

R92 Laboratory Extension
at
Rutherford Appleton Laboratory
For
UK Research and Innovation -
Science and Technology Facilities Council

Preliminaries

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A1 GENERALLY

INTRODUCTION AND TERMINOLOGY

GENERALLY

100 The Contractor is to allow against each item detailed hereafter, the cost of the whole of the obligations, liabilities and services required therein and insert his prices in ink; if there is no price shown against an item it will be deemed to be included elsewhere and tenders containing lump sums to cover Preliminaries, trades or groups of work may be liable to rejection. (see also Clause A30)

105 This is a firm and fixed price offer which is not subject to adjustment for fluctuations in wage rates, material prices or any other costs.

110 The tender shall not include any element in respect of Value Added Tax, reimbursement of which will be made by the Employer in accordance with the Contract.

115 Tenders will be deemed to have been submitted in the full knowledge of all the requirements and conditions contained and referred to in the Drawings and Specifications, these Preliminaries, Conditions of Contract and Pre Construction Information Package. There will be no allowance for lack of information or understanding of requirement.

Should you be awarded this Contract without having visited site and then find that there will be additional costs that you have not allowed for, these will have to be covered by your company. For this reason we strongly advise that you have visited site and submitted any clarification questions to gain complete clarity of these Works

PRELIMINARIES	Fixed £	Time Related £
<p>A10 – Project Particulars</p> <p>110 Project: Name: R92 Extension Location: Rutherford Appleton Laboratory Harwell Campus Chilton Oxfordshire OX11 0QX</p> <p>120 Employer UK Research and Innovation - Science and Technology Facilities Council Polaris House, North Star Avenue, Swindon, SN2 1FL</p> <p>130 Principal Contractor The appointed main contractor will act as Principal Contractor.</p> <p>140 Person Empowered by the Contract to Act on Behalf of the Client, CPC will act as Project Manager on the client's behalf.</p> <p>CPC Project Services LLP Ground Floor, Eagle House, Walton Well Road, Oxford, OX2 6ED</p> <p>150 Principal Designer Oxford Architects will act as Principal Designer</p> <p>160 Quantity Surveyor Edmond Shipway will act as Quantity Surveyor</p> <p>Edmond Shipway LLP Twerton Villa, Lower Bristol Road, Bath, BA2 1EP</p> <p>200 Consultant Architect Oxford Architects will act as Consultant Architect and Lead Consultant</p> <p>Oxford Architects Bagley Court, Hinksey Hill, Oxford, OX1 6BS</p> <p>201 Structural and Civil Consultant Engineers Price & Myers will act as Structural and Civil Engineer</p> <p>Price & Myers Consulting Engineers 2nd Floor, Chester House, 21-27 George Street, Oxford, OX1 2AY</p> <p>202 Mechanical and Electrical Services Engineers</p> <p>RAL Estates and Operations Building 68 (First Floor) Rutherford Appleton Laboratory, Harwell Science and Innovation Campus, Didcot, OX11 0QX</p>		

A11 Tender and Contract Documents:	Fixed £	Time Related £
<p>110 Tender Drawings The tender drawings are listed in List of Tender Information</p>		
<p>120 Contract Drawings The contract drawings are the tender drawings</p>		
<p>160 Pre-Construction Information CDM Pre-Construction Information is provided as part of the tender documents. As per Section 6 of Tender Issue Package Documentation</p>		

A12 SITE/EXISTING BUILDINGS	Fixed £	Time Related £
<p>110 Site The site is on the Rutherford Appleton Laboratory. A notional Contractors Area is shown on drawing 18014-OA-B1-111-P-0. This can be changed with agreement from the Project Manager.</p>		
<p>120 Existing Building The existing building will remain fully operational throughout the works.</p>		
<p>140 Existing Services Existing underground services are shown on the Sub-Site survey drawing number 43018/12 Existing supplies must not be interrupted without prior agreement.</p>		
<p>170 Site Investigation Reference should be made to Appendix J that includes the Pre-Construction Information for the site.</p>		
<p>180 Health and Safety File As built drawings will be available to the successful supplier Upon request</p>		
<p>200 Access to the Site Access to the site is via Fermi Avenue and the Rutherford Appleton Laboratory main entrance.</p>		
<p>210 Parking Parking on site will be limited to 3 No adjacent parking spaces. All other vehicles will need to be within the contractors compound. Parking on roads or verges will not be permitted. Parking should be off site where practicable.</p>		
<p>220 Use of Site The site should not be used for any other purpose than carrying out the works. The contractor shall obtain approval for the siting of all temporary facilities and skips.</p>		
<p>230 Surrounding Land and Buildings The contractor must take all necessary measures to minimise dust and nuisance arising from the execution of the works.</p>		
<p>240 Health and Safety The contractor should refer to the CDM Pre-Construction Information for details of any hazards. The contractor should ascertain if any additional information is required to ensure the safety of all persons throughout the works.</p>		
<p>250 Site Visit Before tendering the contractor should visit site to ascertain the nature of the site, access to and all local conditions and restrictions.</p>		

Visits should be arranged via UK SBS following the guidance in Section 3 of the Invitation to Quote document.

	Fixed £	Time Related £
<p>A13 DESCRIPTION OF WORKS</p> <p>120 Description Construction of 2 storey extension to existing building comprising RC frame/slabs, composite insulated cladding/roofing, windows, internal partitions/doors, finishes and alterations to existing building. Services to include lighting, power, data, drainage, water, cooling, COSHH extract and gas supplies. Alterations to external works as required to accommodate the extension.</p> <p>130 Programme The contractor will be required to execute the works in such a way as to cause minimum disruption to the existing building users. The works to the existing staircase must be completed as quickly as possible so that the means of escape can be reinstated as early as possible and before completion of all works. The works affecting the existing Laboratories must be completed as quickly as possible so that the Laboratories can be returned to use as early as possible and before completion of all works.</p>		
<p>A20 CONTRACT</p> <p>The contract to be used is NEC 3 Engineering and Construction Long Contract Allow for the obligations, liabilities and services described therein against the headings listed.</p> <p>A Parent Company Guarantee may be required and the wording for the Guarantee is included as part of the Contract data</p> <p>The Contractor is to include here for all costs associated with the requirements of the Guarantee and if no monetary value is shown then the Contractor will be deemed to have allowed for costs associated therewith.</p> <p>A Contractor's Collateral Warranty may be required and the wording for the Warranty is included as part of the works information.</p> <p>The Contractor is to include here for all costs associated with the requirements of the Warranty and if no monetary value is shown then the Contractor will be deemed to have allowed for costs associated therewith.</p>		

	Fixed £	Time Related £
<p>A30 TENDER/SUBLETTING/SUPPLY</p> <p>110 Scope These conditions are supplementary to those stated in the Invitation to Quote document and on the form of tender.</p> <p>145 Tendering Procedure In accordance with the Public Contract Regulations 2015 (as amended)</p> <p>170 Acceptance The Employer and Employers Representative offer no guarantee that any tender will be recommended for acceptance or be accepted. The employer will not be responsible for any cost incurred in the preparation of any tender.</p> <p>190 Period of Validity After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 60 days.</p> <p>250 Pricing Documents Do not alter or qualify any pricing documents. Tenders containing unauthorised alterations may be rejected. Ascertain all measurements from the drawings. Costs relating to items which are not listed in the pricing documents will be deemed to have been included elsewhere in the tender. All elements of the pricing schedule need to be completed.</p> <p>310 Tender General Tenders must include for all work shown or described in the Works Information as a whole or clearly apparent as being necessary for the complete and proper execution of the works.</p> <p>480 Prepare a summary showing the sequence and timing of the principal areas of work. Include for all pre and post construction activities.</p> <p>530 Substitute Products If products of different manufacturer to those specified are proposed, submit details with the tender giving reasons for proposed substitution. Substitutes which have not been notified at tender stage may not be considered. Bidders must ensure that any proposed alternatives comply with any stated British (or other equivalent recognised International) Standards. Confirm equivalence in quality, operation and space requirements to those items, which have been specified by name. If, and when requested demonstrate the proposed alternative is fully equivalent to the specified item and identify any constructional, cost, programme, maintenance or other differences</p>		

	Fixed £	Time Related £
<p>540 Quality Control Describe the organisation and the resources to control the quality of works, including the work of sub-contractors. Identify the number and type of staff responsible for quality control</p> <p>550 Health and Safety Describe the organisation and resources to safeguard the health and safety of operatives, including sub-contractors, and of any person that may be affected by the works. Include a copy of the contractor's health and safety policy, risk assessment procedures and include records of training and training policy. Include the number and type of staff responsible for health and safety on site and include details of qualifications and duties.</p> <p>570 Outline Construction Phase health and Safety Plan Submit the following: 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 assessments 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.</p>		

	Fixed £	Time Related £
<p>590 Site Waste Management Plan Provide details of waste management procedures and how waste will be managed. To include: Waste manager responsible for implementing the objectives of the plan. Types and quantities of waste to be generated. Resource management options for these wastes including proposals for minimising/re-use and recycling. The use of appropriate and licensed waste management contractors. Record keeping. Demolition plan.</p> <p>595 Environmental Policy Provide details of environmental policy.</p> <p>SUBLETTING/SUPPLY 630 Domestic Subcontracts Comply with the Construction Industry Board “Code of Practice for the selection of subcontractors.” Provide details of all subcontractors and the work for which they will be responsible.</p>		

	Fixed £	Time Related £
<p>A31 PROVISION, CONTENT AND USE OF DOCUMENTS</p> <p>110 Definitions 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> <p>120 Communication Includes advise, inform, submit, give notice, instruct, agree, confirm, seek or obtain information, consent or instructions or make arrangements. Format should be in writing to the person named in clause A10.5 Do not proceed until response has been received.</p> <p>130 Products Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the works.</p> <p>135 Site Equipment 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.</p> <p>160 Terms used in specification Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and embedded materials. Dispose of unwanted materials. Exclude taking out and disposing of associated pipework, wiring, ductwork or other services. Fix: Unload, handle, store, place and fasten in position including all labour and use of site equipment. Supply and Fix: Includes all labour and site equipment for unloading, handling, storing and execution. All products to supplied and fixed unless stated otherwise. Keep for re-use: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until require 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. Make joints between existing and new work as inconspicuous as possible.</p> <p>170 Manufacturer and Product Reference Manufacturer is the firm under whose name the product is marketed. Product reference is the proprietary brand name and /or reference by which a particular product is identified.</p>		

	Fixed £	Time Related £
<p>200 Substitution of Products If an alternative product to that specified is proposed, obtain approval before ordering the product. Submit reasons for the proposed substitution and 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, warranty/ guarantee, alterations to adjacent work if needed. Bidders must ensure that any proposed alternatives comply with any stated British (or other equivalent recognised International) Standards. Confirm equivalence in quality, operation and space requirements to those items, which have been specified by name. If, and when requested demonstrate the proposed alternative is fully equivalent to the specified item and identify any constructional, cost, programme, maintenance or other differences</p>		
<p>220 Referenced Documents Specification prevails over referenced documents.</p>		
<p>230 Equivalent Products Wherever products are specified by proprietary name the phrase "or equivalent" is to be deemed included.</p>		
<p>240 Substitution of Standards Products are specified to BS or European Standard. Substitution may be proposed of products complying with a grade or category within a national standard of another member State of the European Community or an international standard recognised in the UK. Before ordering submit notification of all such proposals.</p>		
<p>250 Currency of Documents References of published documents are to the editions, including amendments and revisions, current on the date of the invitation to tender.</p>		
<p>DOCUMENTS PROVIDED ON BEHALF OF EMPLOYER 410 Additional copies of drawings and documents will be issued on request and charged to the contractor.</p>		
<p>470 Divergence from The Statutory Requirements Where there is divergence between the drawings or specification and the requirements of the Building Regulations, other statutes, statutory undertakers and other regulatory authorities the contractor must inform the PM immediately.</p>		
<p>620 As Built Drawings and Information Provide drawings/information as required for the Building Manual or /or the Health and Safety File. Submit at least 2 weeks before date for completion.</p>		
<p>DOCUMENT/DATA INTERCHANGE 850 Electronic/data Interchange</p>		

Electronic data provided by the contractor/subcontractor and suppliers must be compatible with AutoCAD, MS Excel and MS Word.

	Fixed £	Time Related £
<p>A32 MANAGEMENT OF THE WORKS</p> <p>Generally</p> <p>110 Supervision Accept responsibility for coordination, supervision and administration of the works, including sub-contracts. Arrange and monitor a programme with each sub-contractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work.</p> <p>120 Insurance Provide documentary evidence before starting work on site of policies and receipts for insurances required by the Conditions of Contract.</p> <p>130 Insurance Claims If any event occurs which may give rise to any claim or proceedings in respect of loss or damage to the works, immediately give notice to the Employer and the Insurers. Indemnify the Employer against any loss, which may be caused by failure to give such notice.</p> <p>140 Climatic Conditions Record information accurately and retain: Daily maximum and minimum air temperature (inc overnight) Delays due to adverse weather, including description of the weather, type of work affected and number of hours lost.</p> <p>PROGRAMME/PROGRESS</p> <p>210 Programme When requested and before starting work on site, submit in an approved form a master programme (Pdf) for the Works.</p> <p>215 Key Dates The Master Programme must provide for the following key dates: 1) Start on site 2) Start and completion of works to existing staircase. 3) Start and completion of works within existing Laboratories. 4) Start and completion of the shell and core works. 5) Practical Completion</p> <p>A32.7 Revised Programme Format must be compatible with the master programme and issued as specified in the contract data.</p> <p>220 Submission of Programme 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.</p>		

	Fixed £	Time Related £
<p>230 Commencement of Work Before the proposed date for commencement of work on site give minimum notice of 7 working days.</p> <p>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 minimise and delay and recover any time lost.</p> <p>255 Notification of Compensation Event Notwithstanding the Contractors obligations under the Contract written notice must also be given of all other causes which apply concurrently.</p> <p>260 Site Meetings Site meetings will be held monthly to review progress and other matters arising from the contract. The Employer will make a meeting room available. The Contractor must attend the meetings and inform subcontractors and suppliers when their presence is required.</p> <p>265 Contractor Progress Report Submit a progress report at least 2 days before the site meeting. The report must include a progress report with reference to the Master Programme for the works and detail any matters materially affecting the regular progress of the works.</p> <p>270 Contractors Site Meeting Hold meetings with appropriate sub-contractors and suppliers shortly before the main site meeting to facilitate accurate reporting on progress.</p> <p>290 Notice of Completion Give notice of the anticipated dates of completion of the whole or parts of the works.</p> <p>310 Extensions of Time When a notice of the cause of any delay or likely delay in the progress of the works is given under the conditions of contract, written notice must also be given of all other causes which apply concurrently. Notice must be given as soon as possible and must include 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.</p>		

	Fixed £	Time Related £
<p>430 Proposed Instructions Quotations should be submitted as instructed by the PM without delay and in any case within 2 weeks and should include: Detailed breakdown of the cost, including any allowances for proposed changes to the prices and delay. Details of any additional resources required. Details of any alterations to be made to the accepted programmes. Any other information as is reasonably necessary to fully assess the implications of issuing such an instruction. Inform PM immediately if it is not possible to comply with any of the above requirements.</p> <p>440 Measurement Give notice before covering work required to be measured.</p> <p>460 Applications for Payment Provide all necessary supporting information including an assessment of Work Done to Date, plus other amounts to be paid to the Contractor, less any amounts to be paid by or retained from the Contractor.</p> <p>480 Labour and Equipment Returns Provide daily records at the beginning of each week for verification which must show:</p> <p>The number and description of craftsmen, labourers and other persons employed on or in connection with the Works, including those employed by sub-contractors. The number, type and capacity of all mechanical and power operated equipment employed in constructing the Works.</p>		

	Fixed £	Time Related £
<p>A33 QUALITY STANDARDS /CONTROL</p> <p>STANDARDS OF PRODUCTS AND EXECUTIONS</p> <p>110 Incomplete Documentation 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. 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.</p> <p>120 Workmanship Skills Operatives should be appropriately skilled and experienced for the type and quality of work and be registered with Construction Skills Certification Scheme. Evidence of skills/qualifications must be produced when requested.</p> <p>130 Quality of Products Each product should be supplied from the same source or manufacturer and sufficient quantity ordered to complete the Works. Products must be consistent in kind, size, and overall appearance. Where critical, measure a sufficient quantity to determine tolerance compliance. Order products in suitable quantities to a programme and use in appropriate sequence to prevent deterioration. Ensure that specified materials/products are derived from sustainable sources.</p> <p>135 Quality of Execution Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment. Colour: Do not use different colour batches where they can be seen together. Dimensions: Check on site dimensions. Finished work: Not defective 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.</p> <p>140 Compliance Compliance with proprietary specification: Retain on site evidence that the proprietary product specified has been supplied. Compliance with performance specification: 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, identity of witnesses and analysis of results.</p>		

	Fixed £	Time Related £
<p>150 Inspections Products and executions: Inspection or any other action must not be taken as approval unless confirmed in writing referring to the date of inspection, part of the work inspected, respects or characteristics which are approved, extent and purpose of the approval and any associated conditions.</p> <p>180 Water For The Works Clean and uncontaminated water to be provided by the Contractor.</p> <p>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. Do not conceal, or proceed with affected work until compliance with requirements is confirmed.</p> <p>ACCURACY/SETTING OUT GENERALLY</p> <p>310 Accuracy of Instruments Accuracy in measurement: Use instruments and methods described in BS 5606, Appendix A: Table 3.</p> <p>320 Setting Out General: Submit details of methods and equipment to be used in setting out of 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.</p> <p>360 Record Drawings Record details of all grid lines, setting out stations, benchmarks and profiles and retain on site throughout the contract and hand over on completion.</p> <p>SERVICES GENERALLY</p> <p>410 Services Regulations Comply with Byelaws or Regulations of the relevant Statutory Authority.</p>		

	Fixed £	Time Related £
<p>SUPERVISION/INSPECTION/DEFECTIVE WORK</p> <p>510 Supervision In addition to the constant management and supervision of the Works provided by the Contractors 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. Maximum notice must be given before changing the person in charge or site agent.</p> <p>530 Overtime Working Notice: Prior to overtime being worked, submit details of times, types and locations of work to be done. 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 Contractors expense.</p> <p>560 Test 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.</p> <p>610 Proposals for Rectification of defective product/Executions 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> <p>620 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</p> <p>630 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.</p>		

	Fixed £	Time Related £
<p>WORK AT OR AFTER COMPLETION</p> <p>710 Work before Completion General: Make good all damage consequent upon the Works. Reinstate landscape/field areas on removal of temporary huttings and other temporary facilities Cleaning: Clean the Works thoroughly including all accessible ducts and voids. Remove all rubbish and surplus materials.</p> <p>730 Making Good Defects Remedial work: Arrange access with the PM. 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	Fixed £	Time Related £
<p>SECURITY, HEALTH AND SAFETY</p> <p>110 Pre-Construction Information Location: a separate Pre-construction pack is included with the tender documents.</p> <p>120 Execution Hazards Common hazards: Not listed. Control by good management and site practice. Significant hazards: Details of Significant Hazards to be detailed with mitigation action proposed for review, agreement and action.</p> <p>130 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: It is considered that there will be no hazardous Construction materials within this project. Refer to The Pre-Construction Information Pack. For further clarification.</p> <p>140 Construction Phase Health and Safety Plan Submission: Present to the Employer/ Client no later than two weeks before commencement of work 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 CDM Regulations. Content: Develop the plan from and draw on the Outline Construction Phase Health and Safety Plan, clause A30/570, and preconstruction information.</p> <p>150 Security Protection: Safeguard the site, the Works, plant, equipment, 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.</p> <p>160 Stability Responsibility: Maintain the stability and structural integrity of the Works and adjacent structures during the Contract.</p> <p>170 Occupied Premises Extent: Existing buildings will be fully operational during the Contract as follows: All buildings within the Rutherford Appleton Laboratory Works: Carry out without undue inconvenience and nuisance and without danger to occupants and users.</p>		

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	Fixed £	Time Related £
<p>180 Passes Controlled areas: Passes will be required for access to the establishment. Authorised persons: Submit a list of the names of all persons requiring passes together with any other related information reasonably required. Return of passes: When requested or on completion of the work to which the pass relates.</p>		
<p>190 Occupiers Rules and Regulations Compliance: Conform to the occupier's rules and regulations affecting the site.</p>		
<p>210 Employers Representative Site Visits Safety: Submit details in advance, to the Employer or the persons 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 persons stated in clause A10/140 and other visitors to the site.</p>		
<p>220 Working Precautions/Restrictions The Contractor should make reference to the Pre-construction pack which is included with the tender documents for other Health and Safety Hazards.</p>		
<p>330 Noise Control Standard: Comply generally with the recommendations of BS 5228-1, clause 9.3 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 radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.</p>		
<p>340 Pollution Prevention: Protect the site, the Works and the general environment including streams and waterways against pollution. Contamination: If pollution occurs inform immediately, including to the appropriate Authorities and provide relevant information.</p>		
<p>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.</p>		

	Fixed £	Time Related £
<p>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').</p> <p>390 Smoking on Site Smoking on site: Not permitted within 5m of any STFC building.</p> <p>400 Burning on Site Burning on site: Not permitted</p> <p>430 Waste The Contractor shall: Remove rubbish, debris and surplus material regularly and keep the Site and Works clean and tidy. Remove all rubbish, dirt and residues from voids and cavities in the construction before closing in. Ensure that unwanted non-hazardous material and rubbish are disposed of at a tip approved by a Waste Regulation Authority. Retain all surplus positive Radiation tested copper cabling etc on site for disposal by the Employer Remove all surplus hazardous toxic materials and their containers regularly for disposal off site in a safe and competent manner as approved by a Waste Regulation Authority and in accordance with relevant regulations. Retain waste transfer documentation on Site. Be held responsible at his own expense for clearing away and placing in a recognised tip, any rubbish or surplus material which has been deposited elsewhere than at a recognised tip. The Contractor (and his Sub-Contractors) will assist the PM in ensuring that the Employer meets its responsibilities as waste holder under the 'duty of care' regulations. The Contractor shall: Inform the PM of the nature of all wastes arising from the work and submit proposed disposal routes for each waste description to the PM for acceptance; ensure that the disposal of waste is carried out in compliance with accepted waste descriptions and disposal routes; ensure that the PM receives copies of waste transfer notes, Waste Management Licences and Waste Carriers Licences relevant to disposal operations and provide notification of disposal of any hazardous waste to the Environment Agency and provide a copy of the notification form to the PM</p> <p>450 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.</p>		

	Fixed £	Time Related £
<p>PROTECT THE FOLLOWING</p> <p>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 as appropriate. 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. A34.22 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 undertaker's recommendations.</p> <p>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.</p> <p>530 Existing Topsoil/Subsoil Duty: Prevent over compaction of existing topsoil and subsoil in those areas which may be damaged by construction traffic etc and which will require reinstatement prior to completion of the Works. Protection: Before starting work, submit proposals for protective measures.</p> <p>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 known at present, PM will advise if such requirements should arise.</p> <p>625 Adjoining Property Restrictions Precaution: Prevent trespass of workpeople. Take precautions to prevent damage to adjoining property.</p>		

	Fixed £	Time Related £
<p>630 Existing Structures</p> <p>Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.</p> <p>Supports: During execution of the Works:</p> <p>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.</p>		

	Fixed £	Time Related £
<p>A35 SPECIFIC LIMITATIONS ON METHOD/SEQUENCE/TIMING</p> <p>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.</p> <p>130 Method/Sequence of Work The Works are to be programmed and executed to accommodate The re-provision of the pedestrian footpath past the R92 building and proposed extension and temporary fire escape routes within the building to provide sufficient segregation should be completed ahead of the construction works. The contractor to propose the methodology and sequencing for the construction works.</p> <p>160 Use or Disposal of Materials All excavated top soil arising from the works is to be spread and levelled on site; top soil is to be segregated from subsoil both in temporary spoil heaps and in final disposal.</p> <p>170 Working Hours Normal Working Hours: the Contractor's normal working hours are deemed to be 7.30 to 17.30, Monday to Friday. No restriction will be placed on the Contractor in working longer hours providing prior arrangements can be made with the PM.</p>		

	Fixed £	Time Related £
<p>A36 FACILITIES/TEMPORARY WORKS/SERVICES</p> <p>GENERALLY</p> <p>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.</p> <p>ACCOMMODATION</p> <p>210 Room for Meetings Facilities: The Employer will provide accommodation for site meetings only. The Contractor is to provide suitable temporary accommodation for other ad-hoc meetings, adequately heated and lit. The room may be part of the Contractor's own site offices.</p> <p>225 Offices, Stores etc. For Contractor: The Contractor shall provide, maintain, alter and adapt and move as necessary temporary buildings necessary for his own use for the duration of the Works, including the provision of all necessary equipment, furniture, heating and lighting. Clear away when no longer required and make good work disturbed. Approval of the PM should be obtained for the location of temporary buildings.</p> <p>230 Sanitary and Welfare Accommodation The Contractor will not be permitted to use the Employer's sanitary and welfare accommodation. The Contractor will be required to provide and maintain separate facilities. The Contractor shall provide, maintain and remove at completion, adequate temporary sanitary accommodation to the approval of the PM for the use of workpeople Others employed direct as necessary for the duration of the Works including regular cleaning and the provision of heating and lighting. Connections shall be made to proper drains where available, otherwise approved chemicals closets shall be provided.</p> <p>TEMPORARY WORKS</p> <p>305 Roads The Contractor is to maintain all access roads and re-instate and make good any damage arising from the Contractor's use of the roads The Contractor shall provide, maintain and remove on completion all temporary roadways and hardstandings required for the proper execution of the Works.</p> <p>320 Temporary Works Employer's Specific Requirements. Site Hoarding: As detailed in the Price List</p> <p>340 NAME BOARDS/ ADVERTISEMENTS Name boards/ advertisements: Permitted. Routing signs will be permitted; location to be agreed with PM.</p>		

	Fixed £	Time Related £
<p>SERVICES AND FACILITIES</p>		
<p>420 Lighting and Power The Contractor is to make his own arrangements for the supply of Electricity.</p>		
<p>430 Water The Contractor is to make his own arrangements for the supply of water.</p>		
<p>440 Telephones Temporary on site telephone: Provide as soon as practicable after the Date of Possession for joint use by the Contractor and Subcontractors and pay all charges.</p>		
<p>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.</p>		

	Fixed £	Time Related £
<p>A37 OPERATION/MAINTENANCE OF THE FINISHED WORKS</p> <p>GENERALLY</p> <p>110 The Building Manual Purpose: The Manual is to be a comprehensive information source and guide for owners and users of the completed Works. It should provide an overview of the main design principles and describe key components and systems to enable proper understanding, efficient and safe operation and maintenance.</p> <p>120 Content of the Building Manual Part 1: General Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual: Index: list the constituent parts of the manual, together with their location in the document. The Works: Description of the buildings and facilities. Ownership and tenancy, where relevant Health and Safety information – other than that specifically required by the Construction (Design and Management) Regulations. The Contract: Names and addresses and contact details of all significant consultants, contractors, subcontractors, suppliers and manufacturers. Overall design criteria. Environmental performance requirements Relevant authorities, consents and approvals. Operational requirements and constraints of a general nature Maintenance contracts and contractors</p> <p>130 Content of the Building Manual Part 2: Building Fabric Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual: Detailed design criteria, including: Floor and roof loadings. Durability of individual components and elements. Loading restrictions. A detailed description of methods and materials used. As-built drawings recording the construction, together with an index. Information and guidance concerning repair, renovation or demolition/ deconstruction. Periodic building maintenance guide chart. Inspection reports.</p> <p>Manufacturer's instructions index, including relevant COSHH data sheets and recommendations for cleaning, repair and maintenance of components. Guarantees, warranties and maintenance agreements obtain from manufacturers, suppliers and subcontractors. Test certificates and reports required in the specification or in accordance with legislation, including:</p>		

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<p>150 Content of the Building Manual Part 3 : The Health and Safety File</p> <p>Content: obtain and provide the following, including all relevant details not included in other parts of the manual, including: residual hazards and how they have been dealt with hazardous materials used information regarding the removal or dismantling of installed plant and equipment health and safety information about equipment provided for cleaning or maintaining the structure; the nature, location and markings of significant services, information and as-built drawings of the structure, its plant and equipment Timescale for completion: the issue will be a condition precedent to the certification for the Completion of the Works as defined under contract condition 11.2</p> <p>Submit to: the CDM Co-ordinator.</p> <p>160 Presentation of the Building Manual</p> <p>Hardcopy and electronic copies are required.</p> <p>Hardcopy Format: A4 size, plastics covered, loose leaf, four ring binders with hard covers, each indexed, divided and appropriately cover titled.</p> <p>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.</p>		

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<p>A40 CONTRACTORS GENERAL COST ITEMS: MANAGEMENT AND STAFF</p> <p>110 All management and staff costs associated with the Works.</p>		
<p>A41 CONTRACTORS GENERAL COST ITEMS: SITE ACCOMMODATION</p> <p>110 Site accommodation required</p>		
<p>A42 CONTRACTORS GENERAL COST ITEMS: SERVICES AND FACILITIES</p> <p>110 Including but not limited to:</p> <p>Power, lighting, fuel, water, telephone, safety health and welfare, storage, waste disposal, cleaning, protection of works, security, maintain roads, small plant and tool hire, any additional services and facilities items.</p>		
<p>A43 CONTRACTORS GENERAL COST ITEMS: MECHANICAL PLANT</p> <p>110 Including but not limited to:</p> <p>Excavation plant, cranes, hoists, lifting equipment, earth moving, transport, personnel transport, skips, any additional plant required.</p>		
<p>A44 CONTRACTORS GENERAL COST ITEMS: TEMPORARY WORKS</p> <p>110 Including but not limited to:</p> <p>Temporary works required or not made available by the Employer, temporary roads, temporary walkways, hoarding, fencing, barriers, hardstandings, traffic regulations, and any other required item.</p>		