippings.

Finish: Oak veneer to client approval

Vision Panels: as scheduled.

Fire Rating: FD30S half hour rated door and frame where noted.

Sundries: intumescent strips, smoke seals.

IRONMONGERY

As DY Ironmongery Schedule (satin anodised aluminium)

EVIDENCE OF PERFORMANCE

Provide independently certified evidence that all specified variants of components comply with specified performance requirements.

SITE DIMENSIONS

Must be taken and recorded on shop drawings prior to manufacture.

M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING

CARPET TILE to BS EN 1307

- Supplier: Gradus Carpets, Park Green, Macclesfield, Cheshire, SK11 7LZ.
- Tel: 01625 859000 Fax: 01625 850352
- Website: www.gradusworld.com Email: sales@gradusworld.com
- Reference: Gradus Stratus
- Colour: Jet stream 06506
- Type: Tufted Loop Pile Carpet Tile
- Size: Tile 500 x 500mm
- Construction: Tufted Loop Pile
- Thickness: 8.4mm
- Warranty: 12 year wear Lifetime anti-static

BARRIER MATTING to BS EN 1307

- Supplier: Gradus Carpets, Park Green, Macclesfield, Cheshire, SK11 7LZ.
- Tel: 01625 859000 Fax: 01625 850352
- Website: www.gradusworld.com Email: sales@gradusworld.com
- Reference: Gradus Boulevard 6000 Matting
- Colour: Atlantic
- Construction: Tufted Cut Pile
- Material: 100% Aquafil Alto Chroma SDN
- Fire Rated: BSEN 13501-1 Cfl-s1
- Sheet Size: 25m x 2m
- Thickness: 9mm
- Backing: Rubber
- LRV: 2.48

Consult with Gradus Carpets for technical literature and to obtain samples. Gradus Carpets can also provide a design and specification advisory service and it is recommended that they are consulted early in the design process.

VINYL FLOOR COVERING to BS EN 649:

Manufacturer: Altro

Tel: 01462 480480

Fax: 01462 480010

Reference: Walkway 20

Type: Homogenous PVC to BS EN 13845.

Colour: Dolphin

Recycled content: 20%

Width: 2000mm

Thickness: 2mm

Adhesive: manufacturer recommended AltroFix A19 Plus or AltroFix 500 MS or AltroFix 519 MS

- Seam welding: Hot-welding with matching Altro Welding Rod

- Accessories: Cove formers and capings as detailed by manufacturer

- Special requirements: Where the flooring is used to form the coved skirting, make certain that the wall background is smooth, clean and dry enough to allow full adhesion of the system.

EXECUTION

ROLL MATERIALS

Setting out of seams: Before ordering roll materials, submit proposals.

CONDITIONING

General: Condition materials as necessary to ensure that flooring will not shrink, expand, curl or otherwise distort after laying.

Method: Submit proposals for storing and unpacking materials, conditioning time and storage temperature.

COMMENCEMENT

Condition of works prior to laying materials:

- Building: Weathertight and well dried out.
- Wet trades: Finished.
- Paintwork: Finished and dry.
- Conflicting overhead work: Complete.
- Floor service outlets, duct covers and other fixtures around which materials are to be cut: Fixed.

Notification: Submit not less than 48 hours before commencing laying.

ENVIRONMENT

Temperature and humidity: Before, during and after laying, maintain approximately at levels which will prevail after building is occupied.

Ventilation: Before during and after laying, maintain adequate provision.

NEW BASES

Condition after preparation: Rigid, dry, sound, smooth and free from grease, dirt and other contaminants.

Suitability of bases and conditions within any area: Commencement of laying of coverings indicates acceptance of suitability.

SETTING OUT TILES

Method: Set out from centre of area.

- Tiles along opposite edges: Of equal size.
- Edge tiles: Greater than 50% of full tile width where possible.
- Edges at thresholds: Centred on door leaf.

ADHESIVE FIXING

Application: As necessary to achieve good bond.

Finished surface irregularities: Not permitted.

Products as per manufacturer's recommendations.

EDGINGS AND COVER STRIPS

Fixing: Secure using matching fasteners where exposed to view.

- Edge of covering: Fully gripped as per manufacturer's specification.

COMPLETION

FINISHING LINOLEUM, PLASTICS, CORK LINOLEUM, AND PVC CORK FLOORING

Cleaning solution: Water with neutral detergent.

- Heavily soiled areas: Lightly scrub.

Rinsing: Clean water.

Surplus rinse water: Remove.

FINISHED COVERINGS

Joints: Tight, smooth and accurately fitted.

Bonding: Secure.

Air bubbles, rippling, adhesive marks and stains: Not permitted.

SPARES

Spare covering material: Hand over selected pieces to Employer.

M60 PAINTING AND CLEAR FINISHING

GLOSS PAINT TO INTERNAL EXPOSED SOFTWOOD

- Manufacturer: Dulux.
- Product reference: Trade.
- Surfaces: Uncoated.
- Preparation: Degrease and provide key.
- Initial coats: Dulux acrylic primer.
- Number of coats: One.
- Undercoats: Dulux trade undercoat.
- Number of coats: One.
- Finishing coats: Full gloss.
- Number of coats: Two.

EGGSHELL ACRYLIC PAINT TO INTERNAL PLASTERED SURFACES

- Manufacturer: Dulux.
- Product reference: Trade.
- Surfaces: Prime.
- Initial coats: One thinned coat of Dulux quick drying eggshell / vinyl silk.
- Number of coats: one.
- Undercoats:
- Number of coats: one.
- Finishing coats:
- Number of coats: Two coats of Dulux quick drying eggshell / vinyl silk.

EXECUTION

HANDLING AND STORAGE

Coating materials: Deliver in sealed containers, labelled clearly with brand name, type of material and manufacturer's batch number.

Materials from more than one batch: Give notice. Store separately and allocate to distinct parts or areas of the work.

PROTECTION

'Wet paint' signs and barriers: Provide where necessary to protect other operatives and general public, and to prevent damage to freshly applied coatings.

PREPARATION GENERALLY

Standard: To BS 6150.

Substrates: Sufficiently dry in depth to suit coating.

Efflorescence salts: Remove.

Dirt, grease and oil: Remove. Give notice if contamination of surfaces/ substrates has occurred.

Surface irregularities: Abrade to a smooth finish.

Joints, cracks, holes and other depressions: Fill with stoppers/ fillers. Work well in and finish off flush with surface. Abrade to a smooth finish.

Dust, particles and residues from abrasion: Remove.

Water based stoppers and fillers:

- Apply before priming unless recommended otherwise by manufacturer.
- If applied after priming, patch prime.

Oil based stoppers and fillers: Apply after priming.

Junctions of walls and ceilings with architraves, skirtings and other trims: Fill with water based acrylic filler. Doors, opening windows and other moving parts:

- Ease, if necessary, before coating.
- Prime resulting bare areas.

Fixtures and fittings: Before commencing work remove from surfaces to be coated.

Existing ironmongery: Refurbishment, remove old coating marks. Clean and polish.

- Hinges: Do not remove.
- Replacement: Refurbish as necessary; refit when coating is dry.

Organic growths:

- Dead and loose growths and infected coatings: Scrape off and remove from site.
- Treatment biocide: Apply appropriate solution to growth areas and surrounding surfaces.
- Residual effect biocide: Apply appropriate solution to inhibit re-establishment of growths.

Wall coverings:

- Retained wallcoverings: Check that they are in good condition and well adhered to substrate.
- Previously covered walls: Wash down to remove paper residues, adhesive and size

PREVIOUSLY COATED SURFACES GENERALLY

• Preparation: In accordance with BS 6150, clause 11.5.

• Contaminated or hazardous surfaces: Give notice of:

- Coatings suspected of containing lead.
- Substrates suspected of containing asbestos.
- Significant rot, corrosion or other degradation of substrates.

• Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.

• Removing coatings: Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.

• Loose, flaking or otherwise defective areas: Carefully remove to a firm edge.

• Alkali affected coatings: Completely remove.

• Retained coatings:

- Thoroughly clean.

- Gloss coated surfaces: Provide key.

• Partly removed coatings: Apply additional preparatory coats.

• Completely stripped surfaces: Prepare as for uncoated surfaces.

WOOD PREPARATION

- General: Provide smooth, even finish with lightly rounded arises.
- Degraded or weathered surface wood: Take back surface to provide suitable substrate.
- Degraded substrate wood: Repair with sound material of same species.
- Heads of fasteners: Countersink sufficient to hold stoppers/ fillers.
- Resinous areas and knots: Apply two coats of knotting.
- Defective primer: Take back to bare wood and re-prime.

PLASTER PREPARATION

- Nibs, trowel marks and plaster splashes: Scrape off.
- Over-trowelled 'polished' areas: Provide suitable key.

COATING GENERALLY

- Application standard: In accordance with BS 6150, clause 9.
- Conditions: Maintain suitable temperature, humidity and air quality.
- Surfaces: Clean and dry at time of application.
- Thinning and intermixing: Not permitted unless recommended by manufacturer.
- Priming coats: Apply as soon as possible on same day as preparation is completed.
- Finish:
 - Even, smooth and of uniform colour.
 - Free from brush marks, sags, runs and other defects.
 - Cut in neatly.
- Doors, opening windows and other moving parts: Ease before coating and between coats.

BEAD GLAZING TO COATED WOOD

- Before glazing: Apply first two coats to rebates and beads.

N13 SANITARY APPLIANCES AND FITTINGS

GENERAL

All fittings to be: White.

Standards: Vitreous china to BS 3402 unless stated otherwise.

Include for all connections to drainage, hot and cold water services. All service pipes to sinks, wc cisterns to have isolation valves. All pipe work to be run in copper, with Yorkshire soldered fittings.

No plastic or compression fittings to be used.

N13 – 11 TOILET

Manufacturer: Armitage Shanks

Product Name: Contour 21 Back To Wal W.C (Standard Height)

Product reference: S3056(01)

Product Type: Vitreous china to BS 3402

Finish: White

Height: Refer to drawings

Thickness: 20mm

Accessories:

- S4066(36) Contour 21 seat no cover in white
- S9101(01) Domex Screws (pair)
-

N13 – 11 TOILET

Manufacturer: Armitage Shanks

Product Name: Contour 21 Splash Schools Close Coupled W.C 305

Product reference: S211(01)

Product Type: Vitreous china to BS 3402

Finish: White

Height: 305

Thickness: 20mm

Accessories:

- S4542 Contour 21 seat no cover
- S3260 Closed coupled cistern.

N13 – 11 TOILET (CISTERN)

Manufacturer: Armitage Shanks

Product reference: S3617767

Product Type: Plastic

Finish: black

N13 -30 HAND WASH BASIN:

Manufacturer: Armitage Shanks

Concept Sphere 45cm semi countertop washbasin

Material - Vitreous china to BS 3402

Dimensions: 45mm depth 45mm width

Product Ref: E8064(01)

Accessories:

B9925 Concept washbasin pillar taps

S8920 Trap 1¼" plastic resealing bottle, 75mm seal, multi purpose outlet.

N13 -30 HAND WASH BASIN:

Manufacturer: Armitage Shanks

Contour 21 + 60com Back to wall outlet basin.

Material - Vitreous china to BS 3402

Dimensions: 480mm depth 600mm width

Product Ref: SO444(HY)

Accessories:

A6682 Markwick 21+ Panel mounted taps

S0386 Contour 21+ Waste Pack with Smart Guard.

S0388 Contour 21+ Basin Fixation set

N13 - 50 MIRROR

Item: Toilet Mirror.

Manufacturer: Concept

Product reference: E6590(BH).

Size: 400mm wide x 700mm tall

Material: Toughened safety glass

Fixing: Screw fixed to wall with chrome covers.

N13 – DOC M

Manufacturer: Armitage Shanks

Product Name: Doc M Back To Wall Left Hand Pack

Product reference: S6969(LI)

Product Type: Vitreous china to BS 3402

Finish: Blue

EXECUTION

INSTALLATION GENERALLY

Assembly and fixing: Surfaces designed to falls to drain as intended.

Fasteners: Nonferrous or stainless steel.

Supply and discharge pipework: Fix before appliances.

Appliances:

- Fix securely to structure. Do not support on pipework.
- Do not use or stand on appliances.

Noggings, bearers, etc. to support sanitary appliances and fittings: Position accurately. Fix securely.

Jointing and bedding compounds: Recommended by manufacturers of appliances, accessories and pipes being jointed or bedded.

On completion: Components and accessories working correctly with no leaks.

Labels and stickers: Remove.

INSTALLING TAPS

Fixing: Securely against twisting.

Seal with appliance: Watertight.

Positioning: Hot tap to left of cold tap as viewed by user of appliance.

INSTALLING WASTES AND OVERFLOWS

Bedding: Waterproof jointing compound.

Fixing: With resilient washer between appliance and backnut.

INSTALLING W.C PANS

Floor mounted pans: Screw fix and fit cover caps over screw heads. Do not use mortar or other beddings.

Seat and cover: Stable when raised.

N14 GENERAL INTERNAL SIGNAGE SYSTEMS

GENERAL

Fasteners and adhesives as section Z20

W.C DOOR SIGNANGE

Manufacturer: contractors choice

Finish: satin anodised aluminium as per DY/1345-022

Shape: Circular

Symbol: Female toilet (black)

Size: 75mm dia

W.C DOOR SIGNANGE

Manufacturer: contractors choice

Finish: satin anodised aluminium as per DY/1345-022

Shape: Circular

Symbol: Male toilet (black)

Size: 75mm dia

FITTING OF SIGNS GENERALLY

Fixing signs: Secure, plumb and level, using fixing methods recommended by manufacturer.

Strength of fasteners: Sufficient to support all live and dead loads.

Fasteners for external signs: Corrosion resistant material or with a corrosion resistant finish.

Isolate dissimilar metals to avoid electrolytic corrosion.

Fixings showing on surface of sign: Must not detract from the message being displayed.

N15 INTERNAL FIRE AND SAFETY SIGNAGE SYSTEMS

GENERAL

Fasteners and adhesives as section Z20 unless specified.

RUNNING MAN SIGN

Manufacturer: Dextra

Product reference: HBE LED M3

Description: 4W Maintained LED blade running man sign.

Emergency code: AT3 (Autotest Emergency)

Warranty: 12 month

Accessories:

- SLD/CBRK SG, HBE Ceiling Mounting Kit (Silver Grey)

Arrow direction to suit location.

FIRE DOOR SIGNAGE

Manufacturer: contractors choice

Finish: satin anodised aluminium as per DY/1345-022

Shape: Circular

Symbol: Fire Door Keep Shut

Size: 75mm dia

FITTING OF SIGNS GENERALLY

Fixing signs: Secure, plumb and level, using fixing methods recommended by manufacturer.

Strength of fasteners: Sufficient to support all live and dead loads.

Fasteners for external signs: Corrosion resistant material or with a corrosion resistant finish.

Isolate dissimilar metals to avoid electrolytic corrosion.

Fixings showing on surface of sign: Must not detract from the message being displayed.

P20 Unframed isolated trims/ skirtings/ sundry items

SOFTWOOD ARCHITRAVES, CIL BOARDS AND SKIRTING

- Quality of wood and fixing: To BS 1186-3 and BS EN 942
- Species: Contractor's choice.
- Class: 2.
- Moisture content at time of fixing: 9 -13%.
- Preservative treatment: Not required.
- Fire rating: Not applicable.
- Profile: To match existing.
- Finished size: As DY drawings.
- Finish as delivered: Natural.
- Fixing: Plugged, and screwed at 450mm centres.

MDF LININGS / REVEALS

Medium Density Fibreboard

Standard: To approved national standards, including:

SFI (Sustainable Forestry Initiative) and ECC Standard 4-11.

Thickness: 18mm MDF

Moisture Content: 5%

Density: 788kg/m³

INSTALLATION GENERALLY

Straight runs: Form in single lengths wherever possible.

Location and method of forming running joints: Submit proposals.

Joints at angles: Mitre, unless shown otherwise.

P21 DOOR/ WINDOW IRONMONGERY PRODUCTS

IRONMONGERY TO FIRE DOORS

Ironmongery fixed to, or morticed into, the component parts of a fire resisting door assembly.

Compliance: Ironmongery included in successful tests to BS 476-22 or BS EN 1634-1 on door assemblies similar to those proposed.

- Certification: Submit evidence of successful testing by CERTIFIRE or other UKAS accredited laboratory.

Melting point of components (except decorative non functional parts): 800 °C (minimum).

DOOR BOLTS to BS EN 1158

Manufacturer: Contractors Choice

Finish: satin anodised aluminium as per DY/1436-017 and 018

Position: Rebated into frame

DOOR CLOSERS to BS EN 1154

Manufacturer: Contractors Choice

Finish: Stainless Steel as per DY/1436-017 and 018

Position: above door head.

Certification: units to have CE symbol.

Fire rating: Half hour

DOOR HINGES to BS EN 1158

Product Details: Ball bearing door hinges
Manufacturer: Contractors Choice
Fire Rating: 30 minute
Standard: BS EN 1935 grade 13 standard, CE certified
Finish: stainless steel
Fixings: Manufacturer supplied
Position: as shown on drawings.

Door Stops

Product Name: Heavy Duty Floor Mounted Door Stop (O.E.A)
Manufacturer: SDS London
Product Reference: 99994
Dimensions: 51 x 60 x 40mm
Standard: BS EN 16334-1
Finish: Stainless Steel
Fixings: Manufacturer supplied

Finger Guards

Product Details: Finger Guards
Manufacturer: Contractors Choice
Fire Rating: N/A
Size: Full length
Material: PVC
Finish: White
Fixings: Manufacturer supplied

DOOR LOCKS to BS EN 12209

Product Name: Euro Profile Sashlock
Manufacturer: Smith and Locke (O.E.A)
Fire rating: 30 minutes
Finish: Nickel
Fixings: Manufacturer supplied
Accessories:

- Strike catch
- 5 pin Thumbturn Euro Cylinder lock (suited)
- 2no. "Touchpoint" Escutcheons - Satin Chrome
- 2no. "Touchpoint" Bella Door Handles - Satin Chrome

SIGNAGE

Product Name: Fire Door Keep Shut
Manufacturer: Screfix
Product Ref: 42461
Dimensions: 76mm Dia
Finish: Satin Stainless Steel
Fixings: Manufacturer supplied

EXECUTION

OVERHEAD DOOR CLOSERS

Operational adjustment:

- Variable power: Matched to size, weight and location of doors.
- Latched doors: Override latches and/ or door seals when fitted.
- Unlatched doors: Hold shut under normal working conditions.
- Closing against smoke seals of fire doors: Positive. No gaps.

Q PAVING/ PLANTING/ FENCING/ SITE FURNITURE

Q10 KERBS/ EDGINGS/ CHANNELS/ PAVING ACCESSORIES

PRECAST CONCRETE KERBS, EDGINGS AND CHANNELS to BS EN 1340

PRECAST CONCRETE KERBS

Manufacturer: Marshalls

Tel: 0370 241 2463

Email: info@marshalls.co.uk

Web: www.marshalls.co.uk

Address: MARSHALLS PLC, LANDSCAPE HOUSE, LOWFIELD BUSINESS PARK, ELLAND, HX5 9HT

Product reference: Marshalls British standard kerb

Material: Concrete

Style: Bullnosed dropped kerb

Height: 305mm

Face length: 914mm

Width: 150mm

Weight: 100kg

CONCRETE FOUNDATIONS TO HAUNCHINGS

In situ concrete foundation laid to BS 8500-2 standard

MORTAR FOR BEDDING AND JOINTING

Portland cement: To BS 12, Class 42.5.

Sand: To BS EN 12620, Grade 0/4 or 0/2 (MP).

EXECUTION

LAYING KERBS, EDGINGS AND CHANNELS

Cutting: Neat, accurate and without spalling. Form neat junctions.

- Long units (450 mm and over) minimum length after cutting: 300 mm.
- Short units minimum length after cutting: The lower of one third of their original length or 50mm.

Bedding: Position true to line and level along top and front faces, in a mortar bed on accurately cast foundations.

Securing: After bedding has set, secure with a continuous haunching of concrete.

ACCURACY

Deviations (maximum):

- Level: ± 6 mm.
- Horizontal and vertical alignment: 3 mm in 3 m.

Q20 GRANULAR SUB-BASES TO ROADS/PAVINGS

GRANULAR MATERIAL

Quality: Free from excessive dust, well graded, all pieces less than 75 mm in any direction, minimum 10% fines value of 50 Kn when tested in a soaked condition to BS 812-111.

In any one layer only one of the following groups:

- Crushed rock (other than argillaceous rock) or quarry waste with not more binding material than is required to help hold the stone together.
- Crushed concrete, crushed brick or tile, free from plaster, timber and metal.
- Crushed non-expansive slag.
- Gravel or hoggin with not more clay content than is required to bind the material together, and with no large lumps of clay.
- Well-burned non-plastic colliery shale.
- Natural gravel.
- Natural sand.

EXECUTION

EXCAVATION OF SUBGRADES

Final excavation to formation/ subformation level: Carry out immediately before compaction of subgrade.

Soft spots and voids: Give notice.

Wet conditions: Do not excavate or compact when the subgrade may be damaged or destabilised.

PREPARATION/ COMPATION OF SUBGRADES

Timing: Immediately before placing sub-base.

Soft or damaged areas: Excavate and replace with sub-base material, compacted in layers 300 mm (maximum) thick.

Compaction: Thoroughly, by roller or other suitable means, adequate to resist subsidence or deformation of the subgrade during construction and of the completed pavings when in use. Take particular care to compact fully at intrusions, perimeters and where local excavation and backfilling has taken place.

COMPACTION OF SUB-BASE

Proposals: Well in advance of starting work submit details of:

- Maximum depth of each compacted layer.
- Type of plant.
- Minimum number of passes per layer.

Preparation: Remove loose soil, rubbish and standing water.

Structures, membranes and buried services: Ensure stability and avoid damage.

Laying: Spread and level in layers. As soon as possible thereafter thoroughly compact each layer.

At drainage fittings, inspection cover bases and at perimeters: Take particular care to compact fully.

After compaction and immediately before overlaying: The sub-base surface must be uniformly well closed and free from loose material, cracks, ruts or hollows.

BLINDING

Finish: Vibrate to provide a close, smooth surface

COLD WEATHER WORKING

Frozen materials: Do not use.

Freezing conditions: Do not place fill on frozen surfaces. Remove material affected by frost.

Replace and recompact if not damaged after thawing.

PROTECTION

Sub-bases: As soon as practicable, cover with subsequent layers, specified elsewhere.

Subgrades and sub-bases: Prevent degradation by construction traffic, construction operations and inclement weather.

Q22 ASPHALT PAVINGS

CHIPPINGS

Standard: To BS EN 13043 and PD 6682-2.

Binder:

- Bitumen emulsion: To BS 434-1

EXECUTION

LAYING GENERALLY

Standard: To BS 594987.

Preparation: Remove loose material, rubbish and standing water.

Adjacent work: Form neat junctions. Do not damage.

Channels, kerbs, inspection covers: Keep clean.

New paving:

- Keep traffic-free until cooled to prevailing atmospheric temperature.
- Prevent damage. Do not allow rollers to stand on paving at any time.
- Lines and levels: With regular falls to prevent ponding.

Overall texture: Smooth, even and free from dragging, tearing or segregation.

Surface treatment to existing paving:

- Surface to receive dressing: Clean and dry. All patching complete.

Q40 Fencing

Perimeter Fencing

Manufacturer: CLD Fencing Systems

Web: www.cld-fencing.com

Email: sales@cld-fencing.com

Tel: +44 (0)1270 764751

Fax: +44 (0)1270 757503

Address: Unit 11, Springvale Business Centre, Millbuck Way, Sandbach, Cheshire CW11 3HY

- Product reference: Dulock Double Wire
- Mesh opening size: 200 x 50mm
- Height. 2.430mm
- Colour: Green

Gate

Manufacturer: CLD Fencing Systems

Web: www.cld-fencing.com

Email: sales@cld-fencing.com

Tel: +44 (0)1270 764751

Fax: +44 (0)1270 757503

Address: Unit 11, Springvale Business Centre, Millbuck Way, Sandbach, Cheshire CW11 3HY

- Product reference: Lockmaster
- Height. 2.430mm
- Width 1.000mm
- Colour: Green

Accessories:

- Lockable sliding bolt
- Drop bolt.

PLASTICS BRANCH PIPEWORK

Materials and standards: Plastics to BS 5255, BS EN 1451-1, BS EN 1455-1 or BS EN 1566-1, Kitemark certified.

Manufacturer: Contractor's choice.

Product reference: Contractor's choice.

Colour: Contractor's choice.

Jointing: Contractor's choice.

Fixing: Plastics brackets at 500 mm centres.

Accessories: Access fittings.

INSTALLATION GENERALLY

Standards: To BS EN 12056-1, BS EN 12056-2 (including National Annexes NA-NG) and BS EN 12056-5.

Drainage from appliances: Quick, quiet and complete, without blockage, crossflow, backfall, leakage, odours, noise nuisance or risk to health.

Components: From same manufacturer for each type of pipework.

Access: Provide access fittings in convenient locations to permit cleaning and testing of pipework.

Thermal and building movement: Provide and maintain clearance as fixing and jointing proceeds.

Fixings: Allow the pipe to slide.

Finish: Plated, sherardized, galvanized or other nonferrous.

Compatibility: Suitable for the purpose, material being fixed and substrate.

PIPEWORK TEST

Preparation: Temporarily seal open ends of pipework using plugs.

Testing: Connect a 'U' tube water gauge and pump air into pipework until gauge registers 38 mm.

Required performance: Allow a period for temperature stabilisation, after which the pressure of 38 mm is to be maintained without loss for at least 3 minutes.

Z10 PURPOSE MADE JOINERY

EXECUTION

FABRICATION

Joinery components, timber and workmanship: To BS 1186-2.

Sections: Formed out of solid.

Lengths and profiles: Accurate.

Sections after machining: Free from twist and bowing.

Surfaces after machining: Smooth and free from tearing, wooliness, chip bruising and other machining defects.

Joints: Tight, close fitting.

Components: Rigid. Free from distortion.

Screws: Provide pilot holes.

Screws of 8 gauge (4mm diameter) or more and screws into hardwood: Provide clearance holes.

Screw heads: Sunk at least 2 mm below surfaces visible in completed work.

Adhesive: Compatible with wood preservatives applied and end use of timber.

PERMITTED DEVIATIONS FROM TIMBER FINISHED SIZES (MAXIMUM)

Softwood:

- Sawn sections: To BS EN 1313-1, clause 6.
- Further processed sections: To BS EN 1313-1, clause NA2.

Hardwood:

- Sawn sections: To BS 1313-2, clause 6.
- Further processed sections: To BS EN 1313-2, clause NA3.

Dimensions on drawings: Finished sizes.

PRESERVATIVE TREATED WOOD

Cutting and machining: Completed as far as possible before treatment.

Extensively processed treated timber: Re-treat timber sawn along length, ploughed, thickened, planed or otherwise extensively worked.

Surfaces exposed by minor cutting and drilling: Treat with two flood coats of a solution recommended by main treatment solution manufacturer.

MOISTURE CONTENT

Wood and wood based boards: Maintained within specified range during manufacture and storage.

FINISHING

Joinery finish: Smooth, flat surfaces suitable to receive finishes.

Arrises: Eased.

End grain of external components: Before assembly, sealed with primer or sealer and allowed to dry.

Z12 PRESERVATIVE / FIRE RETARDANT TREATMENT

TREATMENT APPLICATION

- Timing: After cutting and machining timber, and before assembling components.
- Processor: Licensed by manufacturer of specified treatment solution.
- Certification: For each batch of timber provide a certificate of assurance that treatment has been carried out as specified.

COMMODITY SPECIFICATIONS

- Standard: Current edition of the Wood Protection Association (WPA) publication 'Industrial wood preservation specification and practice'.

PRESERVATIVE TREATMENT SOLUTION STRENGTHS/ TREATMENT CYCLES

- General: Select to achieve specified service life and to suit treatability of specified wood species.

ORGANIC SOLVENT PRESERVATIVE TREATMENT

- Solution:
 - Manufacturer: Contractors choice.
- Product reference: Contractors choice.
- Application: Double vacuum + low pressure impregnation, or immersion.
- Moisture content of wood:
 - At time of treatment: As specified for the timber/ component at time of fixing.
 - After treatment: Timber to be surface dry before use.

Z20 FIXINGS AND ADHESIVES

FIXINGS AND FASTENERS GENERALLY

- Integrity of supported components: Select types, sizes, quantities and spacings of fixings, fasteners and packings to retain supported components without distortion or loss of support.
- Components, substrates, fixings and fasteners of dissimilar metals: Isolate with washers or sleeves to avoid bimetallic corrosion.
- General usage: To recommendations of fastener manufacturers and/ or manufacturers of components, products or materials fixed and fixed to.
- Fixings: To be in straight lines, at regular centres.

FASTENER DURABILITY

- Materials: To have:
 - Bimetallic corrosion resistance appropriate to items being fixed.
 - Atmospheric corrosion resistance appropriate to fixing location.
- Appearance: Submit samples on request.

FIXINGS THROUGH FINISHES

- Penetration of fasteners and plugs into substrate: To achieve a secure fixing.

PACKINGS

- Materials: Noncompressible, corrosion proof.
- Area of packings: Sufficient to transfer loads.

CRAMP FIXINGS

- Fasteners: Fix cramps to frames with screws of same material as cramps.
- Fixings in masonry work: Fully bed in mortar.

PELLETED COUNTERSUNK SCREW FIXINGS

- Finished level of countersunk screw heads: Minimum 6 mm below timber surface.
- Pellets: Cut from matching timber, grain matched, glued in to full depth of hole.
- Finished level of pellets: Flush with surface.

PLUGGED COUNTERSUNK SCREW FIXING

- Finished level of countersunk screw heads: Minimum 6 mm below timber surface.
- Plugs: Glue in to full depth of hole.
- Finished level of plugs: Projecting above surface.

PPLYING ADHESIVES

- Surfaces: Clean. Regularity and texture to suit bonding and gap filling characteristics of adhesive.
- Support and clamping during setting: Provide as necessary. Do not mark surfaces of or distort components being fixed.
- Finished adhesive joints: Fully bonded. Free of surplus adhesive.

Z22 SEALANTS

EXECUTION

SUITABILITY OF JOINTS

- Presealing checks:
 - Joint dimensions: Within limits specified for the sealant.
 - Substrate quality: Surfaces regular, undamaged and stable.
- Joints not fit to receive sealant: Submit proposals for rectification.

PREPARING JOINTS

- Surfaces to which sealant must adhere:
 - Remove temporary coatings, tapes, loosely adhering material, dust, oil, grease, surface water and contaminants that may affect bond.
 - Clean using materials and methods recommended by sealant manufacturer.
- Vulnerable surfaces adjacent to joints: Mask to prevent staining or smearing with primer or sealant.
- Backing strip and/ or bond breaker installation: Insert into joint to correct depth, without stretching or twisting, leaving no gaps.
- Protection: Keep joints clean and protect from damage until sealant is applied.

APPLYING SEALANTS

- Substrate: Dry (unless recommended otherwise) and unaffected by frost, ice or snow.
- Environmental conditions: Do not dry or raise temperature of joints by heating.
- Sealant application: Fill joints completely and neatly, ensuring firm adhesion to substrates.
- Sealant profiles:
 - Butt and lap joints: Slightly concave.
 - Fillet joints: Flat or slightly convex.
- Protection: Protect finished joints from contamination or damage until sealant has cured.

T Mechanical Heating/Cooling/Refrigeration Systems

T10 Heating Systems

Design, supply and install new heating to affected areas within modular units including new wall mounted double convector radiators as indicated on services layout plans.

The position of all pipe runs including joints and connections shall be agreed with David Yeadon Limited before work is commenced.

All pipework shall be suitably tested in sections as required to the satisfaction of David Yeadon Limited before any work is covered.

The Contractor shall ascertain the requirements of the Local Water and other appropriate Authorities regulations and bye-laws and confirm thereto.

All pipework shall be supported by substantial brackets or clips of approved type and be fixed by screws. Pipes passing through walls shall have suitable sleeves and allowance shall be made for making good all surfaces disturbed.

Prices shall include for all necessary dismantling and re-fixing for other trades.

V Electrical Supply / Power / Lighting Systems

V40 Small Power

Existing electrical installation to be adapted as indicated on DY drawings. Site area to be suitably isolated and occupied areas of school to be unaffected by proposed works.

- 70 Installation to be in accordance with latest IEE Regulations and a NICEIC certificate is to be issued upon completion.
- 80 All wiring concealed and suitably protected. Any exposed wiring to be in white circular section conduit.
- 90 The Contractor is to check the existing installation and report to the Architect the suitability of extending and altering same.

General

All wiring to be 1.5mm PVC/PVC (lighting) 2.5mm OVC/PVC (power) cables in ceiling void to be fixed or suspended in loops, any surface wiring to be contained in mini trunking using manufacturers recommended boxes and accessories.

Strip out all redundant wiring etc, care to be taken not to disconnect any lighting or power in adjoining rooms.

All redundant luminaries cable etc to be removed from site.

All works to be carried out to the current edition of I.E.E. wiring regulations (any circuits for I.T. equipment to regulation 607) and all relevant test certificates and as fitted drawings issued on completion.

Conduit

High impact circular PVC with manufacturer's approved accessories.

Cables in Ceiling Voids

Cables in ceiling voids to be fixed or suspended in loops for their entire length.

Wiring Accessories

MK Logic Plus range and Grid Plus range.

EARTHING AND BONDING

Main Equipotential Bonds

Provide main equipotential bonds in accordance with BS 7430 and BS7671 material – insulated cable single core to BS6006

Supplementary Equipotential Bonds

Provide supplementary equipotential bonds to BS7430 and BS7671 material insulated cable single core to BS6004

All work to be carried out to the current edition of the IEE wiring regulations and all relevant test certificates, O & M manuals and as fitted drawings issued on completion.

V Luminaires and Lamps

V59 Luminaires

General

All lighting circuits shall be protected by a 30mA RCBO where cables that run within the fabric of the building are not mechanically protected.

All luminaires shall be LED type & provided complete with the appropriate low loss drivers. The Contractor shall liaise fully with the specified lighting supplier for the placing of all orders and schedule deliveries to suit the contract program.

See luminaire schedule on the respective lighting layout drawings for details.

Luminaires and associated controls

Lighting switches shall be 10A and be of the modular Grid Switch type and be finished in white and labelled with the circuit designation.

Final connections to all luminaires fitted to suspended ceilings and ceilings with roof voids shall also be via plug-in ceiling rose and short length of flex. The ceiling rose shall be located in an accessible position within the roof space & within 1 metre of the associated luminaire unless multi outlet LCM's are utilised, in which case flex length should not exceed 3m.

Emergency lighting

The Contractor shall provide emergency lighting and signage to all areas and escape routes as indicated on the tender drawings. Emergency light fittings must be as per the specified manufacturers and not an alternative.

The installation shall provide escape lighting to a level of 1 Lux at floor level, and central to the escape route, to allow safe evacuation of all areas of the building in the event of a mains failure.

Over door exit signs shall be maintained 3 hour type, all other emergency lighting fittings shall be 3 hour Non-Maintained (NM3) Self-Contained type and shall be installed as shown below:-

- Exit signs with Pictogram and directional arrow installed over every final exit door onto a staircase and as detailed otherwise on the contract drawings.

- Incorporated into the general lighting.

A local test facility shall be provided within the area in the form of a key switch which shall be engraved "emergency lighting test".

The existing mains distribution supplying the 3 storey maths block is old and requires refurbishing. At present an old MICC runs externally to supply a distribution board on the 1st floor. This distribution board supplies a further distribution boards on the 2nd floor.

We would advise running a new 3 phase supply from the main hall panel board to a suitable location on the ground floor. This distribution board could in turn supply further distribution boards to the 1st and 2nd floors to service the refurbishment works. Existing circuits would have to be reconnected and tested accordingly. Please note circuit protection (RCBOS /MCBs) for all new circuits should be allowed for within the tender breakdown.

SPECIFICATION

FOR

**Temporary Accommodation for The Stephen Longfellow
Academy**

AT

Bruntcliffe Academy

Bruntcliffe Lane, Morley

Leeds

LS27 0LZ

Section 3 – Schedule of Work

GENERAL

The following items are intended to provide a breakdown of the tender only and **must be read in conjunction with other parts of the specification and drawings**. No claim for additional costs will be accepted due to the lack of description or items not scheduled in this section and where they are described in other parts of this Specification or on the drawings.

Interpretation

The schedule of works comprises a series of brief headings for the purpose of compilation of the contract sum. It is read in the knowledge that it does not entirely describe the full extent of the works. Reference must also be made to site conditions and the accompanying contract documents.

Programme

The works on site are to be carried out in accordance with the programme which is to be agreed in advance with the school. The Contractor must complete the works by dates as seen on Form of Tender.

Site Inspection prior to tendering

Prior to tendering, the contractor is to visit the site and acquaint themselves with all site constraints, conditions, access and egress, working space, programming constraints and the limitations of working within the confines of an occupied school site.

Schedule of Work

To be read in conjunction with drawing Nos:
DY/1431-01 – 4-02.

General Description

Refurbishment of existing modular units to include all new floor finishes, ceiling, lighting, small power and data, W.C facilities and teaching areas.

No	Description	Item	Cost	
			£	.00p
1.1	<u>Preparation / Preliminaries</u>			
1.1.01	Allow for bringing to site and for maintaining all necessary welfare, plant and equipment and removing same on completion. All electrical equipment to be 110 volt.	Item		
1.1.02	Allow for removal of all debris, as the works proceed and finally clearing off on completion. Ensure no stock piling on site and waste is removed daily.	Item		
1.1.03	Allow for liaison with the school management, for the entire duration of the contract, and the constraints imposed, when working at an occupied school building.	Item		
1.1.04	Allow for any protection required to external wiring or services attached to the building. Following installation of new windows, the contractor shall allow for carefully re-fixing / re-connecting services as required, including miscellaneous cables, conduits, overflow pipes, signs etc. Note: the contractor is responsible for maintaining the existing services in the vicinity and any alterations that may be required.	Item		
1.1.05	Allow for management and liaison with school services providers for disconnection, testing and commissioning of the following services: <ul style="list-style-type: none"> • Fire alarm system • Security system • IT and Telecommunications (data) 	Item		
1.1.06	Disconnect and isolate all existing lighting and general power. Make safe in preparation for refurbishment.	Item		
Total Pg1				

No	Description	Item	Cost	
			£	.00p
BLOCK 1				
1.2	<u>Demolition Works</u>			
1.2.01	Remove and dispose off site 12no. existing internal timber doorsets from areas shown on drawing DY/1431-1-03, including for the removal of all frames, architraves and accessories within scope.	Item		
1.2.02	Remove and dispose off site 4no. existing external doors as shown on drawing DY/1431-1-03 including for the removal of frames and accessories within scope.	Item		
1.2.03	Remove and dispose off site existing vinyl and carpet floor finish to all rooms indicated on drawing DY/1431-1-03 including for all accessories and trims used for installation.	Item		
1.2.04	Remove and dispose off site existing light fittings and ceilings to all affected rooms within scope including for the stripping out of light switches and redundant cabling.	Item		
1.2.05	Strip back and remove all power and data points and make safe at local distribution boards. Data to be disconnected by schools IT specialist. Include for the removal of all surface mounted dado trunking and conduit within scope.	Item		
1.2.06	Carefully form new 2110 x 1010mm internal door openings to positions shown on drawing DY/1431-1-03. dispose of debris off site.	Item		
1.2.07	Carefully demolish all indicated internal walls to form new circulation corridor routes as shown on Builder Works DY/1431-1-03 drawing. Dispose of debris off site.	Item		
1.2.08	Remove and dispose off site all fitted benching and furniture from affected rooms. Store indicated fittings for re-fixing.	Item		
1.2.09	Remove and dispose off site 5no. cleaners sinks from rooms G/056, 054, 049, 043 and 031. including for the removal of all water feeds within scope.	Item		
1.2.10	Lift and remove 3no. manhole cover inlays in preparation for floor finishes.	Item		
1.2.11	Break through existing external wall and form trench within flagstone paving to manhole for connection of new W.C waste pipework. Contractor to allow for adaptation works to manhole for connection, and making good of wall and floor upon completion.	Item		
1.3	<u>Make Good</u>			
1.3.01	Prepare all timber floor bases indicated on drawing DY/1434-1-03 with 6mm ply overboard prior to installation of all new floor finishes. Allow for 149m2	Item		
1.3.02	Prepare all remaining floor finishes with latex levelling screed prior to installation of all new floor finishes.	Item		
1.3.03	Make good reveals of newly formed door openings in preparation for new doorsets.	Item		
1.3.04	Make good openings formed for circulation routes with plyboard finish and architrave detail.	Item		
Total Pg2				

No	Description	Item	Cost	
			£	.00p
1.4	<u>Builders Works</u>			
1.4.01	Supply and build all new internal non-load bearing timber studwork walls and infill sections to positions shown on drawing DY/1431-1-03. Walls constructed as per details noted on drawing.	Item		
1.4.02	Supply and build new masonry cavity wall infill to former external door positions as noted. Wall construction to match existing allowing for partial fill insulation to cavity.	Item		
1.4.03	Supply and build 3no. new 350 x 1500 x 700mm vanity unit frames constructed with 50 x 100mm softwood timber as per details on DY/1431-1-03, 05, 06, 07 and 08 drawings	Item		
1.4.04	Supply and build 5no. new 300 x 2000mm ducts for concealed cisterns. (varying widths). Units to be constructed with 50 x 100mm softwood timber as per details on DY/1431-1-03, 05, 06, 07 and 08 drawings.	Item		
1.4.05	Supply and install sound deadening infill panel where new wall construction abuts window detail.	Item		
1.4.06	Supply and build new 2no. 25 x 25mm softwood timber stud frames around internal services pipework and overboard with V jointed MDF.	Item		
1.5	<u>New Doors</u>			
1.5.01	Supply and install 22no. new FD30s half hour fire rated solid core veneer doors to positions shown on drawing DY/1431-1-03 and door schedule. Contor to include for all new frames and accessories within scope.	Item		
1.5.02	Supply and install 2no. new Technal O.E.A thermally broken aluminium external double doors to positions shown on drawing DY/1431-1-03. Contractor to include for all accessories and fittings required for installation.	Item		
1.5.03	Supply and install 1no. new bespoke manufactured sliding door screen to proposed storage room G/052A. Door to be installed with integrated locking mechanism.	Item		
1.6	<u>New Windows</u>			
1.6.01	Supply and install 1no. new white uPVC window to proposed Office G/060 external wall. Height and design of window to match others on site.	Item		
		Total Pg3		

No	Description	Item	Cost	
			£	.00p
1.7	Electrical			
1.7.01	Relocate existing CCTV and PIR units to positions shown on drawing DY/1431-1-03. Contractor to allow for 6no. new PIR sensors within scope.	Item		
1.7.02	Adapt existing fire alarm installation by relocating salvaged smoke detectors and beacons to new positions as shown on drawing, contractor to allow for the installation of 14 No. new detector units within scope.	Item		
1.7.03	Supply and install 12no. new mechanical extract units to positions shown on drawing DY/1431-1-04 including for PIRs and ducting within scope.	Item		
1.7.04	Supply and install all new Dextra Modled slim LED (O.E.A) flat panel lighting to new suspended ceilings as per setting out detail on drawing DY/1431-1-04. Contractor to include for new 3 hour emergency batter backup supplies to units where shown.	Item		
1.7.05	Supply and install new Dextra IMPR (O.E.A) flat panel lighting to new suspended ceilings within W.C rooms as per setting out detail. Contractor to include for new 3 hour emergency batter backup supplies to units where shown.	Item		
1.7.06	Supply and install 14no. new Dextra 4W LED Self contained Surface ' Hanging Blade' Exit sign above emergency exits as shown on DY/1431-1-04 drawing.	Item		
1.7.07	Remove and relocate existing DB from room G/051 to proposed Breakout G/037 room.	Item		
1.7.08	Supply and install all new power and Cat6 data supplies to teachers wall and desk positions as shown on drawing DY/1431-1-04. Contractor to allow for all new electrical cabling, Cat6 data cabling and faceplates required for install. Final position to be confirmed by client on site. Supplies to be run in surface mounted white PVC dado trunking following drop positions as shown.	Item		
1.7.09	Supply and install all new switched double gang cleaners' sockets. Contractor to allow for the chasing in of all feeds and making good locally prior to redecoration works.	Item		
1.7.10	Provide power and data for new smartboard and OHP installation (new hardware provided and installed by others).	Item		
1.7.11	Supply and install all new manual switches and emergency key test switches to lighting circuits. Contractor to allow for independent wiring circuits for lighting as noted.	Item		
1.7.12	Supply and install 4no. new fused spur points for new hand dryers (supplied by client) to indicated W.C rooms.	Item		
1.7.13	Supply and install 1no. new emergency pull cord alarm system with 2 red bangles to proposed Disabled W.C room. Contractor to allow for beacon above disabled door and installation of reset panel within scope.	Item		
1.7.14	Supply and install 10no. new mechanical extract units to positions shown on DY/1431-1-04.	Item		
1.7.15	Supply and install all new power to Food Tech islands for small electrical goods and cookers. Power to be ran from ceiling down stainless steel pipework through to bench below.	Item		
Total Pg4				

No	Description	Item	Cost	
			£	.00p
1.7.16	Test and commission all new power and data installation upon completion.	Item		
1.8	<u>Plumbing and Gas</u>			
1.8.01	Adapt existing above ground drainage to connect to proposed Food Tech sinks, W.C pans and sink units, contractor to allow for all new 2" and 4" uPVC pipework required for drainage runs. Gradient to be no less than 1:40. All runs outside of services ductwork to be boxed in upon completion.	Item		
1.8.02	Adapt existing water feeds to supply new cisterns and sinks within Food Tech and W.C rooms. Contractor to allow for all new copper pipework where required and independent isolation valves to services.	Item		
1.8.03	Relocate existing boiler from room G/051 to new position in existing boiler house G/057. Include for all adaptations to pipework and electrical system required.	Item		
1.8.04	Supply and install new uPVC waste pipework run connected from proposed W.C G/058 to existing manhole. Contractor to allow for all accessories required for installation including for new soil stack and Dergo valve.	Item		
1.8.05	Supply and install all new double convector radiator units to positions shown on drawing utilising existing boiler plant. New heating system to be installed with all new copper pipework and run within ceiling voids where feasible. Sizing of radiators to be completed by contractors specialist providing quotation to ensure adequate output for room sizes.	Item		
1.8.06	Supply and install replacement expansion vessel and return pump / circuit to existing boiler plant within G/057 allowing for any necessary adaptation works.	Item		
1.8.07	Supply and install 10no. new "Armitage Shanks" Contour 21 back to wall W.C pans (410mm high) to positions shown on drawings DY/1431-1-06, 07 and 08. Contractor to include all accessories required for installation.	Item		
1.8.08	Supply and install 10no. new "Armitage Shanks" Conceala 2 Low Level Lever 4.5 litre Cisterns. Units to be mounted within new services ductwork and connected to existing waste and new water feeds as detailed. Contractor to include for all new taps and accessories as noted.	Item		
1.8.09	Supply and install 6no. new concept Sphere 45 Semi-Countertop washbasins (2 per vanity) to newly constructed vanity units. Contractor to include for all accessories required for fittings and new taps as specified.	Item		
1.8.10	Supply and install 1no. new Contour 21 + 60cm back outlet washbasin to W.C G/057 fitted to proposed new services duct.	Item		
1.8.11	Supply and install 1no. new "Blue Book" Armitage Shanks Doc M Contour 21 Back To Wall Pack right hand side including all accessories supplied with kit.	Item		
1.8.12	Adapt existing gas supply line to run above proposed suspended ceiling in Food Tech G/048 and drop down to central islands shown on plan. New gas line to be installed with isolation valve fitted above benching for emergency shut off. Contractor to identify and specify services spine or fixing of pipework down drop.	Item		
Total Pg5				

No	Description	Item	Cost	
			£	.00p
1.9	<u>Ceilings</u>			
1.9.01	Supply and install 886m ² of new Armstrong Ultima+ 600 x 600mm tegular suspended ceiling tiles to classroom and circulation routes as shown on DY/1431-1-04.	Item		
1.9.02	Supply and install 51m ² new Armstrong Dune Supreme 600 x 600mm Tegular suspended ceiling between W.C rooms.	Item		
1.9.03	Supply and install 100mm thick Rockwool Rollbatt loft roll insulation to new suspended ceilings.	Item		
1.10	<u>New Cubicles and Paneling</u>			
1.10.01	Supply and install 10no. new 18mm Venesta (O.E.A) Melamine Faced Chipboard W.C cubicles as per setting out drawings DY/1431-06, 07 and 08 including for all fittings and accessories required for installation.	Item		
1.10.02	Supply and install all new 18mm Venesta (O.E.A) Melamine Faced Chipboard finishes to newly constructed services ductwork and vanity units as per details on drawings DY/1431-06, 07 and 08.	Item		
1.11	<u>Fittings and Furniture</u>			
1.11.01	Adapt and reinstall salvaged kitchenette worktops, sinks, base units and wall units to proposed Food Technology Room G/048. Contractor to allow within scope for new end panels and plinths.	Item		
1.11.02	Relocate and fix bespoke island desks (position to be confirmed).	Item		
1.12	<u>Finishes</u>			
1.12.01	Supply and install 922m ² of new Stratus carpet tile to areas shown on drawing DY/1431-1-04. Contractor to include all threshold trims and accessories required for installation.	Item		
1.12.02	Supply and install 11m ² of new Gradus Boulevard 6000 barrier matting to external exit doorways. Contractor to include for all accessories and trims required for installation, Colour to be confirmed.	Item		
1.12.03	Supply and install 51m ² of new Altro Walkway 20 slip resistant vinyl flooring to all floors within W.C rooms as shown on DY/1431-1-05 drawing. Contractor to include for new cove formers, cappings and all accessories required for installation.	Item		
1.12.04	Finish all walls within effected areas with 2no. coats of low odour acrylic eggshell paint. Colour to be confirmed.	Item		
1.12.05	Finish all exposed timber with 2no. coats of low odour gloss white paint.	Item		
1.13	<u>Sundries</u>			
1.13.01	Supply and install 8no. new 400 x 700mm Concept mirrors to new vanity units as per specification and drawings.	Item		
1.13.02	Supply and install 4no. new 250 x 1500mm Perspex splashbacks above vanity units as shown.	Item		
1.14	<u>Access Controls</u>			
1.14.01	Supply and install all new access controls to door positions as shown on DY/1431-1-04 drawing, including for fire alarm interfaces, break glass and power supplies.	Item		
Total Pg6				

No	Description	Item	Cost	
			£	.00p
2.1	Block 2			
2.1.01	Strip back and remove all power and data points from teachers wall positions G008 and 012, make safe at local distribution boards. Data to be disconnected by schools IT specialist. Include for the removal of all surface mounted dado trunking and conduit within scope.	Item		
2.1.02	Reinstate former door position to proposed office, dispose off boarding off site.	Item		
2.1.03	Remove and dispose off site 4no. existing closed coupled suites from W.C rooms (excluding disabled), salvage water and waste feeds for reconnection to new units.	Item		
2.1.04	Remove and salvage for re-fitting 4no. existing W.C sink units, including splashbacks and trims.	Item		
2.1.05	Remove existing vinyl flooring from W.C rooms (excluding disabled) following strip out of pans. Allow for 8m2	Item		
2.2	<u>Make Good</u>			
2.2.01	Make good reveals of newly formed door opening in preparation for new doorset.	Item		
2.2.02	Make good floor bases in W.C rooms following strip out of flooring with latex levelling screed.	Item		
2.2.03	Make good W.C walls following strip out of sinks and pans.	Item		
2.3	<u>Builders Works</u>			
2.3.01	Supply and build new internal non-load bearing timber studwork wall to position shown on drawing DY/1431-2-01. Walls constructed as per details noted on drawing.	Item		
2.4	<u>New Doors</u>			
2.4.01	Supply and install 1no. new FD30s half hour fire rated solid core veneer door to position shown on drawing DY/1431-2-01 and door schedule. Contor to include for all new frames and accessories within scope.	Item		
2.5	<u>Electrical</u>			
2.5.01	Supply and install all new power and Cat6 data supplies to teachers wall positions as shown on drawing DY/1431-2-02. Contractor to allow for all new electrical cabling, Cat6 data cabling and faceplates required for install. Final position to be confirmed by client on site. Supplies to be run in surface mounted white PVC dado trunking following drop positions as shown.	Item		
2.5.02	Provide power and data for new smartboard and OHP installation (new hardware provided and installed by others).	Item		
2.5.03	Remove and replace 4no. existing condenser units with 4no. new Toshiba units to match existing. New units to be linked to existing heating and cooling cassettes within classrooms. Product Ref: RAV-SM563AT-E	Item		
2.5.04	Test and commission all new power and data installation upon completion.	Item		
		Total Pg7		

No	Description	Item	Cost	
			£	.00p
2.6	<u>Plumbing</u>			
2.6.01	Adapt existing above ground drainage to allow for connections to proposed W.C pans and sink units, contractor to allow for all new 2" and 4" uPVC pipework required for drainage runs. Gradient to be no less than 1:40. All runs outside of services ductwork to be boxed in upon completion.	Item		
2.6.02	Adapt existing water feeds to supply new cisterns and sinks within W.Cs. Contractor to allow for all new copper pipework where required and independent isolation valves to services.	Item		
2.6.03	Reinstall 4no. salvaged sinks at 550mm high for KS2 students. Contractor to allow for any new timber pattresses required for securing unit to wall.	Item		
2.6.04	Supply and install 4no. new "Armitage Shanks" Contour 21 closed coupled W.C's (305mm high) to positions shown on drawings DY/1431-2-03, 06 and 07. Contractor to include all accessories required for installation.	Item		
2.7	<u>Redecoration</u>			
2.7.01	Finish all walls within effected areas with 2no. coats of low odour acrylic eggshell paint. Colour to be confirmed.	Item		
2.7.02	Finish all exposed timber with 2no. coats of low odour gloss white paint.	Item		
2.8	<u>Sundries</u>			
2.8.01	Supply and install 4no. new 400 x 700mm Concept mirrors to new vanity units as per specification and drawings.	Item		
2.8.02	Supply and install 4no. new Perspex splashbacks above sinks.	Item		
2.8.03	Supply and install 1no. new mechanical lock to staffroom door.	Item		
2.9	<u>Access Controls</u>			
2.9.01	Supply and install all new access control system to door positions as shown on DY/1431-2-01 drawing. Contractor to include for new fire alarm interfaces and all units noted within plans.	Item		
		Total Pg8		

No	Description	Item	Cost	
			£	.00p
3.1	<u>External Works Phase 1</u>			
3.1.01	Remove and dispose off site 15 linear metres of existing hedgerow to perimeter of area shown on drawing DY/1431-3-01.	Item		
3.1.02	Remove and dispose off site 15 linear metres of existing perimeter steel palisade fencing to area shown on drawing DY/1431-3-01.	Item		
3.1.03	Excavate 148m2 of existing soft landscaping in and around site boundary as shown on DY/1431-3-01 allowing for a minimum depth of 325mm for new highway grade tarmac road construction. Dispose of waste off site.	Item		
3.1.04	Excavate 8m2 of existing tarmac road finish to allow for installation of new dropped concrete pin kerb.	Item		
3.1.05	Supply and install 15 linear meters of new Marshalls (O.E.A) dropped concrete kerbing at junction to existing road.	Item		
3.1.06	Supply and install 34 linear meters of new Marshalls (O.E.A) bullnose concrete pin kerbing to new carpark layout as shown.	Item		
3.1.07	Supply and lay 156m2 of new tarmac road finish to new carpark area as shown on drawing DY/1431.3.02 constructed with 225mm subbase, 70mm binder course and 30mm tarmac surface coat.	Item		
3.1.08	Mark out car park space layout as per plan with torch on thermoplastic white line finish. typical space sizing of 3000 x 6000mm (mini bus)	Item		
3.1.09	Supply and install 134 linear metres of new "CLD" Dulok double wire security perimeter fencing to positions shown on drawing. Contractor to include for all accessories, posts and footings required for installation. Fence height 2.43m Finish PPC Green.	Item		
3.1.10	Supply and install 1no. new 1000mm wide CLD Lockmaster single swing gate to car park area as shown. Contractor to include for all new posts and accessories required for fitting. Gate to include for lockable slide bar and drop bolts. Finish PPC Green.	Item		
3.1.11	Supply and install new manually operated sliding gates to proposed minibus parking facilities, contractor to allow for locking mechanism within design. Contractor to submit design proposal within tender for approval.	Item		
3.1.12	Remove and replace existing roofing felt to area indicated on DY/1431-3-02 with new single ply membrane system (contractors choice). Contractor to include for dressing all rooflight upstands and flashings required for installation.	Item		
3.1.13	Supply and erect access tower and perimeter handrail for duration of roofing works.	Item		
		Total Pg9		

No	Description	Item	Cost	
			£	.00p
4.1	External Works Phase 2			
4.1.01	Remove and dispose off site 3 linear metres of existing hedgerow to perimeter of area shown on drawing DY/1431-4-01.	Item		
4.1.02	Remove and dispose off site 1.2 linear metres of existing perimeter steel palisade fencing to area shown on drawing DY/1431-4-01.	Item		
4.1.03	Excavate 7m2 of existing soft landscaping as shown on DY/1431-4-01 allowing for a minimum depth of 170mm for new tarmac path construction. Dispose of waste off site.	Item		
4.1.04	Renovate existing grass areas including for the removal of all miscellaneous items, fencing, trimming and re seeding where required (115m2)	Item		
4.1.05	Supply and install 8 linear meters of new Marshalls (O.E.A) bullnose concrete pin kerbing to new carpark layout as shown.	Item		
4.1.06	Supply and lay 7m2 of new tarmac footpath to area as shown on drawing DY/1431.4.02 constructed with 100mm subbase, 40mm binder course and 20mm tarmac surface coat.	Item		
4.1.07	Supply and install 35 linear metres of new "CLD" Dulok double wire security perimeter fencing to positions shown on drawing. Contractor to include for all accessories, posts and footings required for installation. Fence height 2.43m Finish PPC Green.	Item		
4.1.08	Supply and install 2no. new 1000mm wide CLD Lockmaster single swing gates to pedestrian entrances as shown. Contractor to include for all new posts and accessories required for fitting. Gate to include for lockable slide bar and drop bolts. Finish PPC Green.	Item		
Total Pg10				

SUB-TOTAL COLLECTION

Total Pg1		
Total Pg2		
Total Pg3		
Total Pg4		
Total Pg5		
Total Pg6		
Total Pg7		
Total Pg8		
Total Pg9		
Total Pg10		
Provisional Sums	16,050	00
Contingency	6,000	00
TOTAL		

SUMMARY

SECTION 1 – PRELIMINARIES/ GENERAL CONDITIONS

SECTION 2 – GENERAL SPECIFICATION

SECTION 3 – SCHEDULE OF WORKS

PROVISIONAL SUMS

CONTINGENCY

Include the sum of £6,000 (Six Thousand pounds), to be expended by the Contract Administrator on variations and additional works, the whole or any portion of which is to be deducted from the contract if not required.

16,050	00
6,000	00

To Form of Tender