



# Preliminaries & General Conditions

New Community Centre

at

Bovey Tracey

On behalf of

Bovey Tracey Town Council

February 2018

Chartered  
Quantity  
Surveyors

Project  
Managers

Employers  
Agents

CDM Consultants

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A10 PROJECT PARTICULARS

The Project

1. The proposed works consist of a new build single storey Community building located at Station Road, Bovey Tracey. The building is designed to accommodate the 4 key town services and other associated uses under one roof, with associated landscaping and public realm interventions.
2. The Contractor shall be responsible for protecting and making good any damage caused to the site within the specified boundaries. The Contractor shall also ensure a safe means of access to and in and around the proposed site and to other areas of the site which will continue to remain accessible to the general public.
3. The Contractor shall complete the site clearance and shall be responsible for removal of all hardstanding's, bases, fences from within the site boundaries to complete the works, including excavation and carta way to formation levels.
4. The Contractor shall allow for maintaining, relocating, removing and making good any fixed structures and/or fencing deemed necessary adjacent to or surrounding the site. Only marketing signage supplied by the Employer shall be erected on the site.
5. These Preliminaries and General Conditions, the Contract Particulars and the Employer's Contract amendments if any, shall jointly comprise "the Preliminaries" as referred to elsewhere in the Tender and Contract Documents.
6. The Contractor shall be expected to have their site establishment within the boundaries of the site. The Contractor shall make arrangements to install temporary electrical and water supplies to their site compound.
7. The Contractor shall ensure they are aware of the positions of all underground services running to and/or adjacent to the site.
8. Site Rules and the Code of Conduct shall be those rules required by the Employer and the Planning Permission (pending).
9. In the event of any divergence between how the works are described as being carried out within the Tender documents and the Site Rules the latter shall be precedent. Contractors should seek immediate guidance from the Contract Administrator.

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M&E Services

1. The Contractor shall make themselves aware of all services and utilities on the site and the information described within the Mechanical and Electrical Services Performance Specification and Pricing Documents.
2. The Contractor shall allow for all builders work, attendances and OH&P associated with the required mechanical, electrical and plumbing services and incoming utilities supplies as described. Provisional Sums in addition to those included within the tender documents must be clearly described.

Appointed Designers

3. The designers listed below have been appointed by Bovey Tracey Town Council. Further design consultants may be appointed to support the delivery of this scheme.

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The Parties

Employer

Bovey Tracey Town Council  
Town Hall  
Newton Abbot  
TQ13 9EG

Contact

TBC – tele 01626 834217

Quantity Surveyor

Randall Simmonds LLP  
North Lodge  
South Horrington  
Wells, BA5 3DZ

Contact

Keith Snelling – tele 01626 780114

Architect & Principal Designer

Peregrine Mears Architects  
The Old Sail Loft  
Paiges Lane  
Barnstaple  
EX31 1EF

Contact

Paul Cooper – tele 01271 37776

Structural Engineer

Kb2 Consulting Civil & Structural Engineers  
12 Dowry Square  
Hotwells  
Bristol  
BS8 4SH

Contact

Michael Humphreys – tele 01179 297949

Mechanical & Electrical Engineer

Smith Consult Ltd  
The Barn  
41a Main Road  
Cleeve  
BS49 4NZ

Contact

Andy Smith – tele 01934 832445

A11 DRAWINGS AND SPECIFICATION

Works reasonably inferred

1. The Contractor shall execute the Works in accordance with the intent and meaning of the information and specifications contained within this tender document and shall supply all accessories and other items essential for the proper execution of the work and shall execute all work which shall be reasonably inferred, whether or not specifically shown or described.

A12 THE SITE/EXISTING BUILDINGS

Site particulars

1. The site location plan is included within the tender documents.
2. The Contractor shall ensure that access is maintained to at all times.
3. The site shall comprise all the premises within the red line boundaries shown on the site plan.
4. The Contractor shall allow in his tender for securing the site, taking ownership of fencing and hoardings, maintaining, removing and making good on completion.
5. Tenderers must visit site to ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works. All visits must be pre-arranged. Failure to visit site during the tender period may result in rejection of the tender. For the purpose of the contract, tenderers (including their subcontractors) will be deemed to have visited site during the tender period.
6. Arrangements for visits should be made through **Peregrine Mears Architects (Paul Cooper – tele 01271 37776)**.

Existing mains/services

7. Where required, notify all service authorities of the proposed works not less than one week before commencing site operations.
8. Before starting work check positions of existing drainage and services. Observe relevant service authority's recommendations for work adjacent to existing services.
9. The Contractor is required to maintain all services located to and around the site which will include gas, electricity and water. Other communication services found and foul and surface drainage at all times.

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10. Prior to commencing the Works the Contractor is required to trace and mark all cables and other services and prepare an accurate drawing showing all service types, locations and runs within the demise of the Works. This is to include services both within the site boundary and in adjacent areas. The Contractor is to include this in the Health & Safety/O&M Manuals at completion of the contract.
11. Any payments for water and power for the works, etc. should be included by the Contractor in their Tender unless otherwise instructed.

Adjoining property

12. Prevent trespass of workpeople. Take all reasonable precautions to prevent damage to any structures and boundaries of adjoining property. Bear the cost of repairing any damage arising from execution of the Works.
13. Carry out a photographic survey of all public highway, boundaries and adjacent properties prior to the works commencing, and then again at the completion of the works, and provide a CD copy of this to the Contract Administrator, Designers, and Employer. The Contractor is to bear the cost of repairing any damage to these areas arising from the execution of the Works.
14. There are party walls on the site to the south and west. A Party Wall Surveyor has been appointed on behalf of the Employer.
15. The Contractor shall allow for undertaking particularly noisy working at agreed times with the Employer to avoid nuisance to the adjacent residents. The Contractor must visit nearby properties prior to works commencing in person or by letter drop introducing themselves and informing residents of the proposed works and programme.

Risks to health and safety

16. The Contractor will be deemed to have made adequate allowance for dealing with the information contained in the Pre-Construction Information, together with further development of the Plan which may be required by the Contractor and which may reasonably be foreseen at the time of tender.

Contamination / Site Investigation

17. A geotechnical investigation and contamination assessment has been completed and is appended to the Tender documents. The Contractor is to allow for removal soft spots as part of his tender price.

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18. If during the course of the Contract the Contractor uncovers ground/sub-soil which may be deemed contaminated, he shall employ a firm specialising and experienced in such work to remove the contamination from the site and dispose of it to suitably licensed facility.

Sequencing

19. The Contractor shall be required to demonstrate with their tender response their preferred sequence of working and methodology.
20. The works will be completed in a single operation. However, the Employer may wish to take possession of the Office/Administration areas prior to completion of the remaining areas. This will be dependent on the Contractor's overall delivery programme and how this aligns with the Employers decanting of existing offices.

A20 THE CONTRACT

Performance bond

21. A Performance Bond may be required. The Contractor shall allow in his tender for the cost of providing the Bond.

Form of Contract

22. The Form of Contract will be the JCT Intermediate (With Contractors Design) 2016.
23. The Contract will be executed as a deed.

Recitals and Articles

24. See Contract Particulars attached.

Contract Particulars

25. The Contract Particulars are included within the tender documents and so deemed to be incorporated into these Preliminaries and Works Information.

Conditions of Contract

26. The clause headings of the Standard Conditions are given below and the Contractor is to allow for complying with the various clauses, as amended by the Contract Amendments:-

Recitals and Articles

Contract Particulars, Parts 1 and 2

Conditions (Section):

1. Definitions and Interpretation
  2. Carrying out the Works
  3. Control of the Works
  4. Payment
  5. Changes (Variations)
  6. Injury, Damage and Insurance
  7. Assignment Third Party Rights and Collateral Warranties
  8. Termination
  9. Settlement of Disputes
- Schedules 1 to 6

Parent/Ultimate Holding Company Guarantee

27. Not applicable

Collateral Warranties

28. The Contractor shall ensure that they and their Sub-Contractors (including any Sub-Consultant Designers) identified in the Contract Particulars will execute Collateral Warranties in the required forms. The Contractor will draft and issue to the relevant Sub-Contractor who shall obtain and send to the Contract Administrator/Quantity Surveyor each completed Collateral Warranty.

Insurance Backed Guarantees or Home Warranty e.g. NHBC

29. Not applicable.

Procedure for Periodic Payments

30. The Contractor shall provide a detailed Application for Payment 3 days before the Due Date. The Application shall be in sufficient detail to permit the Employers Quantity Surveyor to properly analyse the Application. No payment shall be made for materials or plant in advance of their delivery to site without prior agreement.

Change Management Control Process

31. The Contract Administrator shall implement a formal Change Management Control Process that shall be followed by all parties in implementing changes on the project.

Procedure at Practical Completion and Final Statement

32. Practical Completion will be granted when the Contract Administrator is in receipt of written notice from the Contractor and including any CDP Designers, that, in their opinion, and relevant to the works relating to their specific professions, the works are practically complete.

A30 EMPLOYER'S REQUIREMENTS: TENDERING/SUB-  
LETTING/SUPPLY

Specification

33. The Contractor shall make reference to the Specification/s which are included within the tender documentation prepared by the Employer and Employers Consultants.

Utilities network

34. The Contractor should note the existing utilities surrounding the site, and incoming into the property, and protect as necessary.

Fixed and Time Related Costs

35. The Tenderer shall provide a detailed Preliminaries breakdown with their Tender to include fixed and time-related cost elements.
36. The Tenderer shall prepare and submit the following information with their tender (including any variations in respect of alternative tenders):

A construction programme, based on the stated dates for possession and completion, which is sufficiently detailed to show the Contractor's sequence of working compatible with the Method Statement in (a) above. This programme shall include all major construction activities, the work of any sub-contractors and work resulting from the expenditure of Provisional Sums for defined work. Appropriate allowance shall be made for adverse weather conditions, working around existing Tenants, holidays, etc.;

An Information Required Schedule (to be subsequently agreed with the Contract Administrator prior to acceptance of this tender) setting out the Contractor's total itemised information requirements to complete the project and the date by which he requires each item. Such Schedule is to include the dates by which orders are to be placed with sub-contractors and suppliers for which a Provisional Sum is included in this Specification and is to allow for the progressive release of information related to the construction sequence.

37. The Tenderer shall in his programming and pricing of the Works make adequate allowance for dealing with the features contained in the pre-construction information and for preparing and implementing the Construction Phase Plan (formerly known as the Health and Safety Plan) in accordance with the CDM Regulations, together with the further development of the Plan which may be required and which may reasonably be foreseen at the time of tender to enable compliance with the CDM Regulations and other relevant Statutory provisions relating to Health and Safety.

Work Schedule and Contract Sum Analysis

38. The Tenderer shall submit with their tender a detailed priced Schedule of Work (the Contract Sum Analysis). The format of the Schedule shall be agreed prior to submission and during the 2<sup>nd</sup> Stage. If their tender is accepted, the analysis will become the Work Schedule and Contract Sum Analysis. This shall NOT be “remeasurable” and does not guarantee to incorporate every item of work required for the project, which is described on the drawings and specifications. The Contractor may add items to the Work Schedules and Summary on the specific page of the document and clarify such items within their tender offer letter.
39. Costs relating to items which are not described will be deemed to have been included elsewhere in the Work Schedule where the Contractor has an opportunity to write in their own items.

Tender requirements – personnel information

40. The Tenderer shall submit with his tender:
- the names and CVs of proposed site management personnel (whom the Tenderer will appoint for this Contract, together with a site organisation chart (**1<sup>st</sup> Stage Tender**).
  - the names of sub-contractors to whom the Tenderer intends to sub-let, identifying the scope of work for each (**2<sup>nd</sup> Stage Tender**).

Tendering procedure

41. Tendering procedure will be in accordance with the principles of JCT Practice Note 2012.
42. No unauthorised alteration, addition or note entered in this Specification shall modify the printed text.

Tender requirements - off-site materials

43. The Tenderer shall submit with his tender a list of the uniquely identified materials for which he requires payment before delivery to the site, in accordance with Clause 4.10 of the Conditions of Contract (Not applicable to this Contract).

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Landfill tax

44. The Contractor shall be deemed to have allowed in his prices for the tax chargeable on landfill disposal and no adjustment will be made if there is a change in this tax.

Value Added Tax

45. Value Added Tax applies for this Contract.

Site visit

46. Before tendering the Tenderer is to visit and inspect the site.

Provisional Sums

47. Where Provisional Sums have been included these will be adjusted against the accepted tenders, net of all discounts.
48. It shall be deemed that the tenderers price shall include for profit and attendance for all Provisional Sums.
49. If the Contractor shall tender (and his tender is accepted) for any work, materials or goods for which a Provisional Sum for works by Sub-Contractors has been included in this Specification, such Provisional Sums together with profit and special attendance (if any) which has been added by the Contractor will be omitted. Any profit required by the Contractor shall be included in his tender for work covered by such Provisional Sum.
50. Where provisional sums are given, the Contractor will be deemed to have made due allowance in programming, planning and Preliminaries pricing.

Contractor's Employment Responsibilities

51. The Contractor is to ensure that all migrant workers have the correct permits and permissions and are working legally within the UK. Site operatives should be able to communicate sufficiently well in English such that no risk to safety or the Works arise from their employment on the Works.
52. Contractors are to ensure that all operatives undertake a site induction prior to commencing work and that Health and Safety guidelines are adhered to at all times.
53. The Contract Administrator will monitor Contractor adherence to this scheme for the duration of the project. Failure to participate may be taken into account in the award of future tendering opportunities by the Employer and their associates.

Contractor's Procurement Schedule

54. The Employer requires that the Contractor submit to them and the Contract Administrator and Quantity Surveyor on a monthly basis a Procurement Schedule that lists all Suppliers, Sub-Contractors and the like required for the Works and the status of where Orders have been placed by the Contractor. This should be submitted along with the Application for payment made to the Quantity Surveyor.

A31 EMPLOYER'S REQUIREMENTS: PROVISION, CONTENT AND  
USE OF DOCUMENTS

Definitions

55. The letters "BS" shall mean the British Standard Specification current at the Base Date.
56. The letters "CP" shall mean the British Standard Code of Practice current at the Base Date.
57. The term "statutory authorities" shall include local authorities and statutory undertakers.

Additional copies of drawings

58. Where prepared by the Contractor (Sub-Contractor/Designers), they shall issue both paper and electronic copies of their drawings to the Employer, Designers, Contract Administrator and Quantity Surveyor, and where requested to selected third parties. No charge for disbursements will be made by the Contractor for so doing.

Sub-contractors' and suppliers' drawings

59. The Contractor shall obtain, check and note any discrepancies or divergences and submit to the Contract Administrator all sub-contractors', suppliers' and statutory undertaker's drawings and other information as may be required.
60. The Contractor shall ensure that any necessary amendments are made in accordance with the comments of the Contract Administrator and that the drawings are re-submitted unless otherwise advised
61. Copies of shop drawings required for the execution of the Works shall be supplied by the Contractor at his own cost
62. Builder's work requirements shall be fully detailed with regard to the size, location and numbers of holes, chases, recesses, bases etc.
63. For the avoidance of doubt provision of the foregoing information is to be made in such a manner as to allow sufficient time for the Contract Administrator to check and if necessary amend his design without delaying the progress of the Works.

Commenting Procedure for Contractor's Drawings (CDP)

64. The Contract Administrator requires the period of time for 'Commenting Procedure' to be followed by the Contractor and their Sub-Contractor's and or Suppliers.

Discrepancies

65. Any discrepancy in or divergence between figured or calculated dimensions and scaled dimensions on any drawing issued to or prepared by the Contractor shall be reported immediately by the Contractor to the Contract Administrator.
66. For the avoidance of doubt, provision of the foregoing information is to be made in such a manner as to allow sufficient time for the Contract Administrator to check and if necessary amend his design without delaying the progress of the Works.

CDM Information

67. Pre-Construction Information provided by the Client in accordance with regulation 20(1c(ii)) are appended to this document.
68. Before works commence on site the Contractor is to develop a Construction Phase Plan to the satisfaction of the Employer to comply with The Construction (Design and Management) Regulations 2015
69. The Contractor shall be deemed to have made due allowance in his prices and programme for complying with and updating, reviewing and revising where necessary, his developed Construction Phase Plan
70. The Contractor shall identify to each contractor the information required from them for inclusion in the Health and Safety File and ensure that such information is promptly provided to the Client in a format detailed within the Pre Construction Information.
71. The Contractor shall obtain information for, collate and provide to the Client a Handover Pack in a format detailed within the Pre Construction Information.

A32 EMPLOYER'S REQUIREMENTS: MANAGEMENT OF THE  
WORKS

Principal Contractor - CDM regulations

72. The Contractor shall undertake the role of Principal Contractor under the Construction (Design and Management) Regulations 2015 and shall allocate resources to enable him to comply with the requirements and prohibitions imposed on him by or under the relevant statutory provisions
73. The Contractor shall, in accordance with regulation 22(1k), display the notification of the project to the Health and Safety Executive, in a location where they can be read by any worker engaged in the construction works
74. The Contractor shall plan, manage and monitor the construction phase in a way that ensures, so far as is reasonably practicable, it is carried out without risks to health or safety.
75. The Contractor shall seek co-operation and co-operate with any other person involved in the construction work on this site or, so far as is reasonably practicable, any other person on any adjoining site to enable himself and others to comply with their duties
76. The Contractor shall co-ordinate their activities in a manner which ensures, as far as is reasonably practicable, the health and safety of persons carrying out construction work or is affected by the construction work.
77. The Contractor shall co-operate and consult with workers in the interest of health, safety and welfare.
78. The Contractor shall, in accordance with regulation 7, ensure, so far as is reasonably practicable, that the general principles of prevention are applied in carrying out construction work.
79. The Contractor shall provide Sub-Contractors with all necessary drawings, dimensions and other information to enable their work to be correctly executed.

Site administration

80. The Contractor shall not change the person-in-charge/site manager without first obtaining the written consent of the Contract Administrator.

Supervision and co-ordination

81. The Contractor shall determine the Programme and methodologies for carrying out the Works and manage and coordinate Sub-Contractors, Suppliers, and Artists and Tradesmen, and shall adapt their programmes and methodologies accordingly.
82. The Contractor will supervise and administer the Works including statutory authorities and Artists and Tradesmen, including the progressing of any information or design work that may be necessary to enable them to comply with the master programme.
83. The Contractor shall be responsible for notifying and co-ordinating all statutory authorities as and when he requires their services on the site. The co-ordination shall be deemed to include for providing the statutory authorities with sufficient information regarding line, level, timing of excavations, etc., to enable them to provide and lay mains, cables, etc., to suit the progress of the Works, irrespective of whether payments are made direct to the statutory authorities by the Employer.
84. The Contractor shall be responsible for co-ordinating the sequencing and setting out of the work of Sub-Contractors and statutory authorities on site, having particular regard to any conflicts which may arise as a consequence of the detailed interpretation of drawings by operatives on site.
85. The Contractor shall make regular visits to the works of all his Sub-Contractors to inspect the quality of the work and to check on progress and delivery in relation to the programme and he shall be deemed to have allowed for all costs in connection therewith.
86. The Contractor shall be responsible for clearing the site at the end of each day's work, and removing all waste to their skips

Notices and fees to statutory authorities

87. The Contractor shall pay any fees or charges (including any rates or taxes) to statutory authorities insofar as such payment relates to temporary works.

Meetings

88. The Contract Administrator shall chair formal monthly Progress Meetings and the Contractor shall provide a Progress Report as set out below. Informal meetings should still be formally recorded to ensure all parties have a record of discussions and any agreements reached.

Insurance against injury to persons or property

89. 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 the Contractor shall immediately give notice to the Employer and Insurers. The Contractor shall indemnify the Employer against any loss which may be caused by failure to give such notice.

Programme

90. The Contractor shall within two weeks of appointment provide a master programme in detail, in bar chart form, to the Contract Administrator's satisfaction and provide copies of any supporting network analysis that he may produce.
91. The Contractor will create and be responsible for the master programme and shall establish the critical path and the sequence of all activities of the construction of the Works incorporating the requirements of all Sub-Contractors, defined Provisional Sum work, statutory authorities and others engaged direct by the Employer whose work is dependent upon or has a bearing upon the progress of the Works including durations for opening up works and consequent design, ordering and delivery of major construction materials and durations for drawing preparation, manufacture and delivery of materials relating to Sub-Contractors, specialist Sub-Contractor designers and statutory authorities. The Contractor shall include sufficient time within the master programme for Sub-Contractors and statutory authorities to test and commission their works.
92. The Contractor must also indicate, in consultation with the Contract Administrator, on his master programme the latest dates by which he requires final information on the various parts of the works and by when he requires the Contract Administrator's approval to samples and mock-ups in connection with both the general work and the work to be executed by Sub-Contractors and the materials to be supplied by Suppliers. Submission of programmes will not relieve the Contractor of his responsibility to apply for any instructions, decisions, information or consents in accordance with the Contract requirements.

93. The master programme shall be submitted to the Contract Administrator for his comments and after these have been agreed and incorporated one copy of the final agreed programme shall be kept on site and all the necessary copies supplied for the use of the Contract Administrator and other Consultants.
94. The Contractor shall inform the Contract Administrator at least two weeks beforehand of the proposed date for commencement of work on site.
95. The Contractor shall notify the Contract Administrator, three weeks prior to their final anticipated Date for Completion to permit the Designers and others to arrange to carry out all necessary inspections.

Reports, schedules, etc.

96. The Contractor shall prepare and submit the following information as a minimum requirement and issue no later than 3 working days prior to the monthly progress meetings:-
- (a) Progress Reports to be prepared at monthly intervals and which shall include a record showing the number and description of tradesmen, labourers and supervisors and the number, type and capacity of all plant, excluding hand tools, employed on the Works,
  - (b) Marked-up programme with "time now" line at monthly intervals,
  - (c) Updated construction programmes, for comparison with the master programme, where the Contractor elects to vary the sequence of work on site, and
  - (d) Information Release Schedules for comparison with the Information Required Schedule, to be updated monthly.
  - (e) 4 weekly 'look ahead' programmes.
97. One copy of each Report, Programme and Schedule prepared by the Contractor shall be kept on site and all the necessary copies for the use of the Contract Administrator and other Consultants supplied to the Contract Administrator.
98. Reports and Schedules shall be prepared, monitored and maintained by a suitably qualified person who is to retain close contact with the site until contract completion.
99. Submission of Progress Reports and Schedules will not relieve the Contractor of his obligations under the Contract, will not constitute the agreement of any delays etc., shown thereon, will not affect the Contract Completion Date and will not relieve the Contractor of his responsibility to complete the Works by the due date.

100. The Contractor shall maintain on site the following records for inspection by the Contract Administrator:-

- (a) Labour numbers on site (weekly)
- (b) Plant type and numbers on site (weekly)
- (c) Progress records (weekly or daily if required by Contract Administrator)
- (d) Material movements, contents and location of stockpiles (weekly)
- (e) A summary and copies of tickets for materials leaving site and arriving at the waste disposal landfill site, together with a log of vehicle movements on and off site (weekly)
- (f) Surveys
- (g) Samples and test results
- (h) Materials compliance certificates
- (i) Safety record logs of all accidents
- (j) Permits to Work for Sub-Contractors

Progress photographs

101. The Contractor shall take weekly Progress Photographs and issue monthly to the Contract Administrator and Quantity Surveyor. The Contractor shall notify the Contract Administrator at the execution of the critical works on site that may require photographic record

Measurement

102. The Contractor shall give reasonable notice to the Quantity Surveyor and the Contract Administrator before covering up work which may be required to be measured for record and valuation purposes.

Workpeople confined to site

103. The Contractor shall confine all workpeople (including Sub-Contractors' and statutory authorities workpeople) to the site of the Works and avoid trespass on to neighbours property.

A33 EMPLOYER'S REQUIREMENTS: QUALITY  
STANDARDS/CONTROL

Standards of materials and work

104. In general, all materials used in the Works shall comply in all respects with the relevant British or Euro Standard except only as may be described herein.
105. A requirement in the Works Information to comply with a British Standard shall not preclude the use of materials or practices which are in accordance with other standards provided that such materials or practices are not inferior to those required under the relevant British Standard.
106. Where proprietary materials are referred to in the Works Information by stating specific manufacturers and trade names, the intention is to establish the type and quality of materials required. Similar materials of alternative manufacture may be substituted by the Contractor with the prior approval of the Designers, Employer and Contract Administrator.
107. The Contractor shall submit to the Contract Administrator the names of all suppliers and manufacturers prior to entering into any agreement for the supply of items for this contract.
108. The Contractor may be ordered to remove from the Site any material which has not been approved by the Designers.
109. All proprietary materials incorporated in the Works shall be fixed or applied strictly in accordance with the manufacturer's printed instructions.
110. The Contractor shall be entirely responsible for assessing the quantities of materials to be ordered.

Comments and/or Approval of Contractor's Drawings or Designs

111. The Commenting Procedure will be confirmed and agreed prior to commencement on site.

Samples and testing of materials

112. All materials intended for use in the permanent works shall be subject to inspections, sampling and tests in accordance with the conditions of contract and Works Information. All such sampling and tests shall be undertaken by an Independent UKAS laboratory accredited for tests to be undertaken.

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113. Unless otherwise directed all sampling and tests shall be carried out in such a manner and at such times as the Contract Administrator may consider desirable.
114. Approved samples will be retained by the Contractor on Site for comparison purposes and the Contractor shall remove them when no longer required by the Contract Administrator.
115. The Contractor shall execute site trials to demonstrate the adequacy of materials and workmanship for the purpose intended.
116. Where and to the extent that products, materials and work are specified to be approved by the Designers the same must be supplied and executed to comply with all other requirements and, in respect of the stated or implied characteristics, either to the approval of the Employer or Contract Administrator or to match a sample approved by the Designers as a standard for the purpose.
117. Where and to the extent that materials, goods and workmanship are not fully specified they shall be suitable for the purposes of the Works, stated in or reasonably to be inferred from the Works Information and in accordance with good building practice, including the relevant provisions of current BS documents.
118. Materials and work shall comply with the regulations of statutory authorities.
119. The Contractor warrants to the Employer that none of the following materials will be used by the Contractor or his Sub-Contractors in the construction of the Works:-
- (a) asbestos or asbestos-containing products as defined in The Control of Asbestos at Work Regulations, 1987 or any statutory modification or re-enactment thereof;
  - (b) lead or any materials containing lead which may be ingested, inhaled or absorbed, except where copper alloy fittings containing lead are specifically required in drinking water pipework by any relevant statutory requirements;
  - (c) any other material not in accordance with relevant British Standards and Codes of Practice and/or are contrary to the recommendations of the document "Good Practice in the Selection of Construction Materials" ration or otherwise generally known or suspected within the construction industry at the time of specification or use to be deleterious to health or safety or to the durability of the Works in the particular circumstances in which the same is used.

Supervision and inspection

120. The Employer, the Designers and the Contract Administrator and their representatives shall at all reasonable times have access to the Works and to the workshops or other places of the Contractor where work is being prepared for this Contract. The Contractor shall by a term in the sub-contract secure a similar right of access to the workshops or other places of sub-contractors where work is being prepared for this Contract.
121. Inspection or any other action by the Contract Administrator must not be taken as approval of samples, materials, goods or work unless the Contract Administrator so confirms in writing.
122. The Contractor shall submit to the Contract Administrator, at a reasonable time prior to Completion, a programme for presenting sections of the Works for final inspection.

Cleaning the works

123. The Contractor is to keep the site tidy and free from all debris and rubbish at all times to the approval of the Contract Administrator.
124. At completion of the scheduled works and prior to the Contract Administrator carrying out their 'initial' snag inspection, the Contractor will allow for a "sparkle clean" to ensure all elements of the work are clearly visible. A further "sparkle clean" will be allowed for following the Contract Administrator's 'de-snag' inspection (prior to hand-over and Practical Completion award).

A34 EMPLOYER'S REQUIREMENTS:  
SECURITY/SAFETY/PROTECTION

Safety, health and welfare

125. The Contractor shall comply with all current safety, health and welfare legislation, all current approved Codes of Practice issued by the Health and Safety Commission, all current guidance issued by the Health and Safety Executive and the Code of Welfare Conditions of the National Joint Council for the Building Industry.
126. The Contractor shall ensure that assessments are made such that all significant risks likely to arise throughout the construction phase are anticipated and that appropriate steps are taken to eliminate, reduce or control the risk.
127. The Contractor shall make specific site rules dealing with the wearing of full PPE, drinking, eating, drugs, smoking, use of mobile phones, etc. and general housekeeping discipline on site. No drinks or food shall be permitted on the site.
128. The Contractor shall prepare an overall emergency plan for the site which shall include details of how fires or other emergencies will be dealt with throughout the construction phase.
129. The Contractor shall give particular attention to ensuring that safe access is maintained for adjacent occupiers and building owners throughout the course of the works. Initial arrangements for access routes and any subsequent changes are to be presented to the Contract Administrator for approval prior to implementation. Unless otherwise agreed, an approval period of 14 days is required.
130. The Employer shall, in accordance with regulation 22(1c), ensure that welfare facilities sufficient to comply with schedule 2 of the Construction (Design and Management) Regulations 2015 are provided throughout the demolition and construction phase, and the Contractor and their operatives must safeguard this from damage and or misuse. Food and litter shall be cleared away by the Contractor to an agreed position.
131. The Contractor shall comply, insofar as they affect him or any other person carrying out construction work, with the requirements of Part 4 of the Construction (Design and Management) Regulations 2015 – Duties relating to Health and Safety on Construction Sites.
132. Contractor to provide Health and Safety File along with all Operating and Maintenance manuals upon completion of the works.

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Fire safety

133. Take all necessary precautions to prevent personal injury, death or damage to the works or other property from fire.
134. The Contractor shall comply with the Code of Practice entitled Fire Prevention on Construction Sites published by the BEC/LPC. He shall appoint a Site Fire Safety Co-ordinator.

Prevention of nuisance

135. The Contractor shall take all proper measures to minimise the spread of dust, noise, pollution, etc., and to prevent any nuisance arising from the carrying out of the Works.
136. The Contractor shall be deemed to have allowed in his prices for complying with the requirements of local authorities and the Health and Safety Executive with regard to control of noise, pollution and all other statutory obligations.
137. The Contractor's particular attention is drawn to the rights of restrictive action which exist by virtue of Sections 60, 61 and 68 of the Control of Pollution Act 1974 and he shall comply with any notices, conditions or limitations that may be imposed on him by any local authority under the said Act.
138. The Contractor shall make all applications and obtain all such consents as are required under the said Act.
139. Without prejudice to his duty to comply with the Control of Pollution Act 1974, the Contractor shall allow for complying with BS 5228 "Code of Practice for Noise Control on Construction and Demolition Sites" including the recommendations on community relations, planning and supervision, the Noise Abatement Act 1960 and all amendments thereto and the Department of the Environment Advisory Leaflet No. 72 'Noise Control and Building Sites'.
140. The Contractor shall inform the Contract Administrator in writing of any contravention of the said Act or British Standard within three days of such. The Contract Administrator shall have power thereupon or upon the said contravention coming to his notice to issue such instructions as he may think fit to abate, avoid or halt any further contravention and the Contractor shall comply with such instructions at his own cost.
141. The Contractor shall inform the Contract Administrator in writing of any contravention of the said Act or British Standard within three days of such. The Contract Administrator shall have power thereupon or upon the said contravention coming to his notice to issue such instructions to abate, avoid or halt any further contravention and the Contractor shall comply with such instructions at his own cost.

142. If the Contractor shall be guilty of any offence under the said Act or British Standard, he shall himself pay all fines imposed by the court by which he has been convicted and shall not be entitled to be indemnified by the Employer in respect of any such fines.
143. The Contractor shall not be entitled to reimbursement by the Employer of any costs, damages, loss or expense to which the Contractor has been or may be put, which have been occasioned or caused by compliance with any such notice, consent, limit, condition or instruction as aforementioned. The Contractor shall not be entitled to any extension of time for delays caused by such compliance.
144. The Contractor is to provide a noise assessment for all plant and machinery to be used prior to any work on site proceeding.
145. All plant, tools and vehicles shall be fitted with effective silencers of a type recommended by the manufacturers of the plant, tools and vehicles.
146. The Contractor shall not use or permit employees to use radios or other audio equipment.
147. The Contractor shall ensure no smoking occurs on the site.

Adjoining and adjacent property

148. The Contractor's attention is drawn to adjacent residential and commercial/retail properties close by.
149. The Contractor is so to arrange and carry out the Works and take adequate precautions so as to cause no interference or interruption to the use of the adjoining and adjacent properties including roads, footpaths and other access thereto by the Employer, adjoining and adjacent owners and occupiers and the public and he shall conform to all instructions or directions given by the Contract Administrator in these matters.
150. Any Works under Party Wall Awards or by other agreement such as over sailing licenses, will be carried out by the Contractor.
151. Should it be necessary for any plant, machinery or equipment to project or operate over adjoining or adjacent property or rights-of-way the Contractor shall obtain the permission of the adjoining or adjacent owner or occupier and obtain legal licence as necessary. The Contractor shall indemnify the Employer against any claim or action for damages arising from the use of any plant, machinery or equipment. The Contractor shall ensure that the security of the adjoining or adjacent properties shall not in any way be impaired due to any building operation executed under the Contract Works.

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152. The Contractor will be required to prepare Schedules of Conditions of all buildings which are to remain and site boundaries and for monitoring same during the course of the Contract. Such schedules are to include colour photographs, co-ordinated positions, description reports and dimensions. Two sets of Schedules of Conditions are required to be submitted, with one set being held on site and one set held at the Contract Administrator's offices.

153. The Contractor is to provide a minimum level of information to neighbours and adjoining property owners and occupiers this is to include:

An introductory information leaflet, to be individually delivered to all owners and occupiers of adjacent properties.

Contact details - 24hr contact number to raise concerns or queries.

Maintenance of existing buildings, etc.

154. Protect and uphold the existing buildings on the site and the adjoining and/or adjacent buildings to the site during the period of this Contract.

155. Accept responsibility for the stability and structural integrity of the Works during the Contract, and support as necessary.

156. The Contractor shall make good at his own expense any damage to the existing structures/buildings on the site and the adjoining or adjacent structures/buildings to the site caused by the carrying out of the Works.

157. Prevent damage from storm and surface water.

Maintenance of roads, footpaths, etc.

158. Keep the approaches to the site and the public highway both on and adjoining the site clear of mud and other debris. A suitable mechanical road and gulley cleaner shall be provided in accordance with the local authority's requirements.

159. The Contractor shall make good at his own expense and to the satisfaction of the local authority, any damage to roads, bridges, rights-of-way etc. caused by the carrying out of the Works.

Maintenance of services

160. The Contractor shall make good at his own expense any damage to public and private water, gas and other mains or power services, drains and sewers required to be maintained and caused by the carrying out of the Works, provided such damage is due to any negligence, omission or default of the Contractor (or his Sub-Contractors).
161. Any information as to the location of such services on the site which may be given to the Contractor by the Employer or the Contract Administrator shall be without warranty as to the accuracy thereof and shall involve them in no liability in respect thereof.

Security, etc.

162. The Contractor shall control entry and exit to the site of all personnel and vehicles throughout the entire period from the date of appointment until removal of all equipment and personnel from site. All necessary personnel, accommodation, facilities, barriers, signage, security and effective methods of control shall be provided.
163. Safeguard the Works, materials and plant against damage and theft, including all necessary watching and lighting for the security of the Works and the protection of the public and the Employer.

Disposal of waste from site

164. The Contractor and/or any Sub-Contractor employed to transport waste material must be a registered carrier under the Controlled Waste (Registration of Carriers and Seizures of Vehicles) Regulations 1991. A copy of the appropriate registration certificates shall be supplied to the Contract Administrator prior to commencement of the works.
165. The Contractor shall provide a Site Waste Management Plan in accordance with current Regulations. An outline proposal should be included in the contractor's Tender Method Statement.
166. The Contractor shall take all practicable measures to prevent the deposit of soils, material, rubbish etc. on any highway (including a pavement or footway) or on any land adjoining or adjacent to the site where the works are being carried out. The Contractor shall immediately remove any soil, materials, rubbish etc. deposited and cleanse the affected area.
167. Retain waste transfer documentation on site.
168. The Contractor shall comply with the Environmental Protection Act 1990 in regard to the disposal of waste from the site.

Dewatering and discharge of water

169. N/A

Protection of work

170. Accept responsibility for any damage to the Works including the work of any sub-contractor or statutory authority and to the Works of others directly engaged by the Employer however caused and pay all costs and expenses in taking down and re-executing or otherwise making good or replacing to the satisfaction of the Contract Administrator.
171. Where deemed applicable, the Contractor is to allow for temporary protective layers to any haul roads over the public footpath to the approval of the Contract Administrator and prior to trafficking of the completed area with construction plant.
172. Anticipate the arrival of and protect all work from damage by adverse weather conditions. Accept responsibility for all work damaged or soiled by weather including the work of any Sub-Contractor and the work of others directly engaged by the Employer and pay all costs and expenses in taking down and re-executing or otherwise making good or replacing to the satisfaction of the Contract Administrator.
173. The Contractor shall maintain, whenever practicable, continuity of working and productivity during inclement weather.

A35 EMPLOYER'S REQUIREMENTS: SPECIFIC LIMITATIONS  
ON METHOD/SEQUENCE/TIMING

Permission for development

174. In carrying out the Works, the Contractor shall, insofar as is appropriate, conform to the conditions set out in any Local Authority's Permission for Development.

Possession of site

175. The Contractor is to arrange and carry out the works in accordance with the tender requirements and the Contract Specific Requirements hereafter.

Site access

176. The site access is to be agreed with the Contract Administrator.
177. The Contractor is to comply with traffic and other regulations with regard access to and from the site and is deemed to have allowed for the same in his prices. The Contractor is to liaise with the necessary local and statutory authorities prior to commencing the works.

Phasing of the Works

178. The Contractor shall programme and plan their Works to suit any required phasing, and shall ensure all services and facilities, as well as means of escape are in place throughout the Works.
179. The Contractor shall make all due allowance in their tender for either carrying out works out of sequence or out of hours as required by the Works.

Restrictions on use of the site

180. The Contractor shall not use the site for any purpose other than that of carrying out the Works.

Limitation of working hours

181. The Contractor shall be deemed to have allowed for strict observance of the restrictions on working hours (including delivery times) as required by the Employer and other requirements that may be imposed by the Local Authority.
182. The Contractor shall ascertain any restrictions on the access routes, access for deliveries, and the like.

Restricted Deliveries

183. Provide for complying with any restrictions imposed by the Police or The Local Authority with regard to plant or material deliveries or removals or material removals including outside normal working hours; including provision for any consequential extra costs, and obtaining the necessary permissions from the Local Authority.

Publicity

184. No information concerning this Contract may be released by the Contractor to anyone else, except to such persons and to such extent as may be necessary for the performance of the Contract, without the prior consent and approval of the Employer.

Practical Completion

185. Ensure that meter readings (where necessary) are taken by relevant bodies at Practical Completion and that copies of readings are supplied to all interested parties.
186. On the day of handover (which could occur at Partial Possession or Practical Completion) the Contractor shall arrange for the services Sub-Contractors to be present to rectify any problems and explain any aspects of the controls of which the occupier should be aware.
187. At Practical Completion the Contractor shall:
- issue full sets of suited keys for each relevant part of the building
  - hand over specified spares and tools
  - have demonstrated the Mechanical and Electrical services system/s to the Employer's representative.

Making Good Defects

188. Make arrangements with the Contract Administrator and give reasonable notice of the precise dates for access to the various parts of the Works for purposes of making good defects. Inform the Contract Administrator when remedial works to the various parts of the Works are completed.

Defects Liability Period

189. The Employer is committed to providing an excellent service to those individuals, groups and organisations which choose to use the building. The Contractor shall provide clear details of individuals responsible for responding to defects and repairs (both essential and emergency).
190. The Contractor is to maintain a schedule of all defects notified. This schedule is to include as a minimum:
- Date of notification
  - Who notified
  - Area/department where defect has arisen
  - Description of problem
  - Date Contractor inspected works
  - Proposed date of rectification
  - Actual date rectified
  - Comments column
191. This schedule is to be sent to the Contract Administrator, within 24 hours of the notification of a defect and at such times required during the defect rectification period.
192. Notification of defects may be by telephone subsequently confirmed in writing within 48 hours. A record of time, date and person accepting the message will be taken. Should the Contractor fail to rectify the defects within the period stated, the Employer reserves the right to instruct others to immediately correct the defects and to deduct any costs incurred from any sums due or to become due to the Contractor.
193. In addition, the Contractor will be expected to provide telephone numbers where contact can be made should any emergency defects arise out of normal working hours. These shall include the Contractor, electrical plumbing, specialist telecommunications and heating Sub-Contractors.
194. Schedule of Response times:
- Response time for any defect 3 hours.
  - Emergencies undertaken the same day.
  - All other defects cleared in 28 day works including routine repairs that do not unduly affect the operation of the building or a temporary fix put in place with definite completion date advised.
195. The designation of the category of defect will be the sole prerogative of the Employer. Defect notices will carry details of the urgency of the action required.

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196. Where in the opinion of the Employer any defect, shrinkage or other fault is likely to cause a hazard or unreasonable inconvenience to the occupants of any unit and users of common parts or such defect, shrinkage or other fault is likely to directly or indirectly cause any further damage the Employer may issue a written instruction, the Contractor shall comply with and in any event within twenty four hours and at no costs to the Employer.
197. Notwithstanding the provisions of the Contract the Employer reserves the right to immediately correct the defects where the Contractor has failed to respond in accordance with the above requirements, without notification, and to deduct any costs incurred from any such sums due or to become due to the Contractor.
198. In respect of defects, the Contract Administrator will make every reasonable effort to notify the Contractor, but in the event of such contact not being possible within half a working day or as otherwise deemed reasonable by the Contract Administrator the Contract Administrator reserves the right to pass the repair to others to enable rectification in the same working day as the occurrence of the defect.
199. Defects inspection will take place within the Defect Period, and defects must be rectified within 1 month of the end of that period. Make arrangements with the Employer, and give reasonable notice of the precise dates, for access to the various parts of the works for purposes of making good defects. Inform the Employer when remedial works to the various parts of the Works are completed.
200. Failure to meet any of the above targets will result in the Employer employing others to carry out the work, the cost of which will be deducted from monies due to the Contractor under this Contract or will be treated as a debt.
201. Where more than one visit is required by the Employer and/or his agent to inspect remedial work to defects not previously completed then the Employer and/or his agent will charge for and the Employer will deduct those costs from monies due or to become due under the Contract or treat same as a debt.

A36 EMPLOYER'S REQUIREMENTS: FACILITIES/TEMPORARY  
WORKS/SERVICES

Temporary buildings and facilities

202. The Contractor will provide, maintain, (including taking down and re-erecting from time to time as necessary), pay all rates and charges, clear away and make good fully serviced temporary buildings, furnishings and equipment, for the duration of the Works on site.

Site Accommodation

203. The Contractor is to provide the required welfare facilities for the works in order to fulfil statutory regulations. No specific accommodation is required for the Employer.

Temporary stockpiles

204. No temporary stockpiles of materials arising from the works shall be permitted.

Temporary fences and hoardings

205. The Contractor shall provide, maintain (including taking down and re-erecting from time to time as necessary), clear away and make good all temporary fencing, hoardings, gates, lighting, guardrails and footways etc. as may be necessary for protecting the public and the adjoining or adjacent properties to the site and owners/ occupiers, for meeting the requirements of any local or other authority and for the proper execution of the Works.
206. The Contractor shall be deemed to have allowed for safeguarding and maintaining temporary fences, hoardings, lighting etc. in good condition, and for alterations and adaptations necessitated by the carrying out of their own Works.

Temporary screens

207. Provide, maintain (including taking down and re-erecting from time to time as necessary), clear away and make good all necessary temporary screens, etc., for the proper execution of the Works.

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Construction plant

208. All constructional plant used on the performance of the Works shall be such type, size and of such method or working as appropriate for the Works

Temporary signage

209. No Temporary signage shall be permitted except relevant safety and direction signage required for safe deliveries.
210. No other advertisements or trade signs will be permitted on the site.

Safety, health and welfare

211. Inform the Contract Administrator in advance of all safety provisions and procedures (including those relating to deleterious materials) which will require the compliance of the Employer or his representatives when visiting the site.
212. Immediately report any suspected deleterious materials discovered during the Works; do not disturb, and prevent access to the relevant areas as necessary.
213. The Contractor shall provide facilities and necessary equipment for inspection of the Works by the Consultants.
214. The Contractor shall provide suitable safety, health and welfare measures and amenities to comply with the current Statutory Regulations and the Code of Welfare Conditions of the National Joint Council for the Building Industry.
215. Comply with currently published HSE approved codes of practice.

Temporary services

216. The Contractor shall provide, maintain, pay all connection charges and fees and clear away all temporary services, including telephones, broadband connection, facsimiles, water, drainage, power and lighting.

Lighting and power for the works

217. The Contractor shall provide adequate lighting and power to the works.

Temporary works

218. The Contractor shall provide all necessary temporary works, maintaining, adapting, clearing away and making good.
219. Provide and maintain during the execution of the Works all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures, sewers, drains, electric or telephone cables, water and gas mains, all fences, walls, roads, paths, kerbs, trees, shrubs, grassed areas and other surfaces on the site or adjoining, that may be endangered or affected by the Works. Protect against damage and/or settlement, and no part of the protective measures shall be taken down or removed until all risks of damage and/or settlement is past. All work involving risk or damage and/or settlement to the building is to be executed in such portions as to minimise the risk as far as possible. Prevent overstressing of completed work when removing supports.
220. Any costs arising from failure on the part of the Contractor to take all precautions to shore and strut or to protect adjoining structures from damage or settlement shall be borne by him.

A37 EMPLOYER'S REQUIREMENTS:  
OPERATION/MAINTENANCE OF THE FINISHED  
STRUCTURES

221. The Principal Contractor shall provide information in electronic pdf and/or dwg format to the Principal Designer for inclusion in the Health and Safety File. The information is to consist of that which will assist persons carrying out future construction work, or maintenance and cleaning work on the structure at any time after substantial completion and should include, but not be limited to:

- (a) Design criteria and objectives
- (b) Adequate information about any aspect of the project which might affect the health and safety of any person at work carrying out construction works or cleaning work in or on the structure or of any person who may be affected by the work of such a person at work.
- (c) a list of suppliers together with the literature, test certificates, COSHH assessments and all maintenance details.
- (d) Risk Assessments for maintenance and future construction.
- (e) As-Built drawings (three copy prints and two CDs with .dwg and .pdf versions). ). Whenever possible the Contractor's designers shall also provide a copy of these drawings to BIM level 2, in Revit or similar format.
- (f) Other Information that would be of use to any maintenance, future construction or maintenance design on the structure, including a Schedule of Significant Residual Hazards.
- (g) Certificates
- (h) Building Regulations Approval Certificate and valid certificates from statutory authorities confirming that the various installations have been tested and meet their requirements.

222. The information for the Health and Safety File shall be provided to the Client in accordance with the CDM Regulations and in sufficient time to enable the phased handovers of the Health and Safety File to the Employer (under CDM) for completed phased sections of the works.

Record drawings and Dimension surveys

223. The Contractor shall produce accurate record drawings covering as a minimum the requirements hereafter:-

- (i) Final position of all surface and foul water drainage
- (ii) The position of all gas, power, communication and water supply routes.
- (iii) Any other survey outlined in the Contract Documents, including adjoining buildings surveys.

The above list of items is not exhaustive and the Contractor shall ascertain any additional recording requirements.

224. The Contractor shall provide marked up 'as built' electronic copies of all construction issue drawings as his record drawings. All out turn surveys and such like should be separately produced.

225. The Contractors finalised and approved record (CDP) drawings shall be provided to the Contract Administrator prior to and as a prerequisite to the issue of a Certificate of Practical Completion of the Works.

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A40 CONTRACTOR'S GENERAL COST ITEMS: MANAGEMENT  
AND STAFF

- A Management and staff
  - B Management and staff (including management, trades supervision, engineering, programming and production, quantity surveying support staff and the like). The Contractor to include a priced Schedule showing fixed and time related costs.
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A41 CONTRACTOR'S GENERAL COST ITEMS: SITE  
ACCOMMODATION

- A Generally: For details of site accommodation required or made available by the Employer see Part A36.
  - B Site accommodation
  - C Site accommodation (including offices, laboratories, cabins, stores, compounds, canteens, sanitary facilities and the like).
-

A42 CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES

A Generally: For details of services and facilities required or made available by the Employer see Part A36 or as noted below.

Services and facilities

B Power

C Lighting

D Fuels (excluding fuels for testing and commissioning)

E Water

F Telephones broadband and fax

G Administration

H Safety, health and welfare

I Storage of materials

J Rubbish disposal

K Cleaning

L Drying out

M Protection of work in all sections

N Security

O Maintain public and private roads

P Small plant and tools

Q General attendance on sub-contractors and statutory undertakers including those defined under Provisional Sums to include the use of the Contractor's temporary roads, paving's and paths, standing scaffolding, standing power operated hoisting plant, the provision of temporary lighting and water supplies, clearing away rubbish, provision of space for the sub-contractor's own offices and for the storage of his plant and materials, the use of mess rooms, sanitary accommodation and welfare facilities and Joint Fire Code alarm systems, signage, temporary fire compartments and fire marshals where appropriate.

R Additional services and facilities: The Contractor is to insert below further cost items as may be required:

A43 CONTRACTOR'S GENERAL COST ITEMS: MECHANICAL  
PLANT

A Generally: For details of restrictions on mechanical plant see Part A34 and for details of mechanical plant made available by the Employer see Part A36.

Mechanical plant

B Cranes

C Hoists

D Personnel transport

E Transport

F Earthmoving plant

G Concrete plant

H Piling plant

I Paving and surfacing plant

J Additional mechanical plant items: The Contractor is to insert below further cost items as may be required:-

A44 CONTRACTOR'S GENERAL COST ITEMS: TEMPORARY  
WORKS

A Generally: For details of temporary works required or made available by the Employer see Part A36.

Temporary works

B Temporary roads

C Temporary walkways

D Access scaffolding

E Support scaffolding and propping

F Hoardings, fans, fencing, etc.

G Hardstanding's

H Traffic regulations

I Additional temporary work items: The Contractor is to insert further cost items as may be required.

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