

# Short Contract

## ECM

**A contract  
between**

UK Health Security Agency (UKHSA)  
Nobel House, 17 Smith Square, London SW1P 3HQ.

**and**

Barry Morgan Limited  
171b Lanark Road, London W9 1NX

**for** Refurbishment of Laboratory Freezer Bank1C05 at UKHSA  
Colindale

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**Notes about this contract are printed in boxes like this one. They are not part of the contract.**

# Contract Data

The *Employer* is

Name UK Health Security Agency (UKHSA)  
Address Nobel House, 17 Smith Square, London SW1P 3HQ  
Telephone  
E-mail address  
The *works* are Refurbishment of Laboratory Freezer Bank1C05 at UKHSA Colindale

The *site* is UK Health Security Agency (UKHSA)  
61 Colindale Avenue  
London  
NW9 5EQ

The *starting date* is 16<sup>th</sup> December 2022

The *completion date* is 31<sup>st</sup> March 2023

The *period for reply* is 8 days.

The *defects date* is 52. weeks after Completion.

The *defect correction period* is 1. weeks.

The *delay damages* are £200 per day. (LAD's max of 10% of agreed contract sum)

The *assessment day* is the 28th of each month.

The *retention* is NIL %.

Does the United Kingdom Housing Grants, Construction and Regeneration Act (1996) apply?

~~Yes~~ / No (delete as appropriate)

The *Adjudicator* is

Name The Royal Institution of Chartered Surveyors.  
Address 12 Great George St, Westminster, London SW1P 3AD.  
Telephone  
E-mail address

# Contract Data

The interest rate on late payment is . . . % per complete week of delay.

**Insert a rate only if a rate less than 0.5% per week of delay has been agreed.**

The *Contractor* is not liable to the *Employer* for loss of or damage to the *Employer's*

property in excess of £100,000

for any one event.

The *Employer* provides this  
insurance

**Only enter details here if the *Employer* is to provide insurance.**

The minimum amount of cover for the third insurance stated in the  
Insurance Table is £5,000,000 (Five Million Pounds)

The minimum amount of cover for the fourth insurance stated in the  
Insurance Table is £10,000,000 (Ten Million Pounds)

The *Adjudicator nominating*  
*body* is Chartered Institute of Arbitrators

The *tribunal* is English Courts

If the *tribunal* is arbitration, the arbitration procedure is:

The *conditions of contract* are the NEC3 Engineering and Construction Short Contract April 2013 and the following additional conditions

**Only enter details here if additional conditions are required.**

## Identified and defined terms

- Clause 11.2(1) Amend the clause  
Delete the words after 'information' in the second line  
Insert the words in lieu 'and corrected notified defects'
- Clause 11.2(a)  
Add the paragraph  
A completed activity is one which is without Defects.

## Ambiguities and Inconsistencies

Add the following additional clauses:

- Clause 17.1  
The Project Manager of the Contractor notifies the other as soon as either becomes aware of an ambiguity or inconsistency in or between the documents which are part of this Contract. The Project Manager gives an instruction resolving the ambiguity or inconsistency
- Clause 17.2  
During the tendering period, it is the Contractor's responsibility to search for ambiguities and inconsistencies in or between the documents which are part of this Contract and issued for tendering purposes

- Clause 17.3

The resolution of any ambiguities or inconsistencies shall not form a Compensation event if the Project Manager judges that an experienced Contractor should have identified and notified these at tender state

### **Subcontracting**

Add the following clause:

- Clause 21.4

The Contractor submits the name of each proposed Subcontractor to the Project Manager for acceptance. A reason for not accepting the Subcontractor is that his appointment will not allow the Contractor to Provide the Works. The Contractor does not appoint a proposed Subcontractor until the Project Manager has accepted him.

The Contractor shall submit the names of his proposed subcontractors as part of his tender submission.

The rejection of a Subcontractor by the Project Manager shall not form a compensation event.

### **Defects**

- Clause 40.3

If a test or inspection shows that any work has a Defect, the Contractor corrects the Defect and the test or inspection is repeated

- Clause 40.4

The Project Manager assesses the cost incurred by the Employer in repeating a test or inspection after a Defect is found. The Contractor pays the amount assessed

- Clause 41.2 Amend the clause

Delete all the words after Defect

Tests and Inspections

Add the following clause:

- Clause 44.1

The Contractor and the Employer provide materials, facilities and samples for tests and inspections as stated in the Works Information

### **Payment**

- Clause 50.3

Amend the first bullet point in the clause

Add the words 'that is without Defects'

Add the following additional clauses:

- Clause 50.8

The O&M manuals required by the Works Information for the Project shall be submitted to the Project Manager for acceptance four weeks prior to the Completion Date shown on the accepted programme. The Project Manager shall within two weeks review the submitted O&M manuals and reply to the

Contractor his acceptance or detail any further information required. The contractor shall then resubmit the O&M manuals within two weeks enclosing the additional information as requested.

If either no O&M manual or resubmitted manual containing the additional information requested from the Project Manager is not submitted at the Completion Date shown on the accepted programme, the value (£) detailed on the activity schedule shall be retained from the assessment of the amount due until the Contractor has submitted the O&M manuals to the approval of the Project Manager.

- Clause 51.1 amend

Delete 'three weeks'

Insert '30 days'

#### **Compensation Events**

- Clause 60.1(12) amend

Delete the third bullet point

Add the following clause

- Clause 60.3

The resolution of any ambiguities or inconsistencies shall not form a Compensation event if the Project Manager judges that an experienced Contractor should have identified and notified these at tender stage

#### **Notifying Compensation Events**

- Clause 61.1 Amend the clause

Delete 'within eight weeks'

Insert 'within two weeks'

#### **Z.4 Assignment**

The Contractor shall not, without the written consent of the Employer, assign this Contract. In the event of transfer by the Employer of this freehold or of a grant by the Employer of a leasehold interest in the whole of the premises comprising the works, the Employer may at any time after Completion of the Works, assign to any such transferee or lessee, the right to bring proceedings in the name of the Employer (whether by arbitration or litigation) to enforce any of the terms of this contract made for the benefit of the Employer hereunder. The assignee shall be stopped from disputing any enforceable agreements reached between the Employer and the Contractor and which arise out of and relate to this Contract (whether or not they are or appear to be a derogation from the right assigned) and made prior to the date of any assignment.

#### **Z.5 Site Rules and Regulations**

The Contractor shall ensure that all of its staff shall comply with all the Employer's site rules and regulations when visiting or carrying out work at the Employer's premises and shall comply with all safety and security policies and procedures of the Employer in each case as notified to such staff. If access to the Employer's premises is required outside of normal business hours, the representative nominated by the Employer for the purposes of this Agreement should be notified in advance, in order for appropriate security arrangements to be made.

The Contractor shall note that a no smoking policy is practiced on the Employer's Site. This regulation will be rigidly enforced and any breach of this policy will involve the offender being removed from the site.

#### **Z.6 Publicity**

The Contractor shall not issue any press release or other publicity materials or make any representation in respect of the existence of this Agreement or the subject matter thereof without the prior written consent of the Employer. However, this restriction shall not apply to announcements or disclosures required by law except that in such event the parties shall co-ordinate to the extent possible with respect to the wording of any such announcement.

# Contract Data

## The *Contractor's* Offer

The *Contractor* is  
Name Barry Morgan Limited  
Address 171b Lanark Road  
London  
W9 1NX

Telephone  
E-mail address

The percentage for overheads and profit added to the Defined Cost for people is 10 %.

The percentage for overheads and profit added to other Defined Cost is 10 %.

The *Contractor* offers to Provide the Works in accordance with the *conditions of contract* for an amount to be determined in accordance with the *conditions of contract*.

The offered total of the Prices is **£131,948.79**

Signed on behalf of the

*Contractor*

Name

Position

Signature ..... Date:.

## The *Employer's* Acceptance

The *Employer* accepts the *Contractor's* Offer to Provide the Works

Signed on behalf of the *Employer*

Name

Position

Signature

. Date:

# Contract Data

## Price List

Entries in the first four columns in this Price List are made either by the *Employer* or the tenderer. If the *Contractor* is to be paid an amount for the item which is not adjusted if the quantity of work in the item changes, the tenderer enters the amount in the Price column only; the Unit, Quantity and Rate columns being left blank.  
If the *Contractor* is to be paid an amount for the item of work which is the rate for the work multiplied by the quantity completed, the tenderer enters the rate which is then multiplied by the expected quantity to produce the Price, which is also entered.

Item	Discipline Type / Tradesmen	Type	Cost
2.0	Protection, Stripping Out and Making Good		
-	<b>Protection</b>		
-	Provide suitable size skip for stripping out and disposal of debris. Skip location to be agreed with client prior to commencement.		
2.1.2	Allow for full protection of walls, floors and doors along corridor used for access for full duration of the works.		
2.1.4	Protect corridor from all dust and debris during the course of the works, any temporary breaches of the walls to be clad with suitable temporary covering until properly sealed		
2.2	<b>Stripping out</b>		
-	<b>Remove and retain the following items and offer back to UKHSA Contract Administrator</b> - Remove 1no Fire door and leaf - Remove 1no door frame - Remove and retain metal Spur shelving brackets and supports - Remove 3no Fire detectors and set aside for reuse Allow for disconnecting electrical circuits which also supply other areas. These supplies must be maintained by re-wiring between fittings with no joints. Take existing wiring back to Distribution Board if necessary and rewire. Any items not required by UKHSA Contract Administrator to be disposed of by Contractor		
-	<b>Remove and dispose of:</b> - Remove blockwork walls between 1C05 and store room as shown on drawing UKHSA/1C01-1C05/002 - Remove section of blockwork wall between 1C01-1C05 as shown on drawing UKHSA/1C01-1C05/002 - Cut out opening in blockwork wall for vision panel installation between 1C01-1Ce corridor as shown on drawing UKHSA/1C01-1C05/002		



	<ul style="list-style-type: none"> <li>- Remove 1no Single door and frame between 1C02-1C05</li> <li>- Data cables to be removed and stripped back to cabinet by UKHSA approved contractor, Lynx Networks,</li> <li>- Telephone cables to be stripped back to nearest distribution point.</li> <li>- Coat hooks</li> <li>- Remove 4no wall mounted radiators</li> <li>- Remove power supplies from perimeter walls</li> <li>- Remove all metal &amp; plastic conduits</li> <li>- Remove workshop equipment</li> </ul> <p>Electrical circuit information given above is not comprehensive, and Contractor should allow for removing and rewiring any additional light fittings and power points in area for refurbishment if they were omitted from the ones detailed above</p> <p>Note All these circuits may also supply other offices, whose circuits must be maintained by re-wiring between fittings with no joints. Take existing wiring back to Distribution Board if necessary and rewire.</p> <p>Note that power sockets with a red spot are the essential power supply and on a different supply to non-marked sockets. Consult Contract Administrator for circuit details. This work is to be carried out by arrangement with offices affected - out of hours to avoid disruption.</p>	
2.3	<ul style="list-style-type: none"> <li>- <b>Making Good</b></li> <li>- Make good to match original all damage to walls and floors where damaged or disturbed by the stripping out works and not described elsewhere in the Specification.</li> </ul>	
3.0	<b>Installations</b>	
3.1	<p>General</p> <p>The existing plan of the work area is shown in Ref. Drwg. No. – UKHSA/1C01-1C05/001</p> <p>and the proposed layout is shown in Ref. Drwg. No. – UKHSA/1C01-1C05/002</p>	
4.0	<b>Walls</b>	
4.1	Install new section of blockwork wall from FFL to underside of slab between 1C01-1C05	
4.2	Install blockwork and lintel above new double door opening in corridor between 1Ce and 1C05	
4.3	Install blockwork to close up single door opening between 1C02-1C05	
4.4	Install 1no lintel in new vision hatch opening	
4.5	<p>Where walls are penetrated by any piped services or ductwork, these openings should be sealed after installation to provide a fire-tight finish and to reinstate the wall integrity</p> <p>Ref. Drwg. No. – UKHSA/1C01-1C05/003</p>	
5.0	<b>Vision Hatch/Panel</b>	
5.1	<p>Supply and Install 1no 1050mm W x 900mm H Fire rated vision panel</p> <p>- Ref. Drwg. No. – UKHSA/1C01-1C05/014</p>	

6.0	<b>Ceiling</b>	
6.1	Ceiling Grid <ul style="list-style-type: none"> <li>- General: Make good all pre-existing damage to wall finishes, prior to perimeter ceiling trim installation</li> </ul>	
6.2	<ul style="list-style-type: none"> <li>- Install Danoline demountable T-grid ceiling system</li> </ul> S24 Edge A (Square Edge) Visible grid 600 x 600 Danotile Gypsum ceiling tile throughout To be supported from structural slab, comprising framework formed from baked <ul style="list-style-type: none"> <li>- polyester paint on double-web galvanised steel, including all main runners, cross tees, perimeter trims, hooks, suspension wires, clips and fixings to provide a complete framework.</li> </ul>	
6.3	Contractor to ensure all fixed supply and extract grills line up in original positions and Dow Corning 785 sealant is applied to perimeter trim including all junctions	
6.4	<b>Tannoy</b> Install Tannoy PA system speaker within 1Ce corridor, 1C01 Office and 1C05 Freezer bank – liaise with Project Manager to discuss location. Check it can be heard from all areas within 1C01-1C05, and supply additional speakers if necessary Ref. Drwg. No. – UKHSA/1C01-1C05/004	
7.0	<b>Doors/Access Control</b>	
7.1	Supply and install 2no metal clad double door sets.  2no Commercial aluminium double doors and over-lights Doors to be fitted with anti-finger trap jambs To be fitted with non-sprung concealed pivot closers Roll over threshold Solid reinforced lower panels	
7.2	Supply and install 2no Honeywell ProWatch access control on 1E26-28 The doors will also have a contacts to monitor the status of the door.  The door access control is to be cabled back to 1C riser cupboard where there is an existing controller enclosure. Equipment: 2no Honeywell PW6k1R2 Dual Reader Board 2no Double slimline Mag Lock with Door Status Monitoring 2no CP22 double Break Glass unit 2no SPB Green dome exist switch 2no Euro surface key override switch 2no PR0M-OM-R10 Reader  Cable YY4 7.5mm Lock Flex OSC8 Standard alarm cable OSC8 Screened Reader Cable	

	The new access controls to be setup and commissioned onto the existing Honeywell ProWatch access control system. Ref. Drwg. No. – UKHSA/1C01-1C05/015	
<b>8.0</b>	<b>Flooring</b>	
8.1	Re-level entire floor with low odour latex screed so that there are no discernible steps and ridges to substrate.	
8.2	1C05 New Vinyl Floor Finish Provide Altro-High performance walkway 20 slip-resistant 2mm thick vinyl safety flooring finish, supplied in 2000mm widths or similar.	
8.3	Altro 38R cove formers/up stands to all abutments, with all radii of coving to points at junctions and joinery, e.g., architrave. Finish coved up stands with Altro C7 Black capping seals or similar	
8.4	All flooring to be hot welded, using Altro weld rods or similar, and fixed with low-odour adhesive	
8.5	Colour/grade to be Altro Cloud VM2014 (UKHSA doesn't require SD – static dissipative grade). Seal all junctions and holes not capable of being welded with colour-matched DOW Corning 785 silicon sealant or similar. Ref. Drwg. No. – UKHSA/1C01-1C05/005	
8.6	<b>1C01 New Carpet tiles</b>  Supply and install Burmatex Tivoli 600x600 carpet tiles complete with low profile door bar. Contractor to use low odour adhesive.	
<b>9.0</b>	<b>Plumbing</b>	
-	Supply and install 1 No. wash hand basin with no overflow and no chain stay hole such as Armitage Shanks Contour 21 S215501 and connect to existing waste drainage.  Supply and fit 1no IPS Trespa "Toplab Base" Carcase and front panels with Keku clips for wash hand basins dimensions 600x200x2550mm contractor to confirm height on completion of ceiling works. Ref. Drwg. No. – UKHSA/1C01-1C05/006	
9.2	<b>Tap</b> Hand basin: Broen Stabilet knee operated pre-mixed water outlet (26 403.003) with wall spout with special 200mm throw.  The tap will be supplied and installed by Mechanical Services Sub-contractor waste and cold pipework: 38 mm diameter BSPT standing waste outlets to be provided by the Mechanical Services Sub-contractor, including final pipework connections	
9.3	Cold-water supply to be brought into the room by a route to be determined from existing supply to the area	
-	Glass drainage must be obtained by the Contractor. All new drainage to be supplied by Schott (now QVF TEL: 01785 609805) including all beaded borosilicate heavy-duty	

	acid-resistant glass waste drainage pipes, bend etc, and connected with stainless steel couplings and PTFE tape, to match original specification.	
-	Supply and fit a drain-down points at the end of the cold feed to the tap. This should also be the sort of fitting which can be soldered, such as a Crane fitting and not a compression fitting and a soldered ball-o-fix isolating fitting. Cold-water supply to be brought into the room by route as shown on drawings Stop cock to be fitted within the project area on the cold feed (PN20) soldered fitting. All copper pipework to be installed with soldered fittings as compression are not allowed. All drainage pipework to match existing glass waste.	
-	<b>Radiators</b> Install 5 No. Meinertz Radiator CL 1412 and make good pipework to suit new layout  Each existing radiator shall be complete with a new radiator valve Danfoss RA2910 & RA-FN 15½" and Air vents provided on all high points.	
-	The Contractor must leave all pipe work and drainage in serviceable condition after the completion of works. All dead legs/redundant pipework to be removed to comply with: CIBSE TM13: Minimising the Risk of Legionnaires Disease. HSE L8: Legionnaire's Disease, The Control of Legionella Bacteria in Water Systems.	
10.0	<b>Lighting</b>	
10.1	Lighting LED Lighting: Following removal of existing light fittings, Reconfigure lighting layout to provide new 1500mm Thorn Dali Aquaforce vapour proof LED fittings with dali controls Manufacturer: Thorn Lighting Ltd (01708 766033).	
10.2	Provide emergency type fittings with central emergency supply in accordance with BS 5266-1:1999. Supply and install emergency lighting luminaries in the positions to be agreed on site. The Principal Contractor shall carry out all the necessary wiring and connections etc for the successful operation of the emergency lighting system.	
10.3	The Contractor is to provide lighting calculations from the manufacturer to design the lighting layout to provide 500-lux illumination at desk top level and supply the correct number of light fittings required.	
10.4	New fittings to be rewired back to distribution board located in 1C01 & 1C05 including providing new switch drops as appropriate and complete with key operated emergency test switch. New lighting circuits will be allocated by UKHSA Contract Administrator, Contractor to fully test and commission installation prior to handover and provide NICEIC electrical certificate.	
10.5	<b>Testing during Works</b> Test all mechanical and electrical services and equipment as work proceeds during installation.	
10.6	<b>Labelling of Services</b>	

	Label up all mechanical and electrical services and equipment with metal tags and indelible wording.	
10.7	<p>All works carried out within the existing perimeter trunking is on a permit to work system</p> <p>Access to perimeter trunking to be accessed as part of RAMS</p> <p>Contractor to ensure any removal of trunking lids are to be reinstated</p> <p>Redundant conduits to be removed in their entirety and holes in conduits to be filled with grommets (Plastic not to be used)</p> <p>Conduits and BESA boxes to be attached to perimeter trunking and labelled where required.</p> <p>All contractors or sub-contractors working on or within the perimeter trunking are to carry out their own Risk Assessment for working within the perimeter trunking</p> <p>See BS7671 Guidance note 1</p> <p>Selection &amp; Erection for Electrical Installations</p> <p>Ref. Drwg. No. – UKHSA/1C01-1C05/007</p>	
11.0	<b>Power</b>	
11.1	<p>General:</p> <p>The Contractor should liaise with the UKHSA Project Manager regarding all necessary isolation of power supplies before carrying out any works</p> <p>Note: All works carried out in perimeter trunking is via permit system only.</p>	
11.2	<p>All cabling generally to be run in singles, and not in flat twin and earth.</p> <p>Provide new MK Logic plastic electrical outlets, grouped together in a panel, with all necessary cabling (connected back to MCB unit/service riser, as appropriate)</p>	
11.3	<p><b>Wall-Mounted Electrical Power Outlets</b></p> <p>Wall-Mounted Electrical Power Outlets</p> <p>Provide new Wall mounted MK Prestige II Com trunking (Suitable for power and category 7a data cable outlets).</p> <p>Provide new Perimeter wall mounted electrical twin socket outlets maximum 12 per circuit.</p> <p>1C01 Office = Perimeter wall mounted 15no twin socket outlets</p> <p>1C05 Freezer bank = Perimeter wall mounted 14no twin socket outlets</p> <p>1C05 Freezer bank = Central-isle install 2no Power poles with 6no single socket outlets on each</p> <p>1C01-1C05 = Access control provide 2no fused spur outlet</p> <p>Install 2no local 8way metal clad distribution boards – 1C01 &amp; 1C05</p> <p>Testing during Works</p> <p>Test all mechanical and electrical services and equipment as work proceeds during installation.</p>	

11.4	<p>The Contractor must also identify and label the power source of each and every power outlet (i.e., from riser cupboard) for future safe maintenance work. Labels to be permanently marked and permanently affixed.</p> <p>Contractor to fully test and commission installation prior to handover and provide NICEIC electrical certificate.</p>	
11.5.5	<p>All works carried out within the existing perimeter trunking is on a permit to work system</p> <p>Access to perimeter trunking to be accessed as part of RAMS</p> <p>Contractor to ensure any removal of trunking lids are to be reinstated</p> <p>Redundant conduits to be removed in their entirety and holes in conduits to be filled with</p> <p>Grommets (Plastic not to be used)</p> <p>Any extensions are to be mechanically and electrically sound</p> <p>Existing containment system should not be relied upon as an earth</p> <p>All contractors or sub-contractors working on or within the perimeter trunking are to carry out their own Risk Assessment for working within the perimeter trunking</p>	
<b>12.0 Data</b>		
12.1	<p><b>General:</b></p> <p>Supply and install as per drawing</p> <p>1C01 12no Single data outlets.</p> <p>1C05 1no Twin data outlet.</p> <p>All data to be connected using Category6e cable. Provide all necessary extensions, connections, reconnections and equipment to telephone/data installation as required.</p> <p>All cable is to be Nexans Cat5a rated to 1000MHz as a minimum.</p> <p>The cable will be bound in bundles of 8 every 3-5 meters along the run length with Velcro or equivalent.</p> <p>Operation bending rad. 62 mm</p> <p>Static bending rad. 31 mm</p> <p>All data cable to be run from the library Comm's Room</p> <p>Contractor to install all suitably sized cable basket from 1C01-1C05 to join existing cable basket in 1C corridor for all CAT6e cabling, ensuring all fire breaks are sealed along the agreed route with UKHSA Project Manager.</p> <p><b>Data Equipment:</b></p> <p>Contractor to provide all Networking equipment necessary to provide a fully working CAT6e data installation e.g. Enterasys switches etc</p> <p>For installation of telephone and data services, please contact Lynx Networks, Account Manager Steve Tyrell, 28-29 Clarke Road, Mount Farm, Milton Keynes MK1 1LG, Tel 02392-241131, Fax 01908 633838</p> <p>Ref. Drwg. No. - UKHSA/1C01-1C05/009</p>	
<b>13.0 Fire Detection</b>		
13.1	Reinstall 3no existing fire detectors to comply with revised layout from item 2.3	

13.2	Test and commission fire sounder bases, confirm in working order & that the fire sounder is audible within the area of the project. Provide documentation showing witnessed test results. Ref. Drwg. No. - UKHSA/1C01-1C05/010	
14.0	<b>Ventilation</b>	
14.1	Fresh air supply to provide a minimum of 8L/person/sec and an allowance for equipment, and maximum occupancy of staff to comply with CIBSE guidelines Balance supply and extract system and carry out any necessary works to provide and maintain a slight negative pressure of 0 to –8Pa to comply with Advisory Committee for Dangerous Pathogens (ACDP) requirements and recommendations. Provide documentation that these figures are achieved.	
14.2	Supply and install new downflow system (Air Conditioning System) to provide fresh air at low level via extract grill drops.	
14.3	Split existing extract duct and install new stand-alone extract fan with inverter/speed controller to balance the air supply in the area. Replace existing extract grilles to the mechanical ventilation installation	
14.4	Test, commission and ensure compliance with Advisory Committee for Dangerous Pathogens (ACDP) guidelines for Containment Level 2 Laboratories. Provide documentation associated with this.	
14.5	<b>Sealing of Joints:</b> Seal all services at their entry and exit points from the laboratory, and all joints of pipes, trunking, conduits, fittings and equipment, etc, within the laboratory with DOW Corning 785 clear silicon sealant. This should include entry and exit from the floor and ceiling slab.	
15.0	<b>Internal Decorations</b>	
15.1	General: Make good all pre-existing damage to wall finishes, as well as blemishes to new finishes, prior to and during decoration works.	
15.2	The number of coats of paint where stated is the minimum required, and in all cases the Contractor shall apply enough further coats to cover the existing colour with no grinning through of the original colour.	
15.3	For the avoidance of doubt, this section includes for all decorations, including all plastered finishes, joinery and exposed pipe work/metal work.	
15.4	Decorations to be completed before Dow Corning 785 sealant is applied to junctions.	
15.5	<b>Walls/Ceilings</b> Ensure that decorator's sealant is used generally to all internal junctions to walls. Redecorate walls: Walls & Ceiling = in accordance with manufacturer's instructions for each element regarding rubbing down filing, preparation, and provision of 1 no. diluted coat to new/repaired areas of plaster and 2 no. full coats throughout.	

<b>16.0</b>	<b>Fitting Out</b>	
16.1	<p><b>Wall-Mounted Shelving</b></p> <p>Provide new Spur Steel Lok shelving system in white for walls, 6 tiers of 1m length, ie 18 shelves, to rooms 1C01-1C05</p> <p>The system is to include the following components:</p> <ul style="list-style-type: none"> <li>- 1220mm high metal wall-mounted uprights, screw-fixed to walls (ref: 212001122W).</li> <li>- 500mm centres</li> <li>- 320mm long adjustable height support brackets (ref: 212006032W)</li> <li>- 320mm deep x 1000mm long steel shelves (ref: 2129315W)</li> <li>- 12no.250mm spring rod book supports to each shelf (ref: 8049087)</li> </ul>	
16.2	<p><b>Coat Hooks</b></p> <p>Supply and install batten made out of 16mm thick Trespa Athlon as indicated. Batten sized to suit. Hook positions fitted at 120mm centres plus 60mm at each end. Coat hooks to be single plain satin anodised aluminium such as Screwfix Cat No 13712, screw fixed to wall under coat hook positions so fixings do not show. Seal with Dow Corning 785 clear silicon sealant all round battens.</p> <p>Fitted as per drawings.</p> <p>1C01 = 1 x 10 no Hooks 1C05 = 1 x 5 no Hooks</p>	
16.3	Supply and install 1 No Kimberley Clark soap dispensers, Windows System 1000, model 6906-000, to be fitted directly above wash hand basins on IPS Stations	
16.4	Supply and install 1 No Kimberley Clark paper towel dispensers, Model 7928-010, one to be fitted directly above wash hand basins on IPS Stations	
16.5	Provide 1 No. eye-wash stations containing 2No 500ml eye wash bottles each with mirror and appropriate signage, to be fitted adjacent to wash hand basin in laboratory.	
<b>17.0</b>	<b>Testing during Works</b>	
17.1	Test all mechanical and electrical services and equipment as work proceeds during installation	
<b>18.0</b>	<b>Labelling of Services</b>	
18.1	Label up all mechanical and electrical services and equipment with metal tags and indelible wording.	
<b>19.0</b>	<b>Cleaning</b>	
19.1	At completion of works and prior to handover, thoroughly clean entire office in accordance with requirements. A Builder's clean is not adequate for this purpose and the office must be handed over free of all dust, smears, etc, and ready for immediate use.	
<b>20.0</b>	<b>Testing/Commissioning</b>	



20.1	Test all mechanical and electrical services and equipment at completion. Provide Employer with relevant certificates confirming compliance with all manufacturers' installation instructions and correct pressure differentials.	
21.0	<b>O &amp; M Manual</b>	
21.1	Provide UKHSA with a fully indexed O&M Manual, containing details of products and materials installed in the office, and all original certificates; including schematic services drawing/s showing all services (electrical, water, data), position of outlets and all cable runs. Provide as two identical Hard Copies and also as an electronic copy.	
22.0	<b>Handover/Completion</b>	
22.1	At handover to UKHSA Project Manager, demonstrate full functioning of all services, installations and equipment, and leave in full working order.	
	Allow the following to be expended only on the instruction of UKHSA Project Manager	
	TOTAL SUM	<b>£131,948.79</b>

# Contract Data

## Works Information

The Works Information should be a complete and precise statement of the *Employer's* requirements. If it is incomplete or imprecise there is a risk that the *Contractor* will interpret it differently from the *Employer's* intention. Information provided by the *Contractor* should be listed in the Works Information only if the *Employer* is satisfied that it is required, is part of a complete statement of the *Employer's* requirements and is consistent with the other parts of the Works Information.

### 1 Description of the works

Refurbishment of Containment level 2 Laboratory 1C05 at UKHSA Colindale as per UKHSA - Freezer Bank & Office Refurbishment

### 2 Drawings

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Drawing number	Revision	Title
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UKHSA 1C05 1001Key		
UKHSA 1C05 IDA-0201 Rev_ A		Hutment Layout
UKHSA 1C05 IDA-0300 Rev_ A		Typical Existing Sections
UKHSA 1C05 IDA-3100 Rev_ B		Mobile Unit Furniture Details
UKHSA 1C05 IDA-3110 Rev_ B		Removable Unit furniture Detail
UKHSA 1C05 IDA-3111 Rev_ B		Removable Unit furniture Detail
UKHSA 1C05 IDA-3112 Rev_ A		Removable Unit furniture Detail

UKHSA 1C05 IDA-3113 Rev\_ A Laboratory Furniture Details -Fixed Internal Wall  
 UKHSA 1C05 IDA-3114 Rev\_ A Laboratory Furniture Details -Fixed External Wall  
 UKHSA 1C05 IDE-0001 Rev\_ P1 Symbols Schedule  
 UKHSA 1C05 IDE-0002 Rev\_ P1 Typical Detail Sheet  
 UKHSA 1C05 001 Existing Layout  
 UKHSA 1C05 002 Proposed Layout  
 UKHSA 1C05 003 Walls  
 UKHSA 1C05 004 Ceiling  
 UKHSA 1C05 005 Flooring  
 UKHSA 1C05 006 Plumbing  
 UKHSA 1C05 007 Lighting  
 UKHSA 1C05 008 Electrical  
 UKHSA 1C05 009 Data Telephone  
 UKHSA 1C05 010 Fire  
 UKHSA 1C05 011 Ventilation  
 UKHSA 1C05 012 Furniture  
 UKHSA 1C05 013 Safety Cabinets  
 UKHSA 1C05 014 Windows  
 UKHSA 1C05 015 Access Control  
 UKHSA 1C05 016 Structural  
 UKHSA 1C05 017 Temporary Power  
 UKHSA 1C05 018 Schematic

## Contract Data

### Works Information

#### 3 Specifications

List the specifications which apply to this contract.

Title	Date or revision	Tick if publicly available
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Specification UKHSA - Freezer Bank & Office Refurbishment

#### 4 Constraints on how the *Contractor* Provides the Works

State any constraints on the sequence and timing of work and on the methods and conduct of work including the requirements for any work by the *Employer*.

Normal working hours on the site are 08:30 to 17.00 Monday – Friday. If the Contractor finds it necessary to work outside of these hours to maintain Programme, the Contractor will obtain the Project Manager's

permission giving 24 hours' notice, any additional costs incurred by the Contractor shall be born by the Contractor.

The Contractor will comply with all the PHE's Site Regulations and Procedures and all matters relating thereto and has allowed within the Price for all working conditions at the site.

5 Requirements for the Programme

State whether a Programme is required and, if it is, state what form it is to be in, what information is to be shown on it, when it is to be submitted and when it is to be updated.

State what the use of the *works* is intended to be at their Completion as defined in clause 11.2(1).

6 Services and other things provided by the *Employer*

Describe what the *Employer* will provide, such as services (including water and electricity) and "free issue" Plant and Materials and equipment.

NA

Contract Data

Site Information

Give information about the *site* such as the ground conditions and any other information which is likely to affect the *Contractor's* work such as limitations on access and the position of adjacent structures.

. See section 4 above. ....  
.....  
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