

Ref	Description
A10	PROJECT PARTICULARS
110	THE PROJECT
-	Name: Cleveland Pool
-	Nature: Regeneration of existing pool facility
-	Location: Hampton Row, Bath, BA2 6QS
-	Length of contract: 37 weeks
120	EMPLOYER (CLIENT)
-	Name: Cleveland Pool Trust
-	Address: c/o Acacia Lodge, Kensington Place, Bath, BA1 6AP
-	Contact: Ann Dunlop
-	Email: info@clevelandpools.org.uk
125	PRINCIPAL FUNDER
-	Name: Heritage Lottery Fund (South West)
-	Address: Third Floor, Balliol House, Southernhay Gardens, Exeter, EX1 1NP
-	Contact: Kirsty Wallace (Senior HLF Case Officer)
-	Telephone: 01392 223950
-	Email: southwest@hlf.org.uk
130	PRINCIPAL CONTRACTOR (CDM)
-	The Contractor is to undertake the responsibilities and duties of the Principal Contractor as defined by the Construction (Design and Management) Regulations 2015. The Contractor warrants that he is competent to act as the Principal Contractor in such case. The scope of the Works undertaken by the Contractor shall be deemed to include everything necessary to comply fully with the Construction (Design and Management) Regulations 2015. All the costs and expenses resulting from the observance of the requirements and prohibitions imposed on and the carrying out of the duties of the Principal Contractor are deemed to be allowed for within the Contractor's Tender.
132	PRINCIPAL CONTRACTOR (SWMP)
-	The Contractor appointed for the works
140	PERSON EMPOWERED BY THE CONTRACT TO ACT ON BEHALF OF THE EMPLOYER
-	Title: Project Manager
-	Name: Provelio
-	Address: The Meeting House, Lewins Mead, Bristol, BS1 2NN
-	Contact: Chris Fagg
-	Telephone: 0117 302 0001
150	ARCHITECT, LEAD CONSULTANT AND PRINCIPAL DESIGNER
-	Name: Donald Insall Associates
-	Address: 1 Harington Place, Bath, BA1 1HF
-	Contact: David Barnes/ Peter Carey
-	Telephone: 01225 469898

Ref	Description
160	QUANTITY SURVEYOR
-	Name: Edmond Shipway LLP
-	Address: Twerton Villa, Lower Bristol Road, Bath, BA2 1EP
-	Contact: Howard Parke/ Neill Dowsett
-	Telephone: 01225 424048
200	CONSULTANTS
-	Description: Structural and Civil Engineers
-	Name: South Stoke Structures
-	Address: 7 Sydney Wharf, Bath, BA2 4EF
-	Contact: Tara Fraser/ Ruth Haynes
-	Email: southstokestructures@gmail.com
201	CONSULTANTS
-	Description: Mechanical and Electrical Consulting Engineers
-	Name: Hydrock
-	Address: 11 – 12 Queen Square, Bristol, BS1 4NT
-	Contact: Graeme Smith/ Will Marshall
-	Telephone: 0117 945 9225
A11	TENDER AND CONTRACT DOCUMENTS
110	TENDER DRAWINGS
-	The tender drawings are: As listed in the Tender Documentation
120	CONTRACT DRAWINGS
-	The contract drawings: Same as the tender drawings.
-	Exceptions: To be advised
130	QUANTITIES DRAWINGS
-	The drawings from which the Bills of Quantities were prepared are the tender drawings.
-	Exceptions: To be advised
160	PRECONSTRUCTION INFORMATION
-	Format: The Preconstruction information is described in these preliminaries in Section A34. It refers to information given elsewhere in the preliminaries and other tender documents.
180	OTHER DOCUMENTS
-	Inspection: Drawings and other documents relating to the Contract but not included in the tender documents may be seen by appointment during normal office hours at the office of the Principal Designer.
-	The documents include: To be advised
A12	THE SITE/ EXISTING BUILDINGS
110	THE SITE
-	Description: Existing open air pool adjacent to River Avon

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120	EXISTING BUILDINGS ON/ ADJACENT TO THE SITE
-	Description: The Building on the site are single storey buildings formed in a crescent which form the changing and plant areas for the pool facility with a two storey cottage in the middle which was used as residential accommodation and office for staff.
-	Description: To all boundaries except that adjacent to River Avon on the western side of the site there are residential properties.
140	EXISTING UTILITIES AND SERVICES
-	Drawings: (Information shown is indicative only): As shown on the Tender Drawings
-	Other information: To be advised
160	SOILS AND GROUND WATER
-	Information: Included in the tender documents.
170	SITE INVESTIGATION
-	Report: Included in the tender documents.
180	HEALTH AND SAFETY FILE
-	Availability for inspection: There is no file in respect of this site.
-	Other documents: To be advised
-	Arrangements for inspection: To be advised .
200	ACCESS TO THE SITE
-	Description: Either from off Hampton Row or River Avon
-	Limitations: The access off of Hampton Row is via a narrow pedestrian path between the properties known as Fir Tree Cottage and Rose Cottage which has a steep incline or alternatively directly off of River Avon. The 'loading' point for any access off River Avon is to be advised
210	PARKING
-	Restrictions on parking of the Contractor's and employees' vehicles: There is NO parking available on the site and all immediate roads are either restricted by Residents Parking or Timed parking zones.
-	Contractors would have to arrange to provide parking elsewhere for their employees and then use transit vans or public transport to the site.
220	USE OF THE SITE
-	General: Do not use the site for any purpose other than carrying out the Works.
-	Limitations: To be advised
230	SURROUNDING LAND/ BUILDING USES
-	General: Adjacent or nearby uses or activities are as follows:
-	- Residential properties to north, south and east. To the west side is the River Avon and on the opposite of the river is a supermarket and open meadow area.

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- 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:
 - To be advised
 - 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.
- 250 SITE VISIT
- Assessment: 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: by prior appointment with project Manager, Chris Fagg, Project Manager Tel: 0117 932 0001

A13 DESCRIPTION OF THE WORKS

- 110 PREPARATORY WORK BY OTHERS
- Works: Carried out under a separate contract and completed before the start of work on site for this Contract.
 - Description: To be advised
- 120 THE WORKS
- Description: Regeneration of existing pool facility including refurbishment/ reconfiguration/ upgrading of existing changing rooms, plant areas, cottage and pool, construction of new build café and plant room areas, formation of landing pontoon on embankment to River Avon, improvement of pedestrian access from Hampton Row, hard and soft landscaping to the site, works to boundary walls
- 130 WORK BY OTHERS CONCURRENT WITH THE CONTRACT
- Description: None at present
- 140 COMPLETION WORK BY OTHERS
- Description: To be advised

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A20	FORM OF BUILDING CONTRACT WITH QUANTITIES
110	The Form of Contract has to be agreed with Heritage Lottery Fund, it is anticipated that it will be either JCT Standard Building Contract With Quantities, 2011 Edition, incorporating New Rules of Measurement Update, August 2012, and Amendment 1, March 2015 or NEC 3 with core clauses and the conditions for main Option B – Priced Contract with Bills of Quantities, dispute resolution Option W2 and secondary Options X2, X4, X7, X16, Y(UK)2, Y(UK)3, Z, for the NEC3 Engineering and Construction Contract (June 2005, reprinted with amendments April 2013).
120	The current programme indicates the date for construction works is commencing Thursday 2 March 2017 with a 37 week programme and completion on Wednesday 15 November 2017.
130	The Defect Period of the works will be 52 weeks after Practical Completion
140	Liquidated and Ascertained/ Delay Damages – to be advised
150	Retention for the project will be 3% with reduction to 1.5% upon Practical Completion with final retention being released at the end of Defects Liability Period
160	Sub Contractors who provide Design will be required to Professional Indemnity insurance with a value of £2,000,000 which is to be maintained for a period of 12 years providing insurance at a commercial level is available
170	Sub Contractors who provide Design will be required to provide sub contractor collateral warranty in respect of their works
180	Sub Contractors will be appointed by the Principal Contractor either using the current Edition of Domestic Sub-Contract DOM/2 1998 Edition incorporating Amendment 2 (incorporating Amendment 1) 3, 4, 5, 6 and 7 thereof (published by the BEC and approved by the Building Employer's Confederation of Associations of Specialists Engineering Contractors, Federation of Associations of Specialists and Subcontractors and the Federation of Building Specialist Contractors) or the current Edition of NEC 3 Engineering and Construction Sub Contract April 2013 as amended to reflect the obligations of the Contractor pursuant to the Main Contract, unless prior agreement has been given. Subcontractors must be required to observe, perform and comply with all the provisions of the Main Contract and the Specification so far as they relate and apply to the Subcontract Works

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190	Sub Contractors are to note that due to the restricted nature of the site that the provision of site accommodation and welfare facilities may be restricted. It is the current intention that the Principal Contractor will provide all these which will be used as a shared facility. Sub contractors are to advise as part of their tender what they would require in terms of office and storage facilities.
200	Sub contractors are to note that power and water will be provided free of charge by Principal Contractor. Sub contractors will be required to allow for all task lighting, transformers, tools and like which they require for their own works including making any connections.
210	Sub Contractors are to allow for attending Site Meetings arranged by the Principal Contractor and providing any information requested for these meetings.
220	Sub Contractors will comply with the Principal Contractor's Site Rules and provide as required RAMS (Risk Assessments and Method Statements) and COSHH Information for the works and products that they are undertaking on site. All of the sub contractor's workforce will be required to use either identification badges or clothing which clearly shows which company they are employed by.
230	Sub Contractors will note that the site is in residential area and therefore comply strictly with the working hours, which is anticipated will be 07.30 am to 5.00 pm Monday to Friday and 08.00 am – 12.00 noon Saturday. This includes any deliveries of material, plant and equipment and vehicles will not be allowed to arrive before these times.
240	Sub Contractors will be required to allow for providing supervision and administration of the Works, including any of their own subcontractors that they may engage.
250	Sub Contractors will be required to allow for agreeing a programme of works which integrates with the Principal Contractor and to achieve the Client's programme for the works.
260	Sub Contractors will comply with all the responsibilities required under CDM Regulations 2015 including the provision of all information to the Principal Designer and / or Contractor for incorporation into Health and Safety File and O & M Manuals.
270	Sub Contractors are to allow for co-ordination of their works with the Principal Contractor and other sub contractors in respect of their design and installation.
280	Sub Contractors are to allow for providing training of Client's Staff in the operation of the completed installation and provide a comprehensive maintenance schedule for all of the plant and equipment.

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290	Sub Contractors are to note that Practical Completion will not be achieved until all engineering/ pool services have been fully commissioned and accepted with written documentation provided and incorporated into the manuals. Further, Practical Completion will not be achieved until completed manuals and as-fitted drawings are available and presented, such manuals and drawings having previously been approved.
300	Sub Contractors are to provide all information that may be required to obtain Building Consent, Environment Agency or Wessex Water Approvals
310	Sub Contractors are to note that monies will not be paid for any materials, plant and equipment which are not either stored on site or been incorporated into the works unless prior agreement has been given.