

## MRC FM SPECIFICATION

<b>SITE</b>	HARWELL
<b>BUILDING</b>	Site
<b>PACKAGE TYPE</b>	ACCESS CONTROL (AC)
<b>SPECIFICATION NAME</b>	Security Gates & Barriers (SGB)

### Revision/Approval

Rev	Author	Details	Date
1.0	A.Elsley	Completed	09-06-2016

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## Security Gates & Barriers Maintenance Specification

The Contractor shall provide a professionally managed, high quality *fully comprehensive* Security Gates & Barriers maintenance service that as a minimum complies with:

- Manufacturers recommendations as set out in their O&M schedules or as required to meet the needs of the as-built environment.
- Relevant BS EN Standards
- SFG20w

### Legal Obligations

Without prejudice to the generality of the foregoing the Contractor must observe, perform and comply with all the relevant provisions of the following together with any amendments thereto:

- Management of Health and Safety at Work Regulations 1999
- Workplace (Health, Safety and Welfare) Regulations 1992
- Personal Protective Equipment (PPE) Regulations 1992
- Provision and Use of Work Equipment Regulations (PUWER) 1998
- Manual Handling Operations Regulations 1992
- Health & Safety (First Aid) Regulations 1981
- The Health & Safety Information for Employees (Amendment) Regulations 2009:
- The Employer's Liability (Compulsory Insurance) Regulations 1998:
- Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995 (RIDDOR)
- The Control of Noise at Work Regulations 2005
- Electricity at Work Regulations 1989
- Requirements for Electrical Installations: IET Wiring Regulations BS 7671 : 2008 incorporating Amendment No.1 : 2001 (BS767 : 2008 + A1 : 2011)
- Control of Substances Hazardous to Health Regulations 2002 (COSHH)
- Chemicals (Hazard Information and Packaging for Supply) Regulations 2009
- Construction (Design & Management) Regulations 2015
- The Gas Safety (Installation & Use) Regulations 1998
- Health & Safety at Work etc. Act 1974
- The Control of Asbestos Regulations 2012
- Lifting Operations & Lifting Equipment Regulations 1998 (LOLER)
- Building Regulations 2010
- 2014 EU Fluorinated Greenhouse Gas (Fgas0 Regulations
- The Environmental Protection Act 1990
- The Regulatory Reform (Fire Safety) Order 2005
- The Fire Safety (Employees' Capability) (England) Regs 2010
- The Control of Legionella Bacteria in Water Systems ACOP & Guidance L8.
- The Notifications of Cooling Towers and Evaporative Condensers Regulations 1992
- The Health & Safety (Safety Signs and Signals) Regulations 1996
- Health & Safety (Employee Consultation) Regulations 1996
- Pressure Systems Safety Regulations 2000
- Disability Discrimination Act 1995
- The Confined Spaces Regulations 1997

- 2014 F-Gas Regulations

The contractor must ensure that the Security Gates & Barriers comply with all legislation governing these systems.

Through the use of industry best practice and the introduction of innovation, the service will achieve and demonstrate value for money on a continuous basis.

The Contractor shall deliver, but not limited to:

Equipment	Buildings and Equipment Description
	<p><b>Fully comprehensive maintenance of:</b></p> <p>Main Entrance Security Gates</p> <p>Ingress &amp; exit Security Barriers</p>
Maintenance	Requirements: General
	<p>3 service visits per annum</p> <p>Provide a detailed planned maintenance schedule/ check list to comply with the requirements of this specification.</p> <p><b>Recommendations – but not limited to</b></p> <p><b><u>Vehicle Traffic Gates</u></b></p> <ul style="list-style-type: none"> <li>• Check all fixing bolts are secure</li> <li>• Check all static panels, fencing, receptor post etc. retaining bolts, screws nuts etc. are secure</li> <li>• Check running of gate, note any deviation, tracking etc.</li> <li>• Check runback track for wear and clear any debris</li> <li>• Where necessary tighten, adjust and grease rear gate leaf/beam wheels</li> <li>• Where necessary tighten, adjust and grease front roller/wheel box assembly and clear any debris</li> <li>• Inspect gate leaf – note any damage to structure, check for flaring of channel section</li> <li>• Inspect free running of leading edge roller – adjust skid on receptor post where necessary</li> <li>• Inspect all drive gears, sprockets, grub screws, tension rollers etc. for tightness and free running – grease where necessary</li> <li>• Check motor operation, ensure brake is free during energisation, check gear box – grease/oil</li> <li>• Check free running of top guide roller assembly</li> </ul>

	<ul style="list-style-type: none"> <li>• Check motor terminals including junction box terminals</li> <li>• Check and adjust all limit switches</li> <li>• Check operation of safety PIR auto close devices</li> <li>• Inspect all lamps, clean lens covers and check for tightness</li> <li>• Check all terminals in mains control panel</li> <li>• Inspect fuses, contactors, relays etc.</li> <li>• Inspect and test ground inductive loop system for presence and sensitivity, adjust where necessary</li> <li>• Check operation of flashing lamps, replace faulty bulbs</li> </ul> <p><b><u>Vehicle Traffic Barriers</u></b></p> <ul style="list-style-type: none"> <li>• Check all hydraulic fittings, pipes for wear, seepage etc.</li> <li>• Check hydraulic oil level</li> <li>• Check all valves and manifold unions</li> <li>• Check all hydraulic check valves for correct operation</li> <li>• Check barrier drive linkages, arms etc. for wear and adjust</li> <li>• Check motor/drive unit for wear and grease level</li> <li>• Check all springs for secure fixing and adjust to suit</li> <li>• Check boom and skirt for straightness – if applicable</li> <li>• Check and adjust all limit switches</li> <li>• Check all belt tensions are correct, adjust to suit – if applicable</li> <li>• Check, clean and adjust all lock, cylinders and latches</li> <li>• Inspect all pedestals and housings</li> </ul>
<b>Other</b>	<b>Parts supplied &amp; fitted during the visit</b>
	<b>Fully comprehensive maintenance</b>
<b>Documentation</b>	<b>Requirements</b>
	<p>A service report will be completed and sent in PDF format within 2 days of each visit; it will need to include any identified defects or remedial work required.</p> <p>An electronic service report can be e-mailed to the Head of Engineering &amp; Estates, with the Chief Engineer &amp; Facilities Support Manager copied in.</p> <p><b>Site specific risk assessments and method statements (RAMS) will be required before the commencement of any work.</b></p>
<b>Call out</b>	<b>Requirements</b>
	<ul style="list-style-type: none"> <li>• Breakdown cover to provide             <ul style="list-style-type: none"> <li>○ 24/7 telephone/electronic support for the equipment to be provided during working hours to assist the in-house engineers with any issues.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>o Next day on site response for any EMERGENCY breakdowns.</li> <li>o 7day on site response for general breakdowns</li> <li>o Attending site breakdowns will be an additional cost, which will include labour &amp; parts fitted. Labour rates to be provided within the tender submission.</li> <li>o Performance tests</li> </ul> <p>Costs for call outs, consumables &amp; repairs to be covered by a provisional sum as detailed in the contract.</p>
<b>Other</b>	<b>Remedial/Reactive works</b>
	<p>A transparent quote for any suggested remedial/reactive works in relation to any identified faults/failures to be provided within 5 working days.</p>
<b>Other</b>	<b>General</b>
	<p>Engineer(s) to report to the Engineering &amp; Estates Office before starting and leaving site.</p> <p>Normal working hours are: 08:00 – 17:00 Mon-Thurs 08:00 – 16:00 Fri</p> <p>The site (area where work has taken place) to be left clean &amp; tidy.</p> <p>12month warranty/guarantee of work carried out (including parts).</p>