



Tender Documents

For

Main Car Park Toilets – Modular Building

At

Main Car Park, Port Isaac, TR26 1LP

Project Ref: 17 4628 BS

WWA: 04/2018 V1



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WWA: RP: 2018

| Preliminaries



A10 PROJECT PARTICULARS	£
<p>110 THE PROJECT</p> <ul style="list-style-type: none"> - Name: Main Car Park Toilets, Port Isaac - Nature: Installation of modular building and associated works - Location: Main Car Park Toilets, Port Isaac - Length of contract: 2 weeks 	
<p>120 EMPLOYER (CLIENT)</p> <ul style="list-style-type: none"> - Name: St Endellion Parish Council - Address: Trennick Lane, Truro, Cornwall 	
<p>140 CONTRACT ADMINISTRATOR</p> <ul style="list-style-type: none"> - Name: Ward Williams Associates. - Address: Compass House, Truro Business Park, Threemilestone, Truro Cornwall, TR4 9LD. - Contact: Robert Portman - Telephone: 01872 272906. - E-mail: robertportman@wwa.uk.com 	
A11 TENDER AND CONTRACT DOCUMENTS	
<p>110 TENDER DRAWINGS</p> <ul style="list-style-type: none"> - The tender drawings are: 17-4628BS-MB1. 	
<p>120 CONTRACT DRAWINGS</p> <ul style="list-style-type: none"> - The Contract Drawings: The same as the tender drawings. 	
A12 THE SITE/ EXISTING BUILDINGS	
<p>110 THE SITE</p> <ul style="list-style-type: none"> - Description: Existing main car park for Port Isaac 	
<p>200 ACCESS TO THE SITE</p> <ul style="list-style-type: none"> - Description: Access to the site is from Trewetha Lane. - Limitations: the surrounding areas is in constant use, 	



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<p>210 PARKING</p> <ul style="list-style-type: none"> - Parking restrictions: Park in the designated area only. <p>220 USE OF THE SITE</p> <ul style="list-style-type: none"> - General: Do not use the site for any purpose other than carrying out the Works. <p>230 SURROUNDING LAND/ BUILDING USES</p> <ul style="list-style-type: none"> - General: Adjacent or nearby uses or activities are as follows: - Childrens Play Area - Public Car Park <p>240 HEALTH AND SAFETY HAZARDS</p> <ul style="list-style-type: none"> - General: The nature and condition of the site cannot be fully and certainly ascertained before it is excavated. However the following hazards are or could be present: - Asbestos. - 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. <p>250 SITE VISIT</p> <ul style="list-style-type: none"> - 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: via the Contract Administrator. <p>A13 DESCRIPTION OF THE WORKS</p> <p>120 THE WORKS</p> <ul style="list-style-type: none"> - Description: Installation of modular building to provide 2no. Unisex toilets, 1no. Disabled toilet, serving area for functions and a maintenance area to the rear.. <p>A20 JCT MINOR WORKS BUILDING CONTRACT</p> <p>360 JCT MINOR WORKS BUILDING CONTRACT</p> <ul style="list-style-type: none"> - The Contract: JCT Minor Works Building Contract, 2015 Edition with contractor design element as required. - Allow for the obligations, liabilities and services described therein against the headings below: 	
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THE RECITALS

First

THE WORKS AND THE CONTRACT ADMINISTRATOR

- The work comprises:
- Supply and installation of Modular Building

- Architect/ Contract Administrator: See clause A10/140.

Third

CONTRACT DOCUMENTS

- Contract drawings: As listed in clause A11/120.
- Contract documents: The following have been prepared which show and describe the work to be done: A specification.

THE ARTICLES

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ARCHITECT/ CONTRACT ADMINISTRATOR

- Architect/ Contract Administrator: See clause A10/140.

4 and 5

- PRINCIPAL DESIGNER/ PRINCIPAL CONTRACTOR
- CDM Principal Designer: Ward Williams: Daryl Hill
- Principal Contractor: TBC.

CONTRACT PARTICULARS

Fourth Recital and clause 4.2

CONSTRUCTION INDUSTRY SCHEME (CIS)

- Employer at is 'not contractor' for the purposes of the CIS.

Fifth Recital

CDM REGULATIONS

- The project is not notifiable.

Article 7



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<p>ARBITRATION</p> <ul style="list-style-type: none">- Article 7 and Schedule 1 apply. <p>Clause 1.1</p> <p>CDM PLANNING PERIOD</p> <ul style="list-style-type: none">- Shall mean the period of 2 weeks beginning on a date to be agreed. <p>Clause 2.2</p> <p>COMMENCEMENT AND COMPLETION</p> <ul style="list-style-type: none">- Date for Commencement of the Works: TBC- Date for Completion: TBC <p>Clause 2.8</p> <p>LIQUIDATED DAMAGES</p> <ul style="list-style-type: none">- At the rate of: £1,000.00 per week. <p>Clause 2.10</p> <p>RECTIFICATION PERIOD</p> <ul style="list-style-type: none">- Period: 12 months. <p>Clause 4.3</p> <p>PERCENTAGE OF THE TOTAL VALUE OF THE WORK ETC.</p> <ul style="list-style-type: none">- Percentage: 95 per cent. <p>Clause 4.5</p> <p>PERCENTAGE OF THE TOTAL AMOUNT TO BE PAID TO THE CONTRACTOR</p> <ul style="list-style-type: none">- Percentage: 97.5 per cent. <p>Clause 4.8.1</p> <p>SUPPLY OF DOCUMENTATION</p> <ul style="list-style-type: none">- Period: Three months for the date of practical completion. <p>Clause 4.11 and Schedule 2</p> <p>CONTRIBUTION, LEVY AND TAX CHANGES</p> <ul style="list-style-type: none">- Clause 4.11 will be deleted. <p>Clause 5.3.2</p> <p>CONTRACTOR'S INSURANCE - INJURY TO PERSONS OR PROPERTY</p>	
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- Insurance cover (for any one occurrence or series of occurrences arising out of one event): £1,000,000.

Clauses 5.4A, 5.4B and 5.4C

INSURANCE OF THE WORKS ETC - ALTERNATIVE PROVISIONS

- *Clause 5.4B (Works and existing structures insurance by Employer in Joint Names) applies.*

Clauses 5.4A.1 and 5.4B.1.2

PERCENTAGE TO COVER PROFESSIONAL FEES

- Addition: 15 per cent.

Clause 7.2

ADJUDICATION

- The Adjudicator is: TBA.
- Nominator of Adjudicator: President or a Vice president or Chairman or Vice Chairman of the: RICS.

Schedule 1 and Schedule 2

BASE DATE

- Base date: 7 days before the date for return of tenders.

Schedule 1 paragraph 2.1

ARBITRATION

- Appointer of Arbitrator (and of any replacement): President or a Vice president of the: RICS.

THE CONDITIONS

SECTION 1: DEFINITIONS AND INTERPRETATION

1.4

RECKONING PERIODS OF DAYS

- Amendments: none.

1.7

APPLICABLE LAW

- Amendments: none.



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	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	
	- The Contract: Will be executed under hand.	
	CONTRACT GUARANTEE BOND	
	- Contract Guarantee Bond: is not required.	
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 Tendering Practice Note 2012.	
	- 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 that cannot be tendered.	
	- Relevant parts of the work: Define those parts, stating reasons for the inability to tender.	
170	ACCEPTANCE OF TENDER	
	- The Employer and Employer's representatives:	
	- Offer no guarantee that any tender will be recommended for acceptance or be accepted.	
	- Will not be responsible for any cost incurred in the preparation of any tender.	



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	PRICING/SUBMISSION OF DOCUMENTS	
210	<p>PRELIMINARIES IN THE SPECIFICATION</p> <ul style="list-style-type: none"> - Measurement rules: Preliminaries/ General Conditions have been prepared in accordance with SMM7. 	
220	<p>PRICING OF PRELIMINARIES</p> <ul style="list-style-type: none"> - Charges: If the Contractor requires interim payments to include fixed and time related charges for specific items in the Preliminaries those charges must be clearly shown against the items. 	
250	<p>PRICED DOCUMENTS</p> <ul style="list-style-type: none"> - 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: with tender. 	
310	<p>TENDER</p> <ul style="list-style-type: none"> - 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. 	
510	<p>ALTERNATIVE METHOD TENDERS</p> <ul style="list-style-type: none"> - General: In addition to and at the same time as tendering for the Works as defined in the tender documents, alternative methods of construction/ installation may be submitted for consideration. Alternatives, which would involve significant changes to other work, may not be considered. - Alternative tenders: Such alternatives will be deemed to be alternative tenders and each must include a complete and precise statement of the effects on cost and programme. - Safety method statement: Carry out a health and safety risk assessment for each alternative and where appropriate provide a safety method statement suitable for incorporation in the Health and Safety Plan. - Full technical data: Submit for each alternative together with details of any consequential amendments to the design and/ or construction of other parts of the Works. - Submit: with tender. 	
515	<p>ALTERNATIVE TIME TENDERS</p>	



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<ul style="list-style-type: none"> - General: In addition to and at the same time as tendering based upon the date or period specified in section A20, an alternative tender based upon a different date for completion or period may be submitted. - Date for completion: If any such tender is accepted the date for completion inserted in the Contract will be the date stated in the alternative tender or determined from the period stated in the alternative tender. <p>530 SUBSTITUTE PRODUCTS</p> <ul style="list-style-type: none"> - 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. <p>A31 PROVISION, CONTENT AND USE OF DOCUMENTS</p> <p>DEFINITIONS AND INTERPRETATIONS</p> <p>110 DEFINITIONS</p> <ul style="list-style-type: none"> - 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. <p>120 COMMUNICATION</p> <ul style="list-style-type: none"> - Definition: Includes advice, 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. <p>130 PRODUCTS</p> <ul style="list-style-type: none"> - 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. <p>135 SITE EQUIPMENT</p> <ul style="list-style-type: none"> - 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. 	
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<p>160 TERMS USED IN SPECIFICATION</p> <ul style="list-style-type: none"> - 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. <p>170 MANUFACTURER AND PRODUCT REFERENCE</p> <ul style="list-style-type: none"> - Definition: When used in this combination: <ul style="list-style-type: none"> - 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 manufacture's technical literature current on the date of the invitation to tender. <p>200 SUBSTITUTION OF PRODUCTS</p> <ul style="list-style-type: none"> - 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: 	
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<ul style="list-style-type: none"> - 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. <p>210 CROSS REFERENCES</p> <ul style="list-style-type: none"> - 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. <p>220 REFERENCED DOCUMENTS</p> <ul style="list-style-type: none"> - Conflicts: Specification prevails over referenced documents. <p>230 EQUIVALENT PRODUCTS</p> <ul style="list-style-type: none"> - Inadvertent omission: Wherever products are specified by proprietary name the phrase 'or equivalent' is to be deemed included. <p>250 CURRENCY OF DOCUMENTS</p> <ul style="list-style-type: none"> - Currency: References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender. <p>260 SIZES</p> <ul style="list-style-type: none"> - General dimensions: Products are specified by their co-ordinating sizes. - Timber: Cross section dimensions shown on drawings are: <ul style="list-style-type: none"> - Target sizes as defined in BS EN 336 for structural softwood and hardwood sections. 	
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<p>- Finished sizes for non-structural softwood or hardwood sawn and further processed sections.</p> <p>DOCUMENTS PROVIDED ON BEHALF OF EMPLOYER</p> <p>410 ADDITIONAL COPIES OF DRAWINGS/ DOCUMENTS</p> <ul style="list-style-type: none"> - Copies: Two of each contract drawing and contract document will be issued free of charge (not counting any certified copies). - Additional copies: Issued on request and charged to the Contractor. <p>440 DIMENSIONS</p> <ul style="list-style-type: none"> - Scaled dimensions: Do not rely on. <p>460 THE SPECIFICATION</p> <ul style="list-style-type: none"> - Coordination: All sections must be read in conjunction with Main Contract Preliminaries/ General conditions. <p>470 DIVERGENCE FROM THE STATUTORY REQUIREMENTS</p> <ul style="list-style-type: none"> - Divergence: Between the drawings or specification and the requirements of the Building Regulations, other Statutes, statutory undertakers and other regulatory authorities. - Action: Inform immediately. <p>DOCUMENTS PROVIDED BY CONTRACTOR/ SUBCONTRACTORS/ SUPPLIERS</p> <p>630 TECHNICAL LITERATURE</p> <ul style="list-style-type: none"> - Information: Keep on site for reference by all supervisory personnel: <ul style="list-style-type: none"> - Manufacturers' current literature relating to all products to be used in the Works. - Relevant British, EN or ISO Standards. <p>640 MAINTENANCE INSTRUCTIONS AND GUARANTEES</p> <ul style="list-style-type: none"> - Components and equipment: Obtain or retain copies, register with manufacturer and hand over on or before completion of the Works. - Information location: In the Building Manual. - Emergency call out services: Provide telephone numbers for use after completion. Extent of cover: all necessary products and services, office hours only. <p>A32 MANAGEMENT OF THE WORKS</p> <p>GENERALLY</p>	
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<p>120 INSURANCE</p> <ul style="list-style-type: none"> - Documentary evidence: Submit details before starting work on site and/ or policies and receipts for the insurances required by the Conditions of Contract. <p>130 INSURANCE CLAIMS</p> <ul style="list-style-type: none"> - 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. <p>140 CLIMATIC CONDITIONS</p> <ul style="list-style-type: none"> - Information: Record accurately and retain: <ul style="list-style-type: none"> - 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. <p>150 OWNERSHIP</p> <ul style="list-style-type: none"> - Alteration/ clearance work: Materials arising become the property of the Contractor except where otherwise stated. Remove from site as work proceeds. <p style="margin-left: 20px;">PROGRAMME/ PROGRESS</p> <p>210 PROGRAMME</p> <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - 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 within one week of request. <p>250 MONITORING</p> <ul style="list-style-type: none"> - 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. 	
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<p>255 NOTIFICATION OF COMPENSATION EVENT</p> <ul style="list-style-type: none"> - Content: Notwithstanding the Contractor's obligations under the Contract written notice must also be given of all other causes which apply concurrently. <p>260 SITE MEETINGS</p> <ul style="list-style-type: none"> - General: Site meetings will be held to review progress and other matters arising from administration of the Contract. - Frequency: Every two weeks. - Location: 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. <p>290 NOTICE OF COMPLETION</p> <ul style="list-style-type: none"> - Requirement: Give notice of the anticipated dates of completion of the whole or parts of the Works. - Associated works: Ensure necessary access, services and facilities are complete. - Period of notice (minimum): two weeks. <p>310 EXTENSIONS OF TIME</p> <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - 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. <p>CONTROL OF COST</p> <p>420 REMOVAL/ REPLACEMENT OF EXISTING WORK</p> <ul style="list-style-type: none"> - Extent and location: Agree before commencement. - Execution: Carry out in ways that minimize the extent of work. <p>430 PROPOSED INSTRUCTIONS</p>	
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<ul style="list-style-type: none"> - Estimates: If a proposed instruction requests an estimate of cost, submit without delay and in any case within seven days. <p>440 MEASUREMENT</p> <ul style="list-style-type: none"> - Covered work: Give notice before covering work required to be measured. <p>450 DAYWORK VOUCHERS</p> <ul style="list-style-type: none"> - Before commencing work: Give reasonable notice to person countersigning daywork vouchers. - Content: Before delivery, each voucher must be: <ul style="list-style-type: none"> - Referenced to the instruction under which the work is authorized. - 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: one week of request. <p>460 INTERIM VALUATIONS</p> <ul style="list-style-type: none"> - Applications: Include details of amounts requested under the Contract together with all necessary supporting information. - Submission: At least seven days before established dates. <p>470 PRODUCTS NOT INCORPORATED INTO THE WORKS</p> <ul style="list-style-type: none"> - 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. <p>475 PRODUCTS STORED OFF SITE</p> <ul style="list-style-type: none"> - Evidence of Title: Submit reasonable proof that the property in items stored off site to be included in valuations is vested in the Contractor. - Include for products purchased from a supplier: <ul style="list-style-type: none"> - A copy of the contract of sale. - A written statement from the supplier that any conditions of the sale relating to the passing of property have been fulfilled and the products are not subject to any encumbrance or charge. - Include for products purchased from a supplier by a subcontractor or manufactured or assembled by any subcontractor: Copies of the subcontract with the subcontractor and a written statement from the subcontractor that any conditions relating to the passing of property have been fulfilled. <p>A33 QUALITY STANDARDS/ CONTROL</p>	
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STANDARDS OF PRODUCTS AND EXECUTIONS		
110	<p>INCOMPLETE DOCUMENTATION</p> <ul style="list-style-type: none"> - General: Where and to the extent that products or work are not fully documented, they are to be: <ul style="list-style-type: none"> - 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	<p>WORKMANSHIP SKILLS</p> <ul style="list-style-type: none"> - 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	<p>QUALITY OF PRODUCTS</p> <ul style="list-style-type: none"> - 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 in 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	<p>QUALITY OF EXECUTION</p> <ul style="list-style-type: none"> - 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	<p>COMPLIANCE</p> <ul style="list-style-type: none"> - Compliance with proprietary specifications: Retain on site evidence that the proprietary product specified has been supplied. 	



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<ul style="list-style-type: none"> - Compliance with performance specifications: Submit evidence of compliance, including test reports indicating: <ul style="list-style-type: none"> - 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. 	
<p>150 INSPECTIONS</p> <ul style="list-style-type: none"> - Products and executions: Inspection or any other action must not be taken as approval unless confirmed in writing referring to: <ul style="list-style-type: none"> - Date of inspection. - Part of the work inspected. - Respects or characteristics which are approved. - Extent and purpose of the approval. - Any associated conditions. 	
<p>160 RELATED WORK</p> <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - 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. 	
<p>170 MANUFACTURER'S RECOMMENDATIONS/ INSTRUCTIONS</p> <ul style="list-style-type: none"> - 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. - Agreement certified products: Comply with limitations, recommendations and requirements of relevant valid certificates. 	
<p>180 WATER FOR THE WORKS</p>	



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	<ul style="list-style-type: none"> - Mains supply: Clean and uncontaminated. - Other: Do not use until: <ul style="list-style-type: none"> - Evidence of suitability is provided. - Tested to BS EN 1008 if instructed. <p>SAMPLES/ APPROVALS</p> <p>210 SAMPLES</p> <ul style="list-style-type: none"> - Products or executions: Comply with all other specification requirements and in respect of the stated or implied characteristics either: <ul style="list-style-type: none"> - To an express approval. - To match a sample expressly approved as a standard for the purpose. <p>220 APPROVAL OF PRODUCTS</p> <ul style="list-style-type: none"> - 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. <p>230 APPROVAL OF EXECUTION</p> <ul style="list-style-type: none"> - 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. <p>SERVICES GENERALLY</p> <p>410 SERVICES REGULATIONS</p> <ul style="list-style-type: none"> - New or existing services: Comply with the Byelaws or Regulations of the relevant Statutory Authority. <p>420 WATER REGULATIONS/ BYELAWS NOTIFICATION</p> <ul style="list-style-type: none"> - Requirements: Notify Water Undertaker of any work carried out to or which affects new or existing services and submit any required plans, diagrams and details. - Consent: Allow adequate time to receive Undertaker's consent before starting work. Inform immediately if consent is withheld or is granted subject to significant conditions. 	
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<p>430 WATER REGULATIONS/ BYELAWS CONTRACTOR'S CERTIFICATE</p> <ul style="list-style-type: none"> - On completion of the work: Submit (copy where also required to the Water Undertaker) a certificate including: <ul style="list-style-type: none"> - The address of the premises. - A brief description of the new installation and/ or work carried out to an existing installation. - The Contractor's name and address. - A statement that the installation complies with the relevant Water Regulations or Byelaws. - The name and signature of the individual responsible for checking compliance. - The date on which the installation was checked. <p>435 ELECTRICAL INSTALLATION CERTIFICATE</p> <ul style="list-style-type: none"> - Issue: When work is completed. - Original certificate: To be lodged in the Building Manual. <p>445 SERVICE RUNS</p> <ul style="list-style-type: none"> - 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. <p>450 MECHANICAL AND ELECTRICAL SERVICES</p> <ul style="list-style-type: none"> - 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. <p>SUPERVISION/ INSPECTION/ DEFECTIVE WORK</p> <p>525 ACCESS</p> <ul style="list-style-type: none"> - 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. <p>530 OVERTIME WORKING</p> <ul style="list-style-type: none"> - Notice: Prior to overtime being worked, submit details of times, types and locations of work to be done. <ul style="list-style-type: none"> - Minimum period of notice: two days. 	
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	<ul style="list-style-type: none"> - 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	<p>DEFECTS IN EXISTING WORK</p> <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - Hinder access to defective products or work; or - Be rendered abortive by remedial work. 	
560	<p>TESTS AND INSPECTIONS</p> <ul style="list-style-type: none"> - 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	<p>PROPOSALS FOR RECTIFICATION OF DEFECTIVE PRODUCTS/ EXECUTIONS</p> <ul style="list-style-type: none"> - Proposals: Immediately any execution 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. <p>WORK AT OR AFTER COMPLETION</p>	
710	<p>WORK BEFORE COMPLETION</p> <ul style="list-style-type: none"> - General: Make good all damage consequent upon the Works. <ul style="list-style-type: none"> - 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. 	



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<p>720 SECURITY AT COMPLETION</p> <ul style="list-style-type: none"> - 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 itemised schedule, retaining duplicate schedule signed by Employer as a receipt. <p>730 MAKING GOOD DEFECTS</p> <ul style="list-style-type: none"> - Remedial work: Arrange access with Employer. - Rectification: Give reasonable notice for access to the various parts of the Works. - Completion: Notify when remedial works have been completed. <p>A34 SECURITY/ SAFETY/ PROTECTION</p> <p>SECURITY, HEALTH AND SAFETY</p> <p>120 EXECUTION HAZARDS</p> <ul style="list-style-type: none"> - Common hazards: Not listed. Control by good management and site practice. <p>130 PRODUCT HAZARDS</p> <ul style="list-style-type: none"> - 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. <p>150 SECURITY</p> <ul style="list-style-type: none"> - 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: none. <p>160 STABILITY</p> <ul style="list-style-type: none"> - 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. <p>170 OCCUPIED PREMISES</p> <ul style="list-style-type: none"> - <i>Extent: Existing play area and car park will be occupied during the Contract period, any proposed overtime working must be agreed in advance.</i> 	
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<p>210 EMPLOYER'S REPRESENTATIVES SITE VISITS</p> <ul style="list-style-type: none"> - 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. <p>PROTECT AGAINST THE FOLLOWING</p> <p>330 NOISE CONTROL</p> <ul style="list-style-type: none"> - Standard: Comply generally with the recommendations of BS 5228-1, clause 9.3 to minimize noise levels during the execution of the Works. - Noise levels from the works: Maximum level: 85dB (A) when measured from source. - 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: <ul style="list-style-type: none"> - Pneumatic drills and other noisy appliances without consent during opening times. - Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance. <p>340 POLLUTION</p> <ul style="list-style-type: none"> - 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. <p>350 PESTICIDES</p> <ul style="list-style-type: none"> - Use: Not permitted. <p>360 NUISANCE</p> <ul style="list-style-type: none"> - 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. <p>370 ASBESTOS CONTAINING MATERIALS</p> <ul style="list-style-type: none"> - Duty: Report immediately any suspected materials discovered during execution of the Works. <ul style="list-style-type: none"> - Do not disturb. - Agree methods for safe removal or encapsulation. 	
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<p>375 ANTIQUITIES</p> <ul style="list-style-type: none"> - Duty: Report immediately any fossils, antiquities and other objects of interest or value discovered during execution of the works. - Preservation: Keep objects in the exact position and condition in which they were found. - Special requirements: NA <p>380 FIRE PREVENTION</p> <ul style="list-style-type: none"> - 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'). <p>390 SMOKING ON SITE</p> <ul style="list-style-type: none"> - Smoking on site: Not permitted. <p>400 BURNING ON SITE</p> <ul style="list-style-type: none"> - Burning on site: Not permitted. <p>410 MOISTURE</p> <ul style="list-style-type: none"> - Wetness or dampness: Prevent, where this may cause damage to the Works. - Drying out: Control humidity and the application of heat to prevent: <ul style="list-style-type: none"> - Blistering and failure of adhesion. - Damage due to trapped moisture. - Excessive movement. <p>420 INFECTED TIMBER/ CONTAMINATED MATERIALS</p> <ul style="list-style-type: none"> - Removal: Where instructed to remove materials affected by fungal/ insect attack from the building, minimize the risk of infecting other parts of the building. - Testing: Carry out and keep records of appropriate tests to demonstrate that hazards presented by concentrations of airborne particle, toxins and other microorganisms are within acceptable levels. <p>430 WASTE</p> <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - Non-hazardous material: In a manner approved by the Waste Regulation Authority. 	
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	<ul style="list-style-type: none"> - 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	<p>ELECTROMAGNETIC INTERFERENCE</p> <ul style="list-style-type: none"> - Duty: Prevent excessive electromagnetic disturbance to apparatus outside the site. <p>PROTECT THE FOLLOWING</p>	
510	<p>EXISTING SERVICES</p> <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - Below ground: Use signboards, giving type and depth; - Overhead: Use headroom markers. - Damage to services: If any results from execution of the Works: <ul style="list-style-type: none"> - 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	<p>ROADS AND FOOTPATHS</p> <ul style="list-style-type: none"> - 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. 	
540	<p>RETAINED TREES/ SHRUBS/ GRASSED AREAS</p> <ul style="list-style-type: none"> - Protection: Preserve and prevent damage, except those not required. 	



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<ul style="list-style-type: none"> - 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. 	
<p>560 EXISTING FEATURES</p> <ul style="list-style-type: none"> - 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: N/A. 	
<p>570 EXISTING WORK</p> <ul style="list-style-type: none"> - Protection: Prevent damage to existing work, structure or other property during the course of the work. - Removal: Minimum amount necessary. - Replacement work: To match existing. 	
<p>580 BUILDING INTERIORS</p> <ul style="list-style-type: none"> - Protection: Prevent damage from exposure to the environment, including weather, flora, fauna, and other causes of material degradation during the course of the work. 	
<p>600 EXISTING FURNITURE, FITTINGS AND EQUIPMENT</p> <ul style="list-style-type: none"> - Protection: Prevent damage or move as necessary to enable the Works to be executed. Reinstall in original positions. - Extent: Before work in each room starts the Contractor is to move or protect the furniture, fittings and equipment as necessary. 	
<p>620 ADJOINING PROPERTY</p> <ul style="list-style-type: none"> - Permission: Obtain as necessary from owners if requiring to erect scaffolding on or otherwise use adjoining property. 	
<p>625 ADJOINING PROPERTY RESTRICTIONS</p> <ul style="list-style-type: none"> - Precautions: <ul style="list-style-type: none"> - Prevent trespass of workpeople and take precautions to prevent damage to adjoining property. - Pay all charges. - Remove and make good on completion or when directed. - Damage: Bear cost of repairing damage arising from execution of the Works. 	
<p>630 EXISTING STRUCTURES</p>	



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<ul style="list-style-type: none"> - Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary. - Supports: During execution of the Works: <ul style="list-style-type: none"> - 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. 	
<p>640 MATERIALS FOR RECYCLING/ REUSE</p> <ul style="list-style-type: none"> - Duty: Sort and prevent damage to stated products or materials, clean off bedding and jointing materials and other contaminants. - Storage: Stack neatly and protect until required by the Employer or for use in the Works as instructed. 	
<p>A36 FACILITIES/ TEMPORARY WORKS/ SERVICES</p> <p>GENERALLY</p>	
<p>110 SPOIL HEAPS, TEMPORARY WORKS AND SERVICES</p> <ul style="list-style-type: none"> - Location: Give notice of intended siting. - Maintenance: Alter, adapt and move as necessary. Remove when no longer required and make good. <p>ACCOMMODATION</p>	
<p>210 ROOM FOR MEETINGS</p> <ul style="list-style-type: none"> - 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 4 people. 	
<p>230 TEMPORARY ACCOMMODATION</p> <ul style="list-style-type: none"> - Accommodation made available by the Employer: The following may be used for the duration of the Contract without charge provided that: <ul style="list-style-type: none"> - It is used solely for the purposes of carrying out the Works. - The use to which it is put does not involve undue risk of damage. - Any temporary adaptations are approved by or on behalf of the Employer before being carried out. 	



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<p>- It is vacated on completion of the Works or determination of the Contract.</p> <p>- When vacated, its condition is at least equivalent to its condition at the start of the Contract.</p> <p>- Description: WC and kitchen facilities installed at the property.</p> <p>- Available services and facilities: as above.</p> <p>TEMPORARY WORKS</p> <p>340 NAME BOARDS/ ADVERTISEMENTS</p> <p>- Name boards/ advertisements: Not permitted.</p> <p>SERVICES AND FACILITIES</p> <p>410 LIGHTING</p> <p>- Finishing work and inspection: Provide temporary lighting, the intensity and direction of which closely resembles that delivered by the permanent installation.</p> <p>420 LIGHTING AND POWER</p> <p>- Supply: Electricity from the Employer's mains may be used for the Works as follows:</p> <ul style="list-style-type: none"> - Metering: contractors metering. - Point of supply: mains. - Available capacity: 250v. - Frequency: 50 Hz. - Phase: 3 phase. - Current: Alternating. <p>- Continuity: The Employer will not be responsible for the consequences of failure or restriction in supply.</p> <p>430 WATER</p> <p>- Supply: The Employer's mains may be used for the Works as follows:</p> <ul style="list-style-type: none"> - Metering: contractor metering. - Source: mains. - Location of supply point: TBC. - Conditions/ Restrictions: n/a. <p>- Continuity: The Employer will not be responsible for the consequences of failure or restriction in supply.</p> <p>440 TELEPHONES</p>	
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<ul style="list-style-type: none"> - Direct communication: As soon as practicable after the Date of Possession provide the Contractor's person in charge with a mobile telephone. <p>520 USE OF PERMANENT HEATING SYSTEM</p> <ul style="list-style-type: none"> - Permanent heating installation: May be used for drying out the Works and controlling temperature and humidity levels. - Installation: If used: <ul style="list-style-type: none"> - Take responsibility for operation, maintenance and remedial work. - Arrange supervision by and indemnification of the appropriate Subcontractors. - Pay costs arising. <p>530 BENEFICIAL USE OF INSTALLED SYSTEMS</p> <ul style="list-style-type: none"> - Permanent systems: Do not use for the Works. <p>570 PERSONAL PROTECTIVE EQUIPMENT</p> <ul style="list-style-type: none"> - General: Provide for the sole use of those acting on behalf of the Employer, in sizes to be specified: <ul style="list-style-type: none"> - Safety helmets to BS EN 397, neither damaged nor time expired. Number required: as appropriate. - High visibility waistcoats to BS EN 471 Class 2. Number required: as appropriate. - Safety boots with steel insole and toecap to BS EN ISO 20345. Pairs required: as appropriate. - 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. <p>A54 PROVISIONAL WORK/ ITEMS</p> <p>590 CONTINGENCIES</p> <ul style="list-style-type: none"> - Project Contingency: £10,000.00 	
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02

WWA: RP: 2018

| Preambles



PREAMBLES

1 Familiarity with Documents

All Schedules of Works must be read in conjunction with the details of contract and Preliminaries contained within Section 1 of this Specification.

Any discrepancies must be notified to the Contract Administrator for clarification. Any claim for additional payment resulting from the Contractor's failure to familiarise himself with the documents, works and conditions attached thereto will not be entertained.

2 Site Conditions

The Contractor must undertake a site inspection and ascertain the condition and nature of the site and include for all works necessary for the safe and proper execution of the specified work.

The contractor is to schedule dates and times of inspections with Port Isaac Parish Council prior to attending site.

No additional application for payment will be entertained where the Contractor has failed to undertake a site inspection prior to tender.

3 Pricing

All clauses within the Specification document must be individually priced, including preliminaries. The pricing indicated will form the basis of valuation in the event of any variation order received.

Pricing must be carried to the summary page and a full set of priced documents must be submitted with the Form of Tender in the envelopes provided.

4 Alternative Materials

Where materials have been specified by a Manufacturer or reference, equal and approved alternatives may be considered but the consent of the Contract Administrator must be sought.

For the purposes of tendering, only the specified material should be allowed for.

6 Extent of Specified Works

The Employer gives no guarantees that all or any of the works will be undertaken. Funding for this project is limited and the viability of works may be dependent upon the tenders received.

Carried Forward £



7 Protection

The Contractor must allow for providing all necessary temporary protection to surfaces, services, fixtures and fittings either adjoining or within the work area which may be affected during the course of the works. Any damage resulting from failure to provide adequate protection will be made good at the Contractor's expense.

8 Site Security

The Contractor is responsible for ensuring that the site remains secure at all times and provide adequate temporary fencing/boarding/ alarms as maybe required.

9 Debris Removal

All debris arising from the works must be removed from site on a daily basis. The Contractor must allow for providing all necessary lockable covered skips, which will be required.

10 Storage of Materials

Under no circumstances are the premises to be used for the storage of materials and equipment. The Contractor is therefore advised to allow for regular deliveries of materials.

11 Scope of Works

The works involve the Installation of modular building to provide 2no. Unisex toilets, 1no. Disabled toilet, serving (kiosk) area for functions and a maintenance area to the rear.

12 Asbestos Containing Materials (ACMs)

No asbestos survey has been carried out although no specific ACMs have been identified at this time.

There always remains a risk that further ACMs maybe discovered during the course of the works. If the Contractor suspects further materials. Works to that area must cease and the Contract Administrator informed for further instruction.

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WWA: RP: 2018

| Schedule of Work



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SCHEDULE OF WORKS – PORT ISAAC MAIN CAR PARK TOILETS

1.0.0 GROUNDWORKS

1.1.0 Externally

- 1.1.1 Ground works to be undertaken by others. Allow to produce foundation design in line with your proposals which can be used for ground works.
- 1.1.2 Drainage works to be undertaken by others. Refer to the Knevitt design in Appendix A.
- 1.1.3 Foundation works to be undertaken by others.

2.0.0 MODULAR BUILDING

2.1.0 Externals

- 2.1.1 Complete full design for supply and install of a modular building in accordance with layout shown in drawing number 17-4268BS-MB1.
- 2.1.2 The location and exposure of the building is to be considered in all factors of design and construction.
- 2.1.3 Structural information to conform to GNC details provided in Appendix B. Details are as follows:
 - GNC Standard Appraisal Notes
 - 6477 – 01 – Line and Point Loads
 - 6477 – 02 – Structural Appraisal
- 2.1.4 Proposed construction method of elements to be confirmed on submission of tender.
- 2.1.5. Building regulations Approved Document Part L2A does not apply for a building of this size. The following U Values should be achieved in order to allow appropriate thermal comfort levels.
 - Roof – 0.25w/m2K
 - Walls – 0.35w/m2K
 - Floor – 0.25w/m2K
- 2.1.6 Rainwater goods to be black PVCu sections. Install in locations shown in drawing number 17-4268BS-MB1. Ensure secure connection to the modular building through fascia board or approved alternative. Surface drainage to be connected into underground services via groundworks contractor.
- 2.1.7 Roof finish to be interlocking concrete tiles with concrete ridge tiles.
- 2.1.8 Cedar cladding is to be provided on external walls.

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2.1.9 Allow for a PVCu double glazed window to kiosk area. The central 2 panes of the window should slide to allow opening to serve customers. Install steel roller security shutter to the window externals.

2.1.10 Doors to WC's to be DDA compliant. Doors to be a steel frame door leaf mounted on an aluminium frame. Allow for appropriate signage on each door. Door dimensions as follows:

- Disabled WC – 1050mm x 2085mm
- Ambulant WC (x2) – 864mm x 2085mm
- Plant room and kiosk doors – 864mm x 2085mm

Doors to be DDA compliant for ease of operation. Include for easy to use ironmongery and assisted opening using closers.

2.1.11 Install coin pay system on the external face of each WC door (3no). Link system and override back to plant room.

2.1.12 Install external lighting in the following areas:

- Spotlights above each door on the front elevation.
- Spotlights in the eave to central points between posts on rear and left elevation. Mounted centrally between fascia and wall.

Allow for a dusk relay with manual/automatic switch within the distribution box in the plant room.

2.2.0 Internals

2.2.1 Layout to be in accordance with drawing number 17-4268BS-MB1. This is to include the following:

- 1nr disabled WC – Layouts in accordance with Approved Doc M and BS8300.
- 2nr ambulant disabled WC – Layouts in accordance with Approved Doc M and BS8300.
- Kiosk area
- Service area

2.2.2 Inner walls to be finished in a durable wall laminate on all WC's and service area.

2.2.3 Inner walls to kiosk to be finished in a plasterboard finish.

2.2.4 Ceilings to be finished in PVCu cladding.

2.2.5 Floors to be anti-slip finish throughout.

2.3.0 Disabled WC

2.3.1 Locations of all fittings to the Disabled WC should be in compliance with Approved Document Part M and BS8300.

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- 2.3.2 Allow for a DocM pack toilet and basin for the disabled WC. Toilet flush system to be on an automatic sensor.
- 2.3.3 Allow to install a recessed hand wash drier unit (wall gate or similar approved).
- 2.3.4 Allow for an emergency pull chord.
- 2.3.5 Install extract fan with an air exchange rate of at least 6 l/s for WC's. Ensure the unit has a 15-minute overrun function.
- 2.3.6 Include for all associated grab rails as required. (location in line with DDA guidance)
- 2.3.7 Allow for a toilet roll holder (location in line with DDA guidance).
- 2.3.8 Allow for waste paper bin.
- 2.3.9 Allow for mirror above hand wash basin and a full-length mirror on the right wall (locations and dimensions in line with DDA guidance).
- 2.3.10 Allow for coat hooks to the inner side of the door leaf.
- 2.3.11 Allow for baby change table to the centre of the left wall.
- 2.3.12 Allow for 2nr spotlights connected to a flat pullcord on the right of the entrance door. Lights to be centrally and over baby changing table.
- 2.3.13 Allow for one emergency light to be fitted above the door.
- 2.3.14 Install hot water heater below sink and link into mixer arrangement on tap.
- 2.3.15 Install floor mounted drain in the centre of the room and connect to the foul line.
- 2.4.0 Ambulant disabled WC's**
- 2.4.1 Locations of all fittings to the Ambulant WC's should be in compliance with Approved Document Part M and BS8300.
- 2.4.2 WC and basin packs to be compliant with ambulant disabled toilets. Toilet flush system to be on an automatic sensor.
- 2.4.3 Allow to install a recessed hand wash drier unit (wall gate or similar approved). To both units.

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- 2.4.4 Include for all associated grab rails as required.
- 2.4.5 Install extract fans with an air exchange rate of at least 6 l/s for WC's. Ensure the unit has a 15-minute overrun function.
- 2.4.6 Allow for toilet roll holders.
- 2.4.7 Allow for waste paper bins.
- 2.4.8 Allow for mirrors above hand wash basin and a full-length mirrors on the right wall.
- 2.4.9 Allow for coat hooks to the inner side of the door leaf.
- 2.4.10 Per WC: Allow for 2nr spotlights connected to a flat pullcord on the right of the entrance door.
- 2.4.11 Per WC: Allow for one emergency light to be fitted above the door.
- 2.4.12 Install hot water heaters below sink and link into mixer arrangement on tap.
- 2.4.13 Install floor mounted drain in the centre of both rooms and connect to the foul line.

2.5.0 Kiosk

- 2.5.1 Install extract fan with an air exchange rate of at least 15 l/s for kiosk area. Ensure the unit has a 15-minute overrun function.
- 2.5.2 Allow for one central strip light in this area.
- 2.5.3 Install 3nr double electrical sockets in kiosk, on the following location:
 - Centrally on rear wall
 - Centrally on right wall
 - Centrally on left wall underneath window opening.
- 2.5.4 Install a cold-water feed into the room.

2.6.0 Plant room

- 2.6.1 Install extract fan with an air exchange rate of at least 20 l/s for service area. Ensure the unit has a 15-minute overrun function.
- 2.6.2 Install a stainless commercial sink. Include for a cold water tap and a hose connection.
- 2.6.3 Hot water to the sink to be provided by a 40-litre hot water heater. Install above sink, direct feed into sink.

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2.6.4 Allow for one central strip light in this area.

2.6.5 Install floor mounted drain in the centre of the room and connect to the foul line.

2.7.0 Services

2.7.1 Allow for electric radiators in each WC and within the kiosk area.

2.7.2 Foul drainage to be connected into services connected by groundworks contractors.

2.7.3 All hot water to be provided by hot water heater systems mounted under basins in WC and sink in service area

2.7.4 Incoming mains water and electric to be located in the service room. Allow for earthing of all electrical services.

2.7.5 Install all consumer units in plant room. Ensure a separate sub-meter is installed to the kiosk area.

2.7.6 Install door override systems for the coin pay in the plant room.

2.7.7 WC's to be wall mounted. Cisterns to be positioned behind panelling in the service area.

3.0.0 Building Control

3.0.1 On return of tender allow for design to show all details required by Building Control.

Carried Forward £

04

WWA: RP: 2018

| Summary Page



£

SUMMARY

Preliminaries

Contractor's OH&P

Section Totals:

2.1.0 Externals

2.2.0 Internals

2.3.0 Disabled WC

2.4.0 Ambulant disabled WC

2.5.0 Kiosk

2.6.0 Plant room

2.7.0 Services

Contingency..... 10,000.00

Total

Note: All prices above are exclusive of VAT. Provisional sums included in page totals.

Carried Forward £

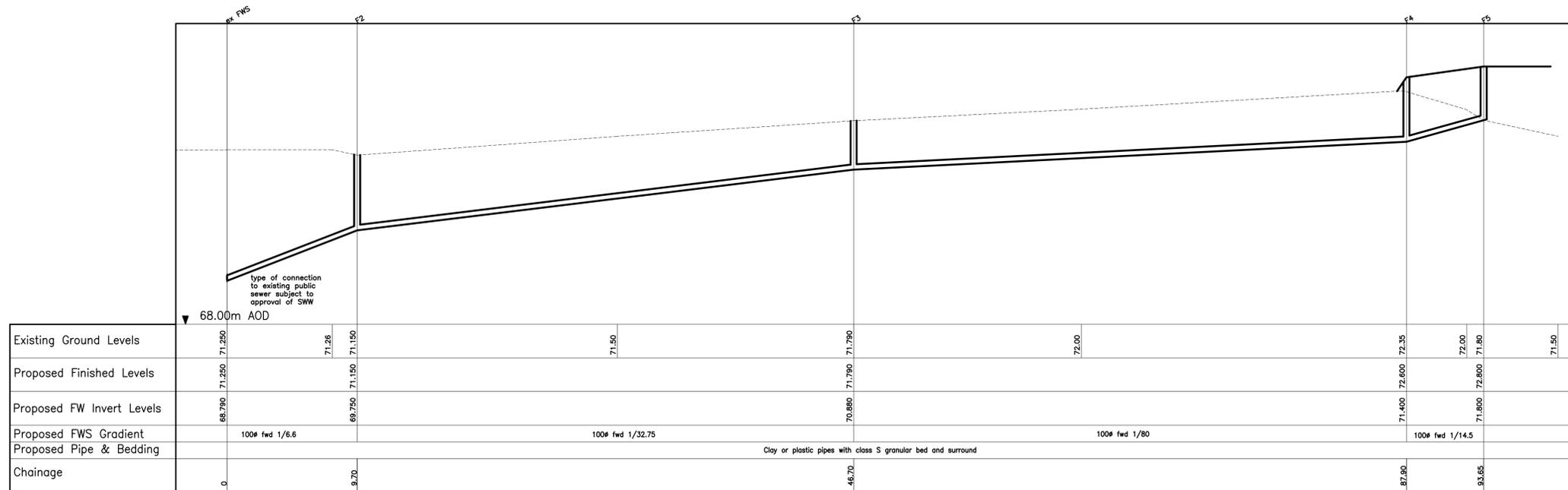


| Appendix A

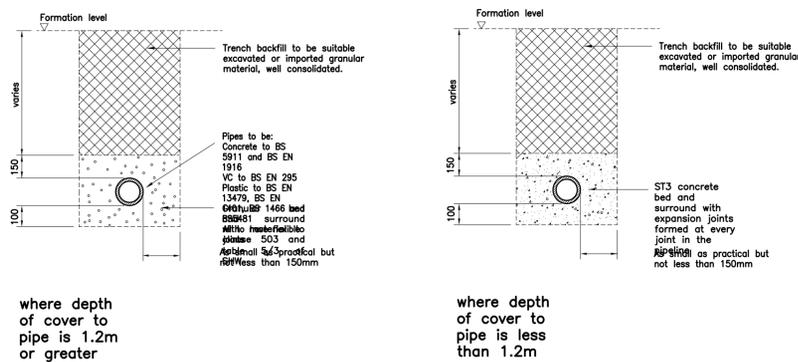
Knvevitt Groundworks Details

NOTES

- GENERAL HEALTH & SAFETY:**
- GENERAL: These NOTES are not an exhaustive list but highlight some of the more unusual hazards that should be considered, not only by the Contractor during the Construction Phase but also the Client/User during the life of the structure.
 - UNDERGROUND SERVICES: Ensure that all underground services are traced and identified prior to excavation, hand digging if necessary. Disused services to be made safe. Live services to be marked.
 - OVERHEAD SERVICES: Ensure all Electric cables are shrouded by Western Power. This may affect proximity of Scaffolding, positioning of cranes, etc.
 - DRAINAGE: If deep manholes are present, take precautions before entering because of the Confined Space Hazard.

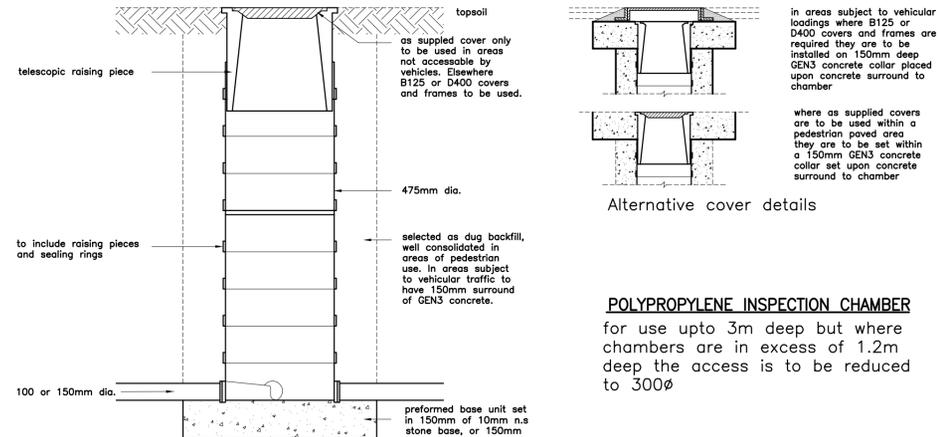


Longitudinal Section FWD
Scale 1:200 H
1:50 V



Nominal Pipe Diameter	BS 882:1992 (table 3)	
	Graded Aggregate	Single-Sized Aggregate
Not exceeding 140mm		10mm
Exceeding 140 but not exceeding 400mm	20 to 5 or 14 to 5	10, 14 or 20
Exceeding 400mm	14 to 5, 20 to 5 or 40 to 5	10, 14, 20 or 40

Pipe bedding materials from Table 5/3 and clause 503 of SHW



REV.	DATE	DESCRIPTION	BY

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Project
**Proposed Public Toilets
Trewetha Lane Car Park
Port Isaac, Cornwall**

Drawing Title
**PROPOSED FOUL WATER
DRAINAGE LONG SECTION
& CONSTRUCTION DETAILS**

Project Engineer: **Ernie Stanton**
Drafted by: **Ernie Stanton**

Client
St Edmellion Parish Council

Architect

Scales A1
as shown

Original Date/Date Issued
Jan 18

Drawing Number
B9058/102 P1

Knevit Consulting
Civil, Structural and Highway Engineers

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Web Site: www.KnevitConsulting.co.uk

The Old Sunday School
Stadesbridge
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Cornwall
PL27 6JB

Tel: 01208 815400
Fax: 01208 815409

- DRAWING STATUS**
- PRELIMINARY
 - FOR APPROVAL
 - TENDER
 - CONSTRUCTION
 - AS BUILT



NOTES

- GENERAL HEALTH & SAFETY:**
- GENERAL: These NOTES are not an exhaustive list but highlight some of the more unusual hazards that should be considered, not only by the Contractor during the Construction Phase but also the Client/User during the life of the structure.
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 - DRAINAGE: If deep manholes are present, take precautions before entering because of the Confined Space Hazard.

P3	09.01.18	building floor level raised, external paving and embankments added and swd inverts and gradients revise.	ES
P2	19.12.17	Numerous changes to toilet block location & floor level, routing & levels of external drainage and point of connection to the ex sewer	ES
P1	06.11.17	Preliminary Issue	ES
REV.	DATE	DESCRIPTION	BY

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Project
Proposed Public Toilets
Trewetha Lane Car Park
Port Isaac, Cornwall

Drawing Title
PROPOSED FOUL WATER DRAINAGE LAYOUT

Project Engineer **Ernie Stanton**
 Drafted by: **Ernie Stanton**

Client
St Endellion Parish Council

Scales A1
1:200 Original Date/Date Issued
Nov 17

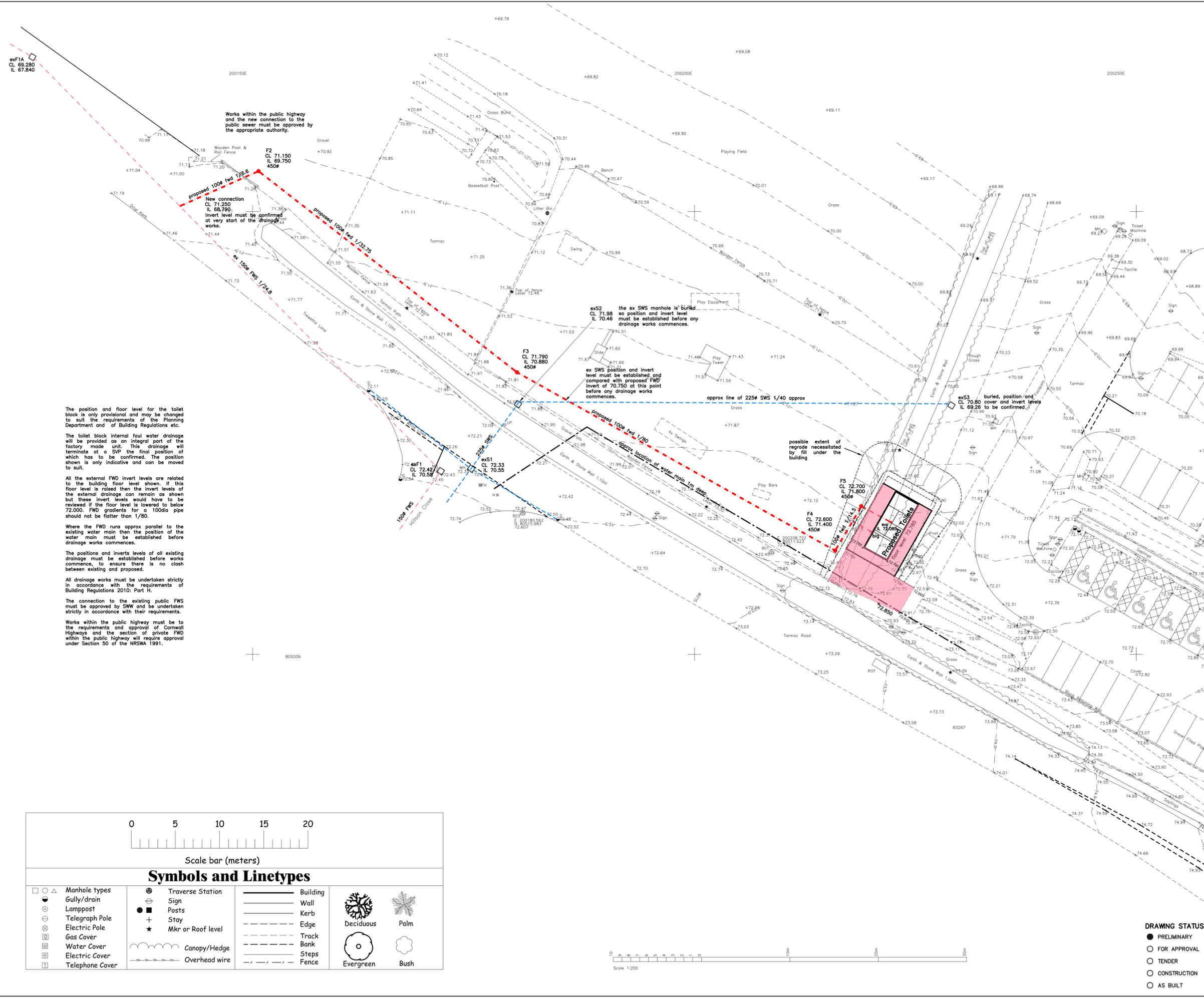
Drawing Number
B9058/101 P3

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 Web Site: www.KnevitConsulting.co.uk

The Old Sunday School
 Sladesbridge
 Wadebridge
 Cornwall
 PL27 6JB

Tel: 01208 815400
 Fax: 01208 815409



The position and floor level for the toilet block is only provisional and may be changed to suit the requirements of the Planning Department and of Building Regulations etc.

The toilet block internal foul water drainage will be provided as an integral part of the factory made unit. This drainage will terminate at a SVP the final position of which has to be confirmed. The position shown is only indicative and can be moved to suit.

All the external FWD invert levels are related to the building floor level shown. If this floor level is raised then the invert levels of the external drainage can remain as shown but these invert levels would have to be reviewed if the floor level is lowered to below 72.000. FWD gradients for a 100dia pipe should not be flatter than 1/80.

Where the FWD runs approx parallel to the existing water main then the position of the water main must be established before drainage works commences.

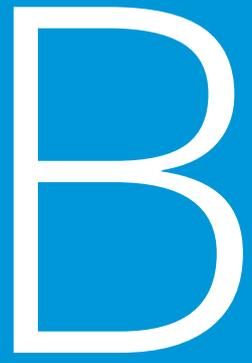
The positions and inverts levels of all existing drainage must be established before works commence, to ensure there is no clash between existing and proposed.

All drainage works must be undertaken strictly in accordance with the requirements of Building Regulations 2010: Part H.

The connection to the existing public FWS must be approved by SWW and be undertaken strictly in accordance with their requirements.

Works within the public highway must be to the requirements and approval of Cornwall Highways and the section of private FWD within the public highway will require approval under Section 50 of the NRSWA 1991.

- DRAWING STATUS**
- PRELIMINARY
 - FOR APPROVAL
 - TENDER
 - CONSTRUCTION
 - AS BUILT



| Appendix B

GNC Structural Details

GNC Standard Appraisal Notes

Client - *Modularwise Ltd.*
Project Name - *Port Isaac*
Project Number - *6477*

1. Anchorage Details

- Soleplate fixings at 600c/c
- Holding-Down straps are not required U.N.O

2. Walls

- External Walls 38 x 140 (C16) @ 600 c/c U.N.O
- All external wall panels to be to the standard SS150 wall panel U.N.O

3. Lintels

- External lintels perpendicular to span 2/38x140 C16 – ('D140') on 1+1 U.N.O
- All lintels to be min D140 U.N.O

4. Roof

- 2No. Cullen TC truss clips to every truss per support U.N.O
- All girder trusses and roof beams to have 1no. framing anchor at either-side U.N.O

5. General

- All beams to have minimum 45mm bearing onto supporting walls U.N.O
- Whether joist span is shown spanning continuous OR simply supported this should be adhered to.
- Where the width of any beam section size is less than the width of the supporting cripple stud arrangement, a bottom MS bearing plate (of width equal to the cripple stud arrangement) must be provided at the support - minimum thickness to be 8mm U.N.O
- NOTES TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFIC STRUCTURAL APPRAISAL COMPLETED BY THE CONSULTANT ENGINEERS
- U.N.O. – Unless Noted Otherwise

GNC Standard Appraisal Notes

Client - *Modularwise Ltd.*
 Project Name - *Port Isaac*
 Project Number - *6477*

6. GNC wall panel specification

GNC Ref:	Nailing Specification (mm)			Primary Board (mm)		Secondary Board (mm)	
	Dia.	Perimeter	Internal	9 OSB/9.5 PLY	12.5 Plasterb'd	9 OSB/9.5PLY	12.5 Plasterb'd
SS150	2.90	150	300	1 Layer			1 Layer
SS125	2.90	125	300	1 Layer			1 Layer
SS100	2.90	100	300	1 Layer			1 Layer
SS75	2.90	75	300	1 Layer			1 Layer
SS50	2.90	50	300	1 Layer			1 Layer
DS150	2.90	150	300	1 Layer		1 Layer	
DS125	2.90	125	300	1 Layer		1 Layer	
DS100	2.90	100	300	1 Layer		1 Layer	
DS75	2.90	75	300	1 Layer		1 Layer	
DS50	2.90	50	300	1 Layer		1 Layer	
PB	2.65	150	300		1 Layer		1 Layer
SW	2.65	150	300		1 Layer		1 Layer

Notes:

PB Internal Loadbearing walls
SW Separating wall system
PBD/SWD As above but with mid height noggins/dwangs

7. Standard appraisal annotations

 - Indicates Number of Full Height Studs in Panel.

 - Number of Cripple Studs (under lintel) + Number of Full Height Studs (next to lintel).

 - Revised Area.

 - Indicates Safe Working Load for Hanger. Note: loads smaller than 7.5kN has been omitted for clarity.

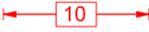
General Notes

Line + Point Loads

The loadings detailed are for the timber frame element of the works only and exclude loadings from the following:

- 1. underbuilding / sub-structure
- 2. ground floor (assumed to be concrete)
- 3. external masonry leaf

 Denotes Load Bearing Wall

 Denotes dead and live **UNFACTORED** uniformly distributed loads

 Denotes dead and live **UNFACTORED** point loads from beam reactions / girder trusses which must be included in addition to the uniformly distributed loads indicated

In addition to the loads noted, concentrations will occur either side of openings in both the internal and external Load Bearing walls (refer to architects layouts for extent of all openings) these should be calculated from the noted UDL and allowed for in the design of the building's substructure.

All loadings are **UNFACTORED**

All loadings < 10kN/m have been omitted for clarity

A minimum UDL of 10kN/m shall be applied to all walls indicated as Load Bearing U.N.O

rev	by	description	date

rev	by	description	date



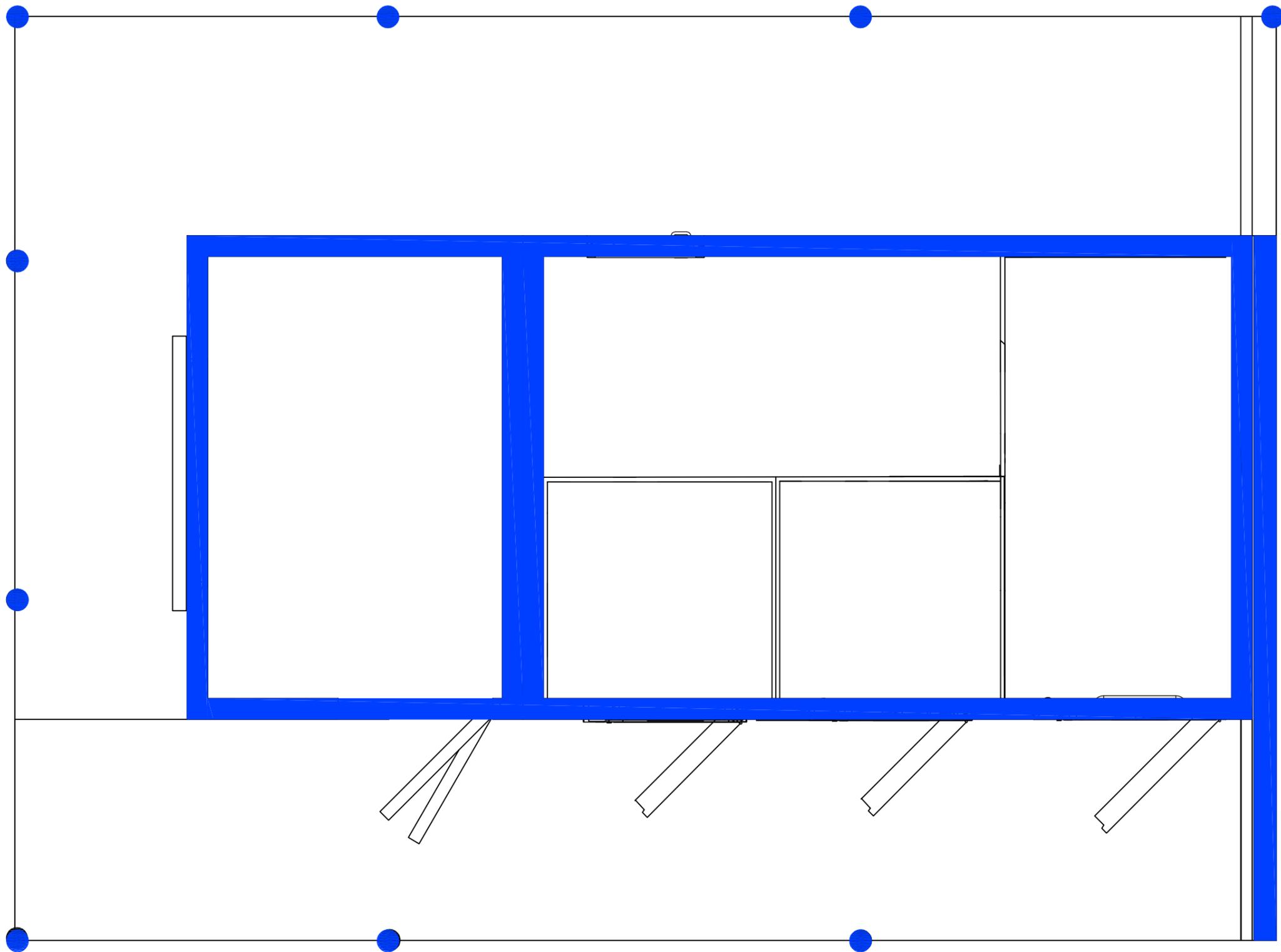
Unit 3, Woodgrove Farm tel 01993 822444
Fulbrook Hill tel 01993 822888
Fulbrook, Burford fax 05602 059337
OX18 4BH info@gncengineering.co.uk

Client:
Modularwise Ltd.

Project:
Port Isaac

Drawing title:
Line and Point Loads

Drawn by: MI	Drawing no: 6477 - 01
Checked by: GN	
Date: 21 December 2017	Scale: 1:30
	Rev: -



To be read in conjunction with GNC standard notes

- All external walls to be SS-150 U.N.O.
- Wall studs 38x140 C16 @ 600c/c U.N.O.
- Wall lintels to be min. 2/38x140 C16 U.N.O.
- Roof Trusses @ max. 600c/c. Designed By Others.
- 2No. truss clips per truss support U.N.O.

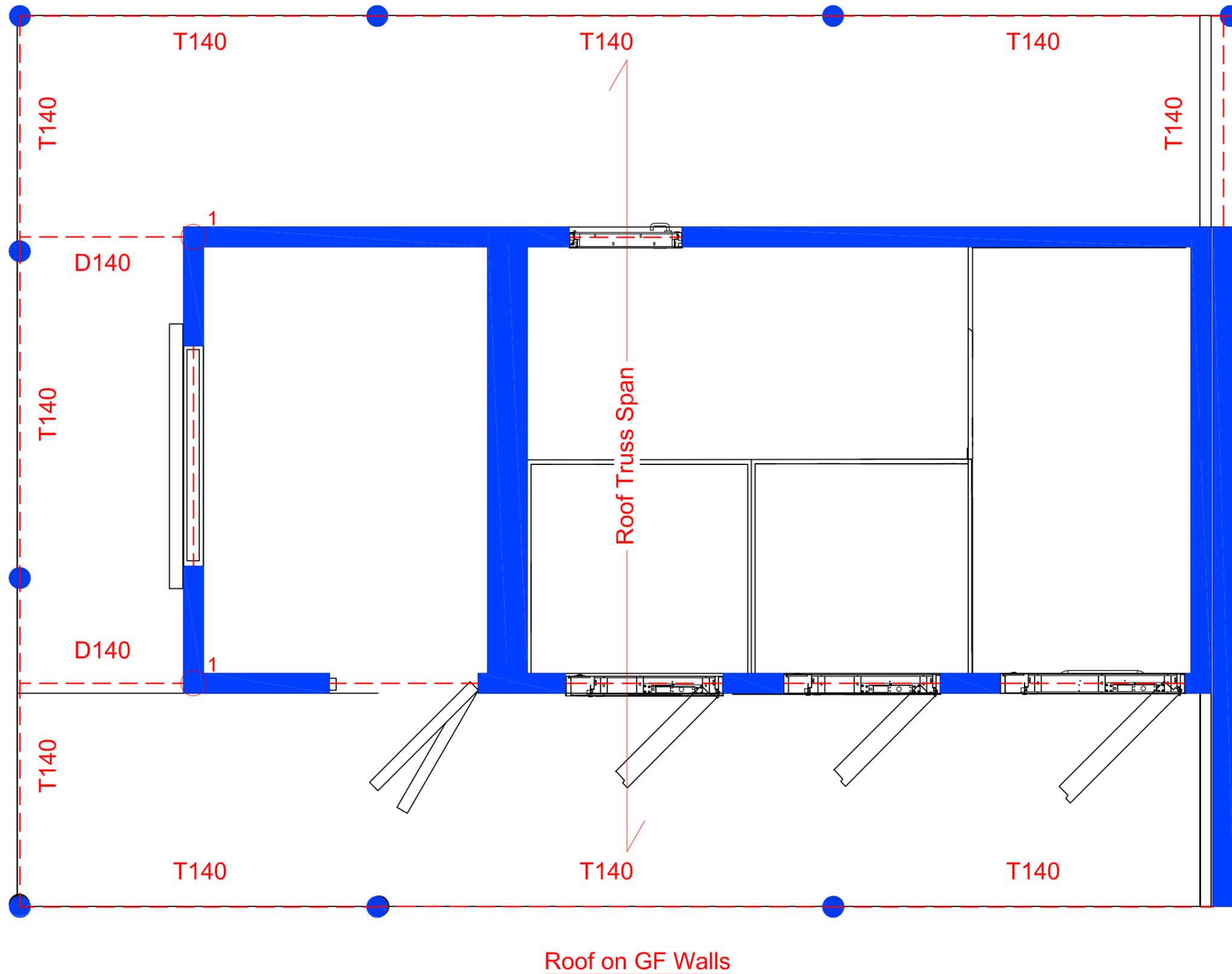
All posts to be min.
140x140 C16.

Simpson column caps &
bases or similar to be used.

Lintel & Beam annotation:

D140 - 2/38x140 C16
T140 - 3/38x140 C16

S194 - 1/44x194 C24
D194 - 2/44x194 C24
T194 - 3/44x194 C24



rev	by	description	date

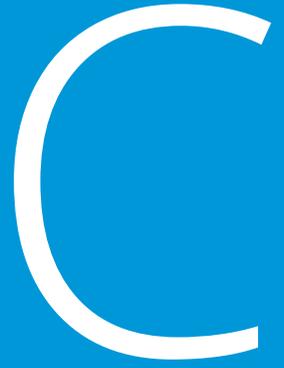
GNC Engineering Ltd.
 Unit 3, Woodgrove Farm tel 01993 822444
 Fulbrook Hill tel 01993 822888
 Fulbrook, Burford fax 05602 059337
 OX18 4BH info@gncengineering.co.uk

Client:
Modularwise Ltd.

Project:
Port Isaac

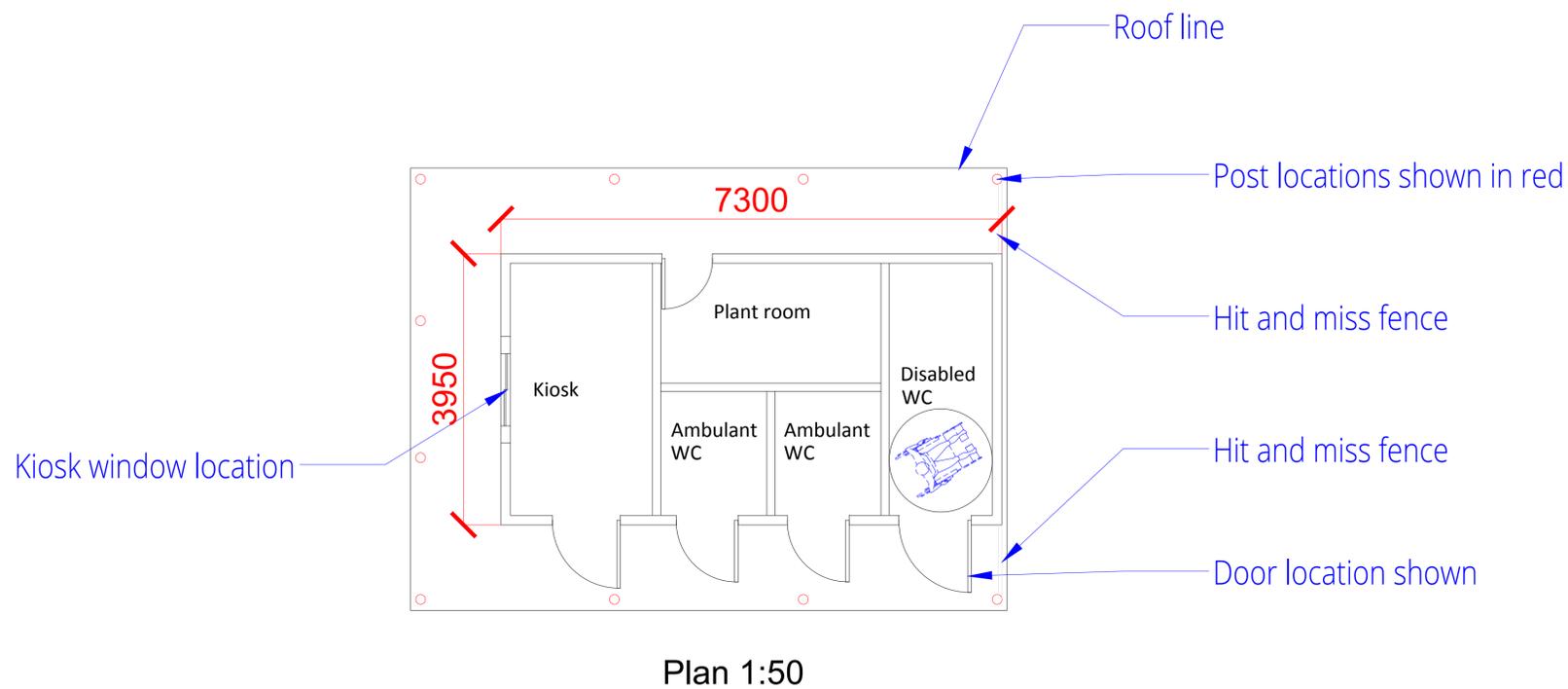
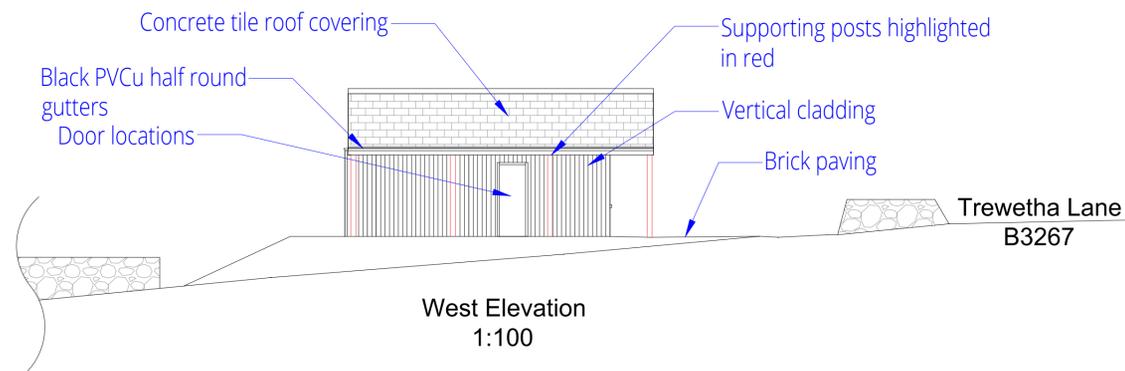
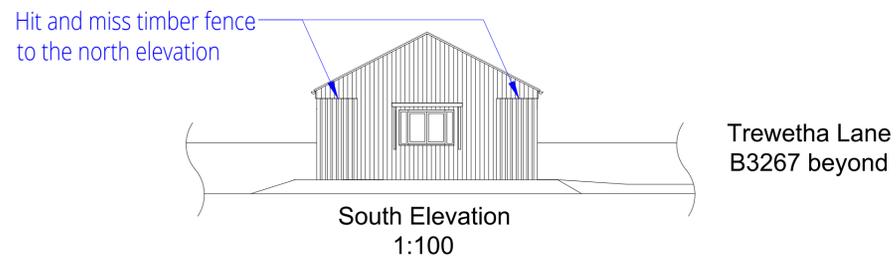
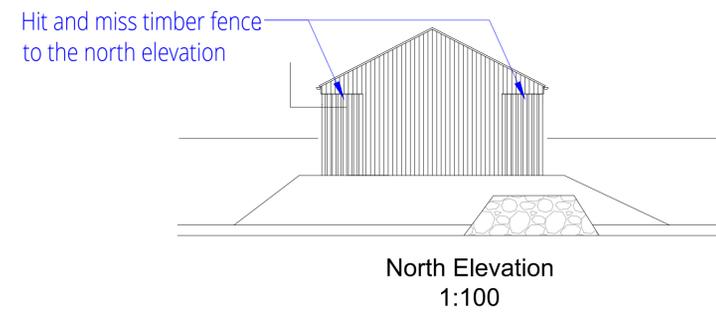
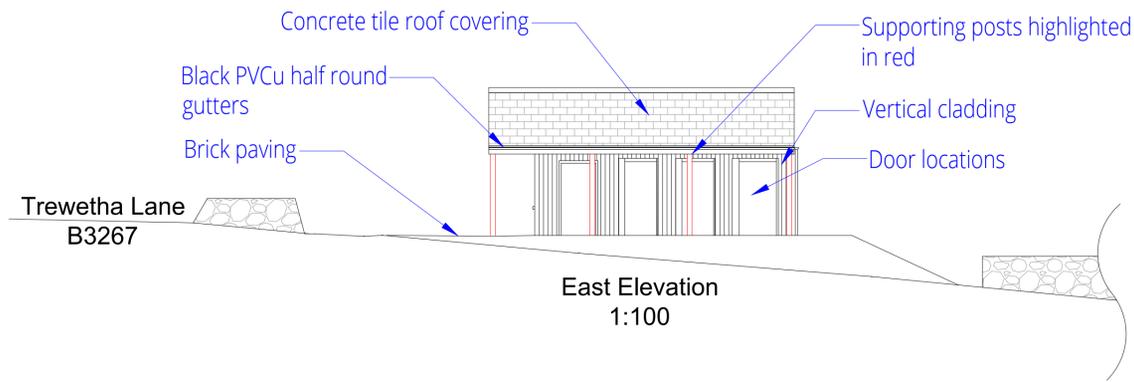
Drawing title:
Structural Appraisal

Drawn by: MI	Drawing no: 6477 - 02
Checked by: GN	
Date: 21 December 2017	Scale: 1:30
	Rev: -



| Appendix C

Contract Drawings
17-4628BS-MB1



0 13.04.2018 Original

Revisions

Ward Williams Associates
 Compass House
 Truro Business Park
 Threemilestone
 Truro TR4 9LD
 www.wwasurveyors.com
 01872 272906



Main Car Park Toilets - Modular Building

At
 Port Isaac

For
 Port Isaac Parish Council

Drawn: RP Checked: LD

Scale: As shown Size: A1

No: 17-4628BS-MB1 Rev: 0

All dimensions in mm unless otherwise stated.
 DO NOT SCALE: All dimensions to be checked on site and verified prior to commencing works / manufacture. Any discrepancies to be reported to Ward Williams Associates.
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