				2.2.5.1.2	Access for deliveries or collection of plant from site is not permitted outside of normal working hours, unless prior agreement has been made with the CA and the employer. It may be beneficial in the interests of safety for the contractor to make such arrangements for the delivery and removal of large plant or equipment from site.
				2.2.5.1.3	If the Contractor wishes to work outside of these hours, then this must be by prior arrangement with the School and CA.
				2.2.7.1.14	The contractor shall carry out the works specified without inconvenience, nuisance and without danger to the occupants of adjacent buildings. Contractors will need daily contact with the school in order to ensure that disruption to the activities of occupants of the building, including visitors is kept to an absolute minimum.
2.2.9	Temporary Works and Access	2.2.9.1	Temporary Works and Access	2.2.9.1.1	Limited space for a compound may be made available to the contractor. The position and extent of the contractor's compound to be confirmed.
				2.2.9.1.2	The contractor shall be provided with welfare facilities within the school, however, the location of such is to be agreed with the school representative and be handed back in the same condition as it was prior to use. Any costs incurred in cleaning or making good welfare facilities shall be born by the contractor.
				2.2.9.1.3	All external areas used for storage, compounds, skips, site cabins etc. are to remain clean and free from loose debris at all times. Upon completion of the works the principal contractor will be responsible for ensuring that all areas are cleaned and any damaged surfaces made good to the satisfaction of the CA.
				2.2.9.1.4	The contractor must be aware that areas of the building may be used by staff, pupils and third party clubs and contractors over the duration of the works and as such all existing corridor circulation, fire escape routes and final exit doors must be maintained and kept clear at all times during normal school hours. The contractor should not enter any parts of the building not directly associated with the works.
2.2.10	Covering Up/Enabling Works	2.2.10.1	Covering Up/Enabling Works	2.2.10.1.1	The Contractor will be required to provide all requisite tarpaulins etc., to cover up and protect the work from the weather, and shall suspend all operations during climatic conditions which is in the Contract Administrator's opinion detrimental to the works and shall make good any work or damage arising from insufficient protection or the carelessness of workmen at his own expense.
				2.2.10.1.2	The Contractor is to allow, where required, to isolate and disconnect all existing electrical, mechanical and data / communications supplies/services as necessary to facilitate the works and replace upon completion.

				2.2.10.1.3	The contractor is to provide temporary protection to all existing services installations that are to remain in those areas affected by the works (other than those, to be replaced, disconnected, relocated etc.), test and ensure that all are in full working order upon completion of the works.
2.2.11	Access Provisions	2.2.11.1	Access Provisions	2.2.11.1.1	The contractor shall allow for the provision of temporary scaffolds, platforms, edge protection, hoists, rubbish cutes, scissor lifts and any other access provisions required by either themselves or their subcontractors for the duration of the works. Contractors must visit site during the planning of the works to ascertain the requirement and any site constraints with regards to gaining access to all areas of the works.
				2.2.11.1.2	The contractor must be aware and comply fully with The Work at Height Regulations 2005 and all subsequent revisions. The contractor is to ensure that no person engages in any activity in relation to works at height or work equipment for use in such work unless he is competent to do so. The contractor is to provide suitable fall protection for all operatives working at height.
2.2.12	Additional Work	2.2.12.1	Additional Work	2.2.12.1.1	The Contractor shall not, without written consent from the CA, carry out any work, which he considers is not included in the contract. Where additional work has been carried out without written consent it is at the discretion of the Contract Administrator as to whether any additional payment shall be made.
				2.2.12.1.2	Any additional work likely to involve extra cost shall be identified in writing to the CA at the time of discovery and a written instruction shall be obtained from the CA before proceeding. The contractor will be at risk of non payment for works not formally instructed.
				2.2.12.1.3	Where additional work has been caused by improper methods or carelessness, no additional payment shall be made.
				2.2.12.1.4	The Contractor is to allow all costs and time associated with liaison with the employers representative and nominated Approved Inspector (where applicable).
2.2.13	Plant and Equipment	2.2.13.1	Plant and Equipment	2.2.13.1.1	The main contractor shall allow for the provision of all plant and machinery required to by either themselves or their subcontractors for the duration of the works. The contractor must visit site during the tender period to ascertain the requirement and any site constraints with regards to gaining access to all areas of the works. Allowance must be made for any moving and removing of such equipment as many times as may be required.
				2.2.13.1.2	The contractor must confine the storage of plant, tools and materials to within the site or the designated site compound. No plant or equipment shall be stored outside the confines of the site or compound without prior approval.
2.2.14	Guarantee	2.2.14.1	Guarantee	2.2.14.1.1	It will be necessary for the Contractor to give a direct guarantee of product and workmanship, design, manufacture and installation to the Employer.

2.2.15	CDM Regulations 2015	2.2.15.1	CDM Regulations 2015	2.2.15.1.1	An assessment of the works is to be carried out by the main contractor. A risk register and method statement must be formulated to include safe working practices and mitigate risks as far as is possible. The works will be carried out in line with the Construction (Design and Management) Regulations 2015.
				2.2.15.1.2	Review and develop the Pre-Construction Information and compile the Construction Phase Plan for approval by the Principal Designer prior to commencement of the works, in accordance with the requirements of the CDM Regulations 2015 and the HSE guidance provided within the 'Managing Health and Safety in Construction (CDM 2015)' document.
2.2.16	Asbestos	2.2.16.1	Asbestos	2.2.16.1.1	A project specific 'Refurbishment and Demolition' Asbestos Survey is to be instructed to all areas affected by the works. All Asbestos Contaminated Materials that are identified as a result of this survey will be removed by a UKAS accredited contractor prior to works commencing on site. All appropriate certification will be issued prior to works commencing. The principal contractor is to familiarise himself with the current site asbestos register. All works are to be undertaken in accordance with all current legislation and guidance.
				2.2.16.1.2	Not withstanding the information provided regarding asbestos / surveys carried out / asbestos removal carried out, the contractor must undertake a comprehensive visual inspection of the work area prior to work commencing and if during construction works any material is suspected to contain asbestos, the works are to be stopped immediately and relevant parties informed so that appropriate actions can be taken.
				2.2.16.1.3	All works are to be undertaken by staff that are asbestos awareness trained and work is to be stopped immediately should any unforeseen asbestos be uncovered as part of any opening up works.
				2.2.16.1.4	Disposal of all redundant materials arising from the works shall be in accordance with the Code of Practice, Waste Management, The Duty of Care 1991 and any subsequent revisions. All waste transfer notices must be submitted to the PM.

OBR - 2.3 Structural Locations

Opening Up	Level/Floor	Intersection/Area	No.	Structural Locations
INTERNAL	GROUND BEARING FLOOR	EXTERNAL ENVELOPE JUNCTION	1	Column Base (Ext Corner)
			2	Column Base (Mid Elevation)
		INTERNAL JUNCTION	3	Column Base

	INTERMEDIATE FLOOR (includes GF Suspended Floor)	EXTERNAL ENVELOPE JUNCTION	4	Beam-Column/Ext Wall
			5	Floor Deck-Beam/Ext Wall
		INTERNAL JUNCTION	6	Beam-Column/Int Wall
			7	Floor Deck-Beam/Int Wall
		INTERMEDIATE AREA	8	Beam Span (whole/part)
			9	Floor Deck (area)
	ROOF LEVEL (includes both flat and pitched roof structures)	EXTERNAL ENVELOPE JUNCTION	10	Beam-Column/Ext Wall
			11	Roof Deck-Beam/Ext Wall
			12	Pitched Roof Primary Frame/Purlin-Column/Ext Wall
			13	Pitched Roof Purlin/Rafter-Beam/Ext Wall
		INTERNAL JUNCTION	14	Beam-Column/Int Wall
			15	Roof Deck-Beam/Int Wall
			16	Pitched Roof Purlin-Rafter
			17	Pitched Roof Rafter-Ridge Beam
		INTERMEDIATE AREA	18	Beam Span (whole/part)
			19	Roof Deck (area)
			20	Pitched Roof Purlin/Rafter Span (whole or part)
EXTERNAL	GROUND FLOOR LEVEL	EXTERNAL ENVELOPE JUNCTION	21	Column Base (Ext Corner)
			22	Column Base (Mid Elevation)
	INTERMEDIATE LEVEL	EXTERNAL ENVELOPE JUNCTION	23	Cladding Rail/Beam-Column
			24	Floor Deck-Beam
			25	Intermediate Cladding Rail/Beam Span (whole/part)

	ROOF LEVEL (includes both flat and pitched roof structures)	EXTERNAL ENVELOPE JUNCTION	26	Beam-Roof Deck-Column/Ext Wall (Layered approach)
			27	Pitched Roof Primary Frame/Purlin-Column/Ext Wall
			28	Pitched Roof Purlin/Rafter-Beam/Ext Wall
		INTERNAL JUNCTION	29	Beam-Roof Deck-Column (layered approach)
			30	Pitched Roof Purlin-Rafter
			31	Pitched Roof Rafter-Ridge Beam
		INTERMEDIATE AREA	32	Beam Span (whole/part)-Roof Deck (layered approach)
			33	Roof Deck (area)
			34	Pitched Roof Purlin/Rafter Span (whole or part)

Where applicable (i.e. generally Internal Opening Up preferred) the focus will be on framed structures not loadbearing external envelope structures

OBR - 2.4 Access & Requirements

No.	Element	Sub No	Sub Element	Sub-Sub no	Construction Type	Unit	Rate (£)
2.4.1	General inclusions and Assumptions	2.4.1.1	Notes & Assumptions	2.4.1.1.1	Note: Access. It is assumed all access requirements to a height of 2.5m is included within the rates below.		
				2.4.1.1.2	NOTE: Weathertightness. Where any external opening up works are to be undertaken, it is the contractors responsibility to ensure the weather tightness of the structure at all times prior to making good. Any making good to damage to the internal fabric of the building by failure to do so will be borne by the contractor.		

				2.4.1.1.3	Rates are to be given for the specified sizes/quantities contained in the specification, however, multiples of these may be pro-rata'd to allow for larger areas to be opened up and made good.	[redacted]
				2.4.1.1.4	NOTE: The contractor is to price all 3 columns separately on the "Opening Up Specification" and "Making Good Specification"	
2.4.2	Tower / Scaffold Access	2.4.2.1	Internal Access - Extra over for anything above 2.5m. Access platform to be approx. 2.5m wide	2.4.2.1.1	Provide safe access for working at heights 2.5m - 4.0m	[redacted]
				2.4.2.1.2	Provide safe access for working at heights 4.01m - 6.0m	
				2.4.2.1.3	Provide safe access for working at heights 6.01m - 8.0m	
				2.4.2.1.4	Provide safe access for working at heights 8.01m - 10.0m	
				2.4.2.1.5	Provide safe access for working at heights 10.01m - 12.0m	
		2.4.2.2	External Access - Extra over for anything above 2.5m	2.4.2.2.1	Provide safe access for working at heights 2.5m - 4.0m	
				2.4.2.2.2	Provide safe access for working at heights 4.01m - 6.0m	
				2.4.2.2.3	Provide safe access for working at heights 6.01m - 8.0m	
				2.4.2.2.4	Provide safe access for working at heights 8.01m - 10.0m	
				2.4.2.2.5	Provide safe access for working at heights 10.01m - 12.0m	
2.4.3	MEWP Access	2.4.3.1	Internal Access - Extra over for anything above 2.5m. Access platform to be approx. 2.5m wide	2.4.3.1.1	Provide safe access for working at heights 2.5m - 4.0m	

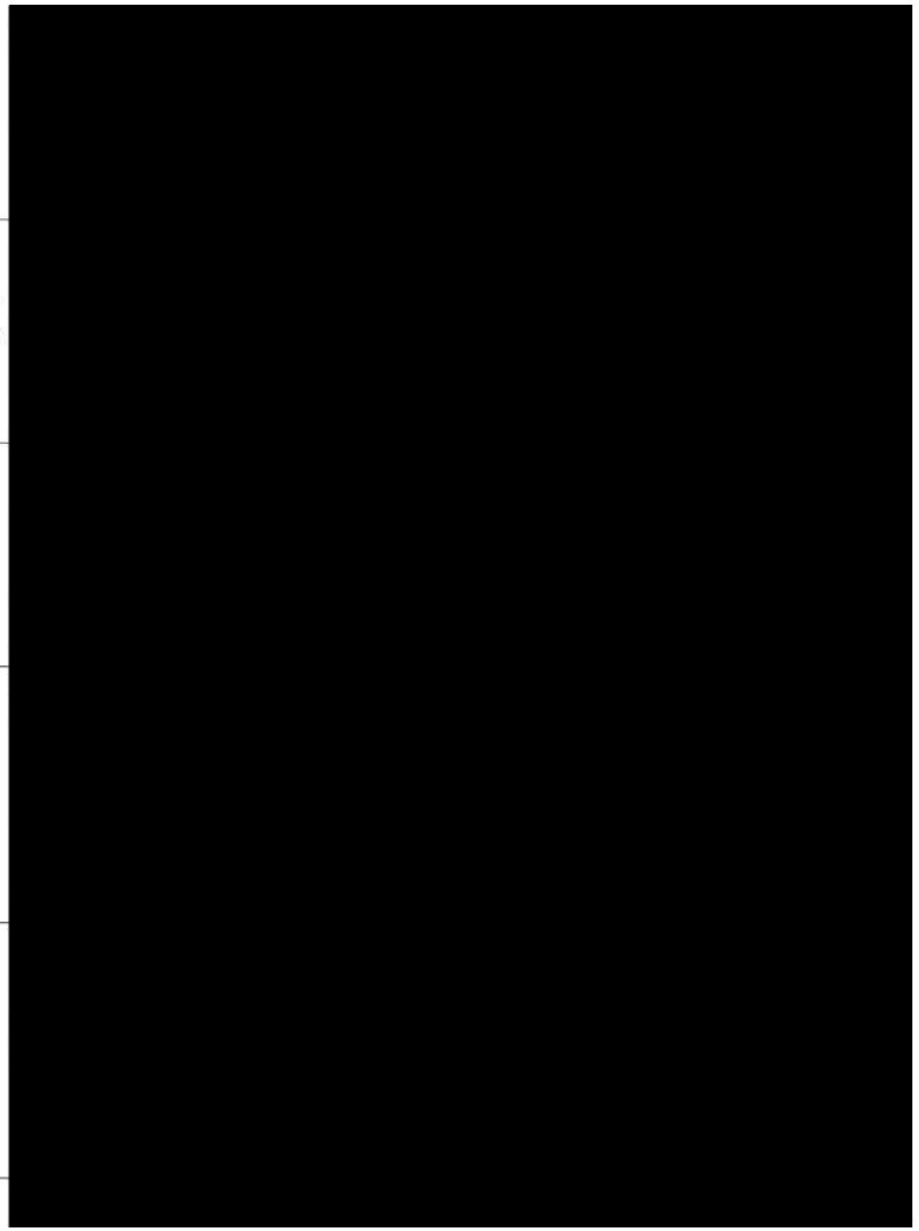
						[redacted]
				2.4.3.1.2	Provide safe access for working at heights 4.01m - 6.0m	
				2.4.3.1.3	Provide safe access for working at heights 6.01m - 8.0m	
				2.4.3.1.4	Provide safe access for working at heights 8.01m - 10.0m	
				2.4.3.1.5	Provide safe access for working at heights 10.01m - 12.0m	
		2.4.3.2	External Access - Extra over for anything above 2.5m	2.4.3.2.1	Provide safe access for working at heights 2.5m - 4.0m	
				2.4.3.2.2	Provide safe access for working at heights 4.01m - 6.0m	
				2.4.3.2.3	Provide safe access for working at heights 6.01m - 8.0m	
				2.4.3.2.4	Provide safe access for working at heights 8.01m - 10.0m	
				2.4.3.2.5	Provide safe access for working at heights 10.01m - 12.0m	
2.4.4	Unfixed Furniture and Fittings	2.4.4.1	Unfixed Furniture and Fittings	2.4.4.1.1	Hourly rate allowance for removing unfixed furniture either within same location or elsewhere on site, to be stored for reinstatement. Items could include (but not exclusive to) desks, chairs, floor standing bookcase (inc books) etc.	
				2.4	**Total from this section to be carried forward to Collection Page**	

OBR - 2.5 Opening up / Enabling Works Rate Schedule

Unit #1	Unit #2	Unit #3	Total for Element

No.	Element	Sub No	Sub Element	Sub-Sub no	Construction Type	Size	Rate	Size	Rate	Size	Rate	
					NOTE: All new works are to be installed and finished as per manufacturers' standard details and recommendations/instructions, including compliance with relevant Building Regulations and British Standards including BS 6187:2011 Code of Practice for full and partial demolition. All works are to be undertaken by appropriately skilled and experienced personnel for the type of work carried out and holding, or in training to obtain, relevant Construction Skills certification of competence. Site staff responsible for supervision should be experienced in the assessment of risks and methods of deconstruction and demolition. All laboratory testing is to be carried out and documented by a reputable, UKAS accredited testing organisation.							

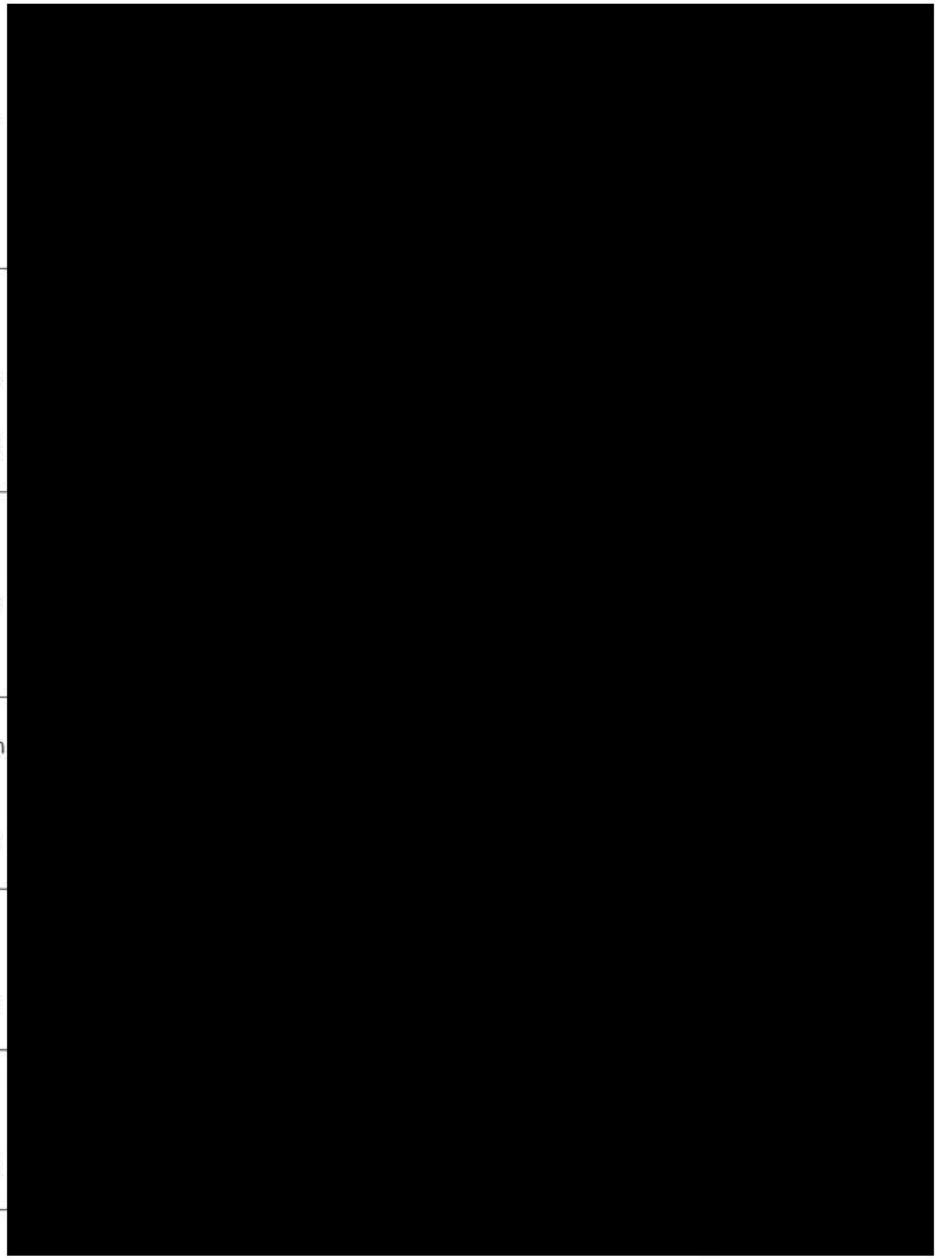
2.5.1	Roofs	2.5.1.1	Flat Roof Coverings and insulation	2.5.1.1.1	**Flexible sheet; single ply or built up** Carefully cut straight clean lines to the following sizes through cap sheet, underlay, insulation, VCL to expose structural deck. Cart removed material from site.
				2.5.1.1.2	**Asphalt** Carefully cut out section of asphalt roof covering using heater chisel (Do not use cold chisel and hammer) to full depth to expose roof deck. Retain asphalt sections on site upon completion ready for re-use.
				2.5.1.1.3	**Flat metal sheet** Carefully remove screw/bolt fixings, remove washers and set aside both for refixing. Carefully cut through any sealant to joints and ease full panels away from roof structure. Clean down panel and retain on site for refixing.
				2.5.1.1.4	**Inverted roof with ballast** Carefully move roof ballast and retain on site for re-use. Cut flap through water flow reducing layer (do not cut and remove layer), insulation (retain on site for re-use), drainage layer, liquid waterproofing layer and screed to expose roof deck.
		2.5.1.2	Pitched Roof Coverings and insulation	2.5.1.2.1	**Natural slates** Carefully remove number of slates identified and set aside for reuse. Cut through battens at mid-point of nearest rafter to maintain support, remove, de-nail and retain on site. Neatly cut through roofing felt and remove from site.



				2.5.1.2.2	**Tiles** Carefully remove number of tiles identified and set aside for reuse. Cut through battens at mid-point of neares rafter to maintain support, remove, de-nail and retain on site. Neatly cut through roofing felt and remove from site.
				2.5.1.2.3	**Flexible sheet; single ply or built up** Carefully cut straight clean lines to the following sizes through cap sheet, underlay, insulation, VCL to expose structural deck. Cart removed material from site.
				2.5.1.2.4	**Profiled fibreglass / GRP / plastic / composite sheet / fibre cement / metal sheet** Carefully remove screw/bolt fixings, remove washers and set aside both for refixing. Carefully cut through any sealant to joints and ease full panels away from roof structure. Retain on site for refixing.
				2.5.1.2.5	**Flat metal sheet** Carefully cut with clean straight lines to the following sizes. Clean edges upon completion to avoid injury. Cart away material from site.
		2.5.1.3	Roof Deck	2.5.1.3.1	**Flat roof deck - concrete** Carefully break out to the following sizes, through concrete roof deck. Remove debris from site upon completion. Ensure the reinforcement bars are retained undamaged and in-situ.
				2.5.1.3.2	**Flat roof deck - timber (sheet materials)** Carefully cut straight lines to form opening to the following sizes in timber sheet deck and retain on site for re-use

[redacted]

			2.5.1.3.3	**Flat roof deck - metal** Carefully remove screw/bolt fixings, remove washers and set aside both for refixing. Carefully cut through any sealant to joints and ease full panels away from roof structure. Retain on site for refixing.
			2.5.1.3.4	**Flat roof deck - block and beam** Carefully cut through, to the following sizes, sand: cement screed. Carefully remove blocks and remove debris from site upon completion. Clean off opening ready for new blocks to be laid / inserted.
		2.5.1.4	Roof Drainage - gutters and downpipes	2.5.1.4.1	**Fibre Cement** Unscrew bracket from wall/fascia, remove section of gutter/rain water pipe as indicated and retain all parts on site for refixing.
				2.5.1.4.2	**Cast iron** Unscrew bracket from wall/fascia, clean out joints of sealing compound and remove section of gutter/rain water pipe as indicated and retain all parts on site for refixing.
				2.5.1.4.3	**Aluminium** Unscrew bracket from wall/fascia, remove section of gutter/rain water pipe as indicated and retain all parts on site for refixing.
				2.5.1.4.4	**Other metal** Unscrew bracket from wall/fascia, remove section of gutter/rain water pipe as indicated and retain all parts on site for refixing.



				2.5.1.4.5	**Plastic** Unscrew bracket from wall/fascia, remove section of gutter/rain water pipe as indicated and retain all parts on site for refixing.
		2.5.1.5	Fascia's Soffits & Peripheral "Joinery"	2.5.1.5.1	**Timber** Carefully cut, with neat, straight lines, through timber fascia of the following lengths. Denial fascia and timbers behind and set aside fascia for reuse.
				2.5.1.5.2	**Metal** Carefully remove full length of metal fascia of the following lengths, including any fixings, jointing, corner or cover strips necessary. Set aside fascia and fittings for reinstatement.
				2.5.1.5.3	**Plastic** Carefully remove full length of plastic fascia of the following lengths. Denial fascia and timbers behind and set aside fascia for reuse.
				2.5.1.5.4	**Fibre Cement** Carefully remove full lengths of fibre cement cladding, de-nail boards and stud work behind and leave boards set aside for reuse.
2.5.2	Floors and Stairs	2.5.2.1	Floor Applied Finish	2.5.2.1.1	**Vinyl / rubber / cork in tiles / sheet** Carefully cut straight clean lines to the following sizes through floor covering to expose structural floor deck. Cart away removed material from site.
				2.5.2.1.2	**Ceramic Tiles / Terrazzo** Carefully remove tile grout surrounding tiles. Carefully break out tile to the smallest size above the minimum size required. Include for removing adhesive leaving substructure with a clean, smooth finish. Cart away removed material from site.

[redacted]

				2.5.2.1.3	**Carpet - Tiles** Carefully lift existing carpet tiles and set aside for reuse.
				2.5.2.1.4	**Carpet - Sheet** Carefully cut straight neat lines top the following prescribed areas and remove section of sheet carpet. Tape down retained edges to make safe and ensure floor deck is smooth. Set aside in room for relaying.
				2.5.2.1.5	**Skirting Boards and joinery** Carefully cut sealants, locate and remove fixings where possible and gently prise off existing skirting board, taking care to minimise damage to surrounding finishes. Remove screws / de-nail and remove traces of adhesive and set aside for reinstatement. Allow for cutting long lengths to size where specified and practical.
		2.5.2.2	Floor Construction Finish	2.5.2.2.1	**Concrete (and screed) Construction** Carefully break out with hammer and chisel / small breaker, area to the following sizes to expose sub-structure below. Include for screed, DPM, insulation (where likely present), sand blinding. Cart away removed material from site.
				2.5.2.2.2	**Timber Boarded/Sheeted Construction** Carefully cut straight clean lines to the following sizes and remove timber sheet / T&G flooring. Denial boards / joists ready for reinstatement.
				2.5.2.2.3	**Raised Access Floor Construction (Over Concrete Construction)** Carefully lift access floor panels to the following numbers (assumed 600x600mm panels) and set aside for reinstatement.

[redacted]

2.5.3	Ceilings	2.5.3.1	Ceiling Construction	2.5.3.1.1	**Plasterboard** Carefully cut straight clean lines through plasterboard ceiling. Hole to b cut to edge of nearest joist (assume 600mm centres) x stated width. Cart away removed material from site.
				2.5.3.1.2	**Timber lining/ boarding** Carefully cut straight clean lines to the following sizes and remove timber sheet / T&G ceiling. Denial boards / joists ready for reinstatement.
				2.5.3.1.3	**Fibreboard** Carefully cut around edge of fibre boar tile to the following areas. Carefully ease tile from joist/firring fixing and se aside for re-use.
				2.5.3.1.4	**Acoustic Lining / panelling** Carefully remove linings / panelling an set aside for reuse.
				2.5.3.1.5	**Suspended ceiling tiles** Carefully lift suspended ceiling tiles to the following numbers and set aside fo reinstatement.
				2.5.3.1.6	**Suspended ceiling grid** Carefully unlock cross "T"'s from main runners and lift out "T" section to the following areas. Set aside for refixing. Where areas are in excess of 1.5m2, allow for disconnecting wire hanging ties and leave in condition for reuse.
2.5.4	External walls, windows & doors	2.5.4.1	External Envelope Applied Finishes	2.5.4.1.1	**Exposed Loadbearing Masonry** Carefully cut away mortar joints surrounding brickwork to be removed and tooth out / remove bricks to described area. Clean down remaining mortar from brickwork and set aside bricks for re- use.

[redacted]

2.5.4.1.2	**Masonry / brick slip Cladding** Carefully cut away mortar joints surrounding the brick slip cladding. Ease off brick slip, remove mortar backing from wall surface to provide a smooth flat surface ready for reinstating brick slips. Retain whole slips, cart away from site broken slips.
2.5.4.1.3	**Concrete Cladding** Carefully unfix / unclip and remove section of concrete cladding and set aside for reuse. Ensure all fixings are protected in-situ or retained with the panel.
2.5.4.1.4	**Timber Cladding** Carefully cut away sections of timber cladding with neat, straight lines, denia boards and stud work behind and leave boards set aside for reuse. Include for carefully cutting away with clean, straight cuts, breathable membrane behind.
2.5.4.1.5	**Fibre cement** Carefully remove full length sections of fibre cement cladding, denial boards and stud work behind and leave boards set aside for reuse. Include for carefully cutting away with clean, straight cuts, breathable membrane behind.
2.5.4.1.6	**UPVC cladding** Carefully remove full length sections of UPVC cladding, denial boards and stud work behind and leave boards set aside for reuse. Include for carefully cutting away with clean, straight cuts, breathable membrane behind.

[redacted]

				2.5.4.1.7	**Composite panels / Construction.** Carefully unfix / unclip and remove section of composite cladding and set aside for reuse. Ensure all fixings are protected in-situ or retained with the panel.
				2.5.4.1.8	**Metal sheet cladding** Carefully remove fixings securing metal cladding in place and set aside for re-use. Cut away sealants to edges and ease and remove cladding panel. Set aside for refixing.
				2.5.4.1.9	**Hanging slate/tile** Carefully remove number of slates identified and set aside for reuse. Cut through battens retaining on site. Neatly cut through roofing felt and remove from site.
				2.5.4.1.10	**Render** Carefully cut neat straight lines in sand cement render and hack off section to expose substrate below. Clean up site upon completion and dispose from site.
2.5.5	Internal walls	2.5.5.1	Walls and Partitions, Construction Finishes and Applied Finishes	2.5.5.1	**Plasterboard.** Carefully cut section of plasterboard with neat, clean cut, straight lines to the following areas to allow access to structure behind. Set aside removed section for reuse.
				2.5.5.2	**Wall Plaster** Erect Visqueen hoarding around area of the works, full height to partition work area from remaining room area. Form straight, neat lines to the proscribed area (level and plumb) using a bolster

[redacted]

				chisel and hack off plaster to expose substrate beneath. Dispose debris from site.
			2.5.5.3	**Applied laminate sheet finish** Carefully cut away any sealant, remove any associated jointing strips, corner beads and angles and remove laminate sheet and cart from site. Clean off any residue adhesive to leave surface ready for application of new sheet. Assume for full sheet (2.4 x 1.2m), but actual size removed may be less.
			2.5.5.4	**Applied acoustic lining** Carefully unfix and remove acoustic panel and set aside for reinstatement, including any associated fixings and trims.
			2.5.5.5	**Remove cladding to column (board material)** Carefully ease open board joint to allow cladding to be removed as full section. Denial/remove screws and set aside boards for reuse. Allow for column width of 350mm.
	2.5.5.2	Walls and Partitions	2.5.5.2.1	**Timber / metal partition** Carefully cut timber / metal studs, noggins, head and sole plates as required to the open up to the following sizes. Fix trimmers to matching section size to carry trimmed members. Denial and set aside for re-use.

[redacted]

				2.5.5.2.2	**Internal skin of masonry** Carefully erect Visqueen hoarding around area of the works, full height to partition work area from remaining room area. Carefully remove bricks/blocks in an orderly and neat manner and remove from site. Leave remaining, adjoining sections in a clean and safe manner.
2.5.6	M&E	2.5.6.1	Heat Emitters and Pipework	2.5.6.1.1	**Radiators** Isolate at nearest valve points, disconnect, drain down and remove radiator taking care not to spill wet contents. Set aside for reinstatement. Remove fixing brackets where necessary and set aside for re-use.
				2.5.6.1.2	**Convector heaters** Isolate and disconnect any electrical supply to the unit. Isolate at nearest valve points, disconnect and remove heater from wall to facilitate opening up works. Set aside for reinterment.
				2.5.6.1.3	**Pipework** Isolate pipework at nearest valve points and drain down. Carefully cut pipe to enable removal of section, including any associated brackets, to facilitate opening up works. Set aside for trimming and reinstatement. Prepare in-situ pipe ends and install new isolation valves.
		2.5.6.2	Domestic Hot & Cold Water Distribution & Outlets	2.5.6.2.1	**Hot Water Distribution System (inc outlets)** Isolate pipework at nearest valve points and drain down. Carefully cut pipe to enable removal of section, including any associated brackets, to facilitate opening up works. Set aside for trimming and reinstatement. Prepare

[redacted]

					in-situ pipe ends and install new isolation valves.
				2.5.6.2.2	**Cold Water Distribution System (inc tanks & outlets)** Isolate pipework at nearest valve points and drain down. Carefully cut pipe to enable removal of section, including any associated brackets, to facilitate opening up works. Set aside for trimming and reinstatement. Prepare in-situ pipe ends and install new isolation valves.
		2.5.6.3	Ductwork	2.5.6.3.1	**Ductwork** Decommission and seal off all relevant extract terminals to prevent use. Utilise nearest joints where possible, or cut straight neat lines to remove section of ductwork; set aside for reinstatement. Prepare all edges and fit joint in preparation for making good.
		2.5.6.4	Above Ground Drainage	2.5.6.4.1	**Drainage Pipework System** Decommission and seal off all relevant drainage points to prevent use. Utilise nearest joints where possible, or cut straight neat lines to remove section of pipe; set aside for reinstatement. Prepare all edges and fit joints in preparation for making good.
2.5.7	Electrical Services	2.5.7.1	Small Power	2.5.7.1.1	**Outlets** Isolate, disconnect and remove existing power outlets and set aside for reinstatement. Retain existing wiring in a safe condition for reconnection and

[redacted]

				apply temporary blanking plate where necessary.
	2.5.7.2	Lighting	2.5.7.2.1	**Luminaires** Isolate, disconnect and remove existing light fittings and set aside for reinstatement. Retain existing wiring in a safe condition for reconnection.
			2.5.7.2.2	**Emergency Lighting** Isolate, disconnect and remove existing light fittings and set aside for reinstatement. Retain existing wiring in a safe condition for reconnection.
	2.5.7.3	Fire Alarm	2.5.7.3.1	**Devices** Indicate here percentage addition to allow for Main Contractor's OHP and management of school's incumbent contractor. Allowance to include for managing removal, setting aside, reinstating and testing and commissioning on completion of the works. Note: value of the works will change depending on the nature of the works and value indicated here is for indicative pricing purposes only.
	2.5.7.4	Fire Alarm	2.5.7.4.1	**Wiring** Indicate here percentage addition to allow for Main Contractor's OHP and management of school's incumbent contractor. Allowance to include for managing removal, setting aside, reinstating and testing and commissioning on completion of the works. Note: value of the works will change depending on the nature of the works and value indicated

[redacted]

					here is for indicative pricing purposes only.
		2.5.7.5	Communications and Infrastructure	2.5.7.5.1	**IT infrastructure** Indicate here percentage addition to allow for Main Contractor's OHP and management of school's incumbent contractor. Allowance to include for managing removal, setting aside, reinstating and testing and commissioning on completion of the works. Note: value of the works will change depending on the nature of the works and value indicated here is for indicative pricing purposes only.
2.5.8	Decorations	2.5.8.1	Internal - Steelwork	2.5.8.1.1	**Painted** Carefully scrape off small section of paint from steelwork beam/column in location indicated to expose bright metal surface.
2.5.9	Fixed Furniture and Fittings	2.5.9.1	Fixed Furniture & Fittings	2.5.9.1.1	**Worktop.** Carefully cut sealant, remove fixings and lift out section of worktop. Allow for removal of supporting rials and legs as necessary. Set aside for reinstatement.
2.5.10	Site External Areas	2.5.10.1	External Areas - Ground Surface	2.5.10.1.1	**Tarmac** Carefully cut through tarmac surface forming clean, straight lines to the following sizes. Break out tarmac wearing course, base course and gravel

[redacted]

					to expose sub-soil. Cart away debris upon completion.	[redacted]
				2.5.10.1.2	**Concrete** Carefully cut through surface of concrete to provide smooth, neat lines. Break out concrete to area noted. Assume depth of concrete to be 100mm. Cart away debris from site and leave in clean and tidy condition.	
				2.5.10.1.3	**Paving Slabs / Blocks** Carefully lift paving slabs and clean off edges of all mortar snots and set aside for re-use. Remove and set aside sand blinding to expose sub-soil below.	
				2.5.10.1.4	**Soft landscaping** Carefully excavate, by hand, opening to the following depths. Assume an opening size of 600x600mm. Leave excavated material to one side for backfilling.	
				2.5.10.1.5	**Grass** Carefully excavate, by hand and to a depth of 50mm, opening to the following sizes. Lay turf to side for reinstatement.	
				2.5	**Total from this section to be carried forward to Collection Page**	

OBR - 2.6.1 - SCHEDULE OF RATES – REFURBISHMENT & DEMOLITION SURVEY REQUIREMENTS

No.	Element	Sub No	Sub Element	Sub-Sub no	Description	[redacted]
2.6.1	Asbestos Demolition and Refurbishment Survey	2.6.1.1	Asbestos Demolition and Refurbishment Survey	2.6.1.1.1	During Normal Working Hours Cost for R&D Survey aligned to Survey Scope as detailed in Section 6.3 INCLUDING all samples as part of this survey. The final, issued survey MUST contain the following: A copy of the specification within this document (Section 6.3), either within the main body or as an appendix; failure to do so will result in the survey being returned to the surveying company for update and re-issue at their costs. **Cost to undertake an investigation of up to 6 structural locations (half a day)**	
				2.6.1.1.2	Out of Hours (Evenings after 17:00 and weekends) Cost for R&D Survey aligned to Survey Scope as detailed in Section 6.3 INCLUDING all samples as part of this survey. The final, issued survey MUST contain the following: A copy of the specification within this document (Section 6.3), either within the main body or as an appendix; failure to do so will result in the survey being returned to the surveying company for update and re-issue at their costs. **Cost to undertake an investigation of up to 6 structural locations (half a day)**	

				2.6.1.1.3	During Normal Working Hours Cost for R&D Survey aligned to Survey Scope as detailed in Section 6.3 INCLUDING all samples as part of this survey. The final, issued survey MUST contain the following: A copy of the specification within this document (Section 6.3), either within the main body or as an appendix; failure to do so will result in the survey being returned to the surveying company for update and re-issue at their costs. **Cost to undertake an investigation of up to 12 structural locations (full day)**	[redacted]
				2.6.1.1.4	Out of Hours (Evenings after 17:00 and weekends) Cost for R&D Survey aligned to Survey Scope as detailed in Section 6.3 INCLUDING all samples as part of this survey. The final, issued survey MUST contain the following: A copy of the specification within this document (Section 6.3), either within the main body or as an appendix; failure to do so will result in the survey being returned to the surveying company for update and re-issue at their costs. **Cost to undertake an investigation of up to 12 structural locations (full day)**	
				2.6.1	**Total from this section to be carried forward to Collection Page**	

NOTE: Refer to section 2.6.1 of the main specification document (Item 1-8) for requirements

OBR - 2.6.2 PROVISION SUM – REMEDIATION REQUIREMENTS

No.	Element	Sub No	Sub Element	Sub-Sub no	Description
2.6	Provisional Sum for Asbestos Remediation	2.6.2	Provisional Sum for Asbestos Remediation	2.6.2.1	Provisional Sum for Asbestos Remediation (Notional Sum pre-populated here for pricing purposes)
				2.6.2	**Total from this section to be carried forward to Collection Page**

[redacted]

NOTE: Refer to section 2.6.2 of the main specification document (Item 9) for requirements
NOTE: It is a requirement that a minimum of three quotes is obtained for any asbestos remediation works at a particular school and presented to the Contract Administrator.

OBR - 2.6.3 PROVISION SUM – REMEDIATION REQUIREMENTS

No.	Element	Sub No	Sub Element	Sub-Sub no	Description
2.6.3	Air Testing Requirement	2.6.3.1	Air Monitoring and Four Stage Clearance Testing and Certification	2.6.3.1.1	Normal working hours (Monday to Friday 06:00 to 18:00) Cost to undertake an investigation of up to 6 structural locations (half a day)
				2.6.3.1.2	Normal working hours (Monday to Friday 06:00 to 18:00) Cost to undertake an investigation of up to 12 structural locations (full day)

[redacted]

				2.6.3.1.3	Outside normal working hours (Monday to Friday 18:00 to 06:00) Cost to undertake an investigation of up to 6 structural locations (half a day)	[redacted]
				2.6.3.1.4	Outside normal working hours (Monday to Friday 18:00 to 06:00) Cost to undertake an investigation of up to 12 structural locations (full day)	
				2.6.3.1.5	Outside normal working hours (Saturday, Sunday, Bank Holidays 06:00 to 18:00) Cost to undertake an investigation of up to 6 structural locations (half a day)	
				2.6.3.1.6	Outside normal working hours (Saturday, Sunday, Bank Holidays 06:00 to 18:00) Cost to undertake an investigation of up to 12 structural locations (full day)	
				2.6.3.1.7	Outside normal working hours (Saturday, Sunday, Bank Holidays 18:00 to 06:00) Cost to undertake an investigation of up to 6 structural locations (half a day)	
				2.6.3.1.8	Outside normal working hours (Saturday, Sunday, Bank Holidays 18:00 to 06:00) Cost to undertake an investigation of up to 12 structural locations (full day)	
				2.6.3	**Total from this section to be carried forward to Collection Page**	

NOTE: Refer to section 2.6.2 of the main specification document (Item 10) for requirements

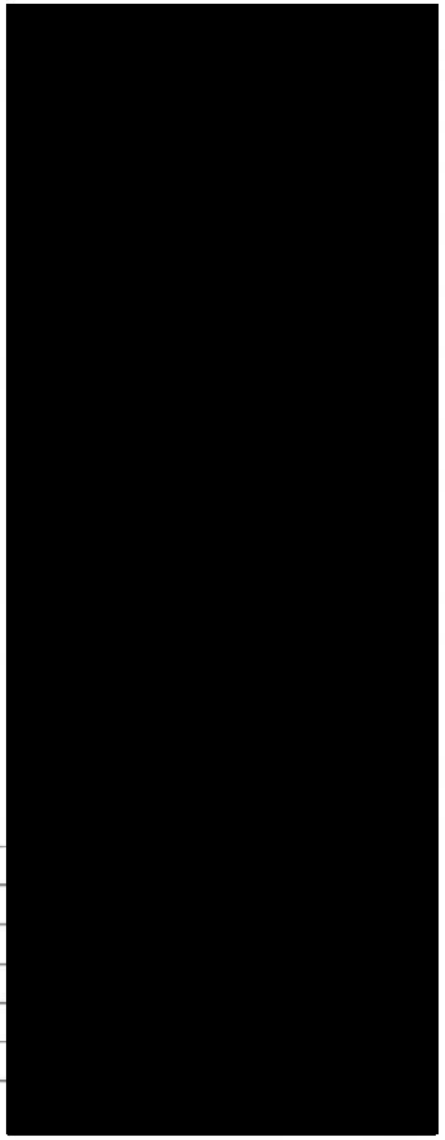
OBR - 2.7 TESTING AND ANALYSIS

No.	Element	Sub No	Test Description	Quant.	Unit	Rate

			NOTE: **All new works are to be installed and finished as per manufacturers' standard details and recommendations/instructions, including compliance with relevant Building Regulations and British Standards including BS 6187:2011 Code of Practice for full and partial demolition.** **All works are to be undertaken by appropriately skilled and experienced personnel for the type of work carried out and holding, or in training to obtain, relevant Construction Skills certificatio of competence. Site staff responsible for supervision should be experienced in the assessment of risks** **and methods of deconstruction and demolition. All laboratory testing is to be carried out and**
2.7.1	Initial Walkaround		Carry out a preliminary walkaround survey of the specified block - by an appropriately qualified and experienced professional - in order to confirm the structural materials used to form the primary frame, roof and floor decks and to detect evidence of: •lllSignificant cracking in external walls, internal walls, ceilings, claddings, glazing and other materials, especially those that may be brittle. For the purpose of this study, significant cracking may be defined as that which is visible at a distance of 3m. •lllSignificant distortion in external walls, floors and roofs. •lllCracks, corrosion, rust staining, pop-outs and spalling in reinforced concrete structures (excluding non-structural components). For the purpose of the walkaround, defects of interest are defined as those which are visible at a distance of 3m. •lllMasonry cavity walling. •lllProvision of movement joints in the structural frame at intervals not exceeding 50m in any direction.
		2.7.1.1	Block size Band A <1,500m^2
		2.7.1.2	Block size Band B 1,501-3,000m^2
		2.7.1.3	Block size Band C 3,001-5,000m^2
		2.7.1.4	Block size Band D 5,001-8,000m^2
		2.7.1.5	Block size Band E 8,001-12,000m^2
		2.7.1.6	Block size Band F >12,000m^2

[redacted]

2.7.2	Cracking survey		Carry out a 'Present Condition' survey in accordance with BRE Digests 251 "Assessment of damage in low-rise buildings" and 343 "Simple measuring and monitoring of movement in low-rise buildings" and provide a written report including: •IIISite plan showing the block and areas within the block affected. •IIIPhotographs of all affected areas. •IIICrack widths measured using a crack width gauge to the following accuracy: •IIICrack widths up to 1mm – 0.1mm accuracy •IIICrack widths between 1 and 5mm – 0.5mm accuracy. •IIICrack widths >5mm – 1mm accuracy. •IIIVariation in crack width along length of crack. •IIIIn plane-and out of plane displacements (shear, lipping) between the two sides of the crack. •IIIEstimated age of crack (0-1 years, 1-10 years, 10-20 years, >20 years) •IIIClassification in accordance with BRE Digest 251 Table 1 and 2. •IIIDistance between nearest tree (>5m height) and affected area. •IIISuperficial deposits and bedrock geology underlying the block as recorded in British Geological Survey maps (https://geologyviewer.bgs.ac.uk/) •IIISketches of each affected floor or elevation showing the position and direction of cracks and the information noted above. The notation in BRE Digest 343 must be used. Markups of original plans and elevations, where available, will be preferred. Markups of clear photographs (overview and detail) will also be acceptable if drawings are not available. Category 0 cracks (<0.1mm width) may be disregarded provided they are not present in large numbers). Compressive
2.7.3		2.7.2.1	Block size Band A <1,500m^2
		2.7.2.2	Block size Band B 1,501-3,000m^2
		2.7.2.3	Block size Band C 3,001-5,000m^2
		2.7.2.4	Block size Band D 5,001-8,000m^2
		2.7.2.5	Block size Band E 8,001-12,000m^2
		2.7.2.6	Block size Band F >12,000m^2



	Distortion Survey		Carry out a survey in accordance with BRE Digests 344 "Simple measuring and monitoring of movement in low-rise buildings Part 2: settlement, heave and out-of-plumb" and 251, using plumb-bobs, straight edges, spirt and water levels (or other accurate methodology approved by Contract Administrator) and provide a written report including: •IIISite plan showing the block and areas within the block affected. •IIIPhotographs of all affected areas. •IIIDisplacement plots as shown in BRE Digest 251 Figures 5 and 6 and BRE Digest 344 Figure 17, highlighting where measurements exceed the below threshold values. •IIISketches of each affected floor showing measured deflections. Threshold values: Walls – leaning:IIIGradient > 1/300 off vertical. Measured at max 1m intervals vertically. Walls – bowing/bulging > 1/250 height between storeys or length between returns. Measured at max 1m intervals vertically or horizontally. Walls – vertical movement of façade joints or brick coursing. Gradient > 1/125. Measured at max 3m intervals horizontally. Walls – settlement at base. Gradient > 1/500. Measured at max 3m intervals horizontally. Floors and roofs – vertical deflection > 1/250 span. Measured at supports and mid span.
		2.7.3.1	Block size Band A <1,500m^2
		2.7.3.2	Block size Band B 1,501-3,000m^2
		2.7.3.3	Block size Band C 3,001-5,000m^2
		2.7.3.4	Block size Band D 5,001-8,000m^2
		2.7.3.5	Block size Band E 8,001-12,000m^2
		2.7.3.6	Block size Band F >12,000m^2
2.7.4	Steelwork - corrosion assessment	2.7.4.1.	Carry out visual inspection (by an appropriately qualified and experienced professional) to confirm the structural material exposed is mild steel (not aluminium, cast iron, wrought iron or other metals) and to detect the presence of corrosion on steel surfaces. For structural sections, examine all perimeters of the section within the investigated area.

[redacted]

		2.7.4.1.	If evidence of steel section loss due to corrosion is present, clean off all section perimeters within the area of investigation of all corrosion products by wire brushing or shot blasting. Measure residual section dimensions at a minimum of two locations along the section, separated by not less than 300mm longitudinally. One location should be where the section appears to be worst affected, the other where the section appears to be minimally affected. Sections should include overall widths and breadths of the section and each of its constituent parts (flanges, webs, truss ties etc.). Each constituent part should be measured at two locations, one at its extremities and one nearer its centreline. Measurements must be made with Vernier callipers to achieve a precision of 0.1mm
		2.7.4.1.	Provide a written report including: •IIIScaled photographs of investigated area (overview and close up) •IIISketches illustrating section dimensions noted above •IIIAn estimate of total section loss due to corrosion.
2.7.5	Steelwork - cavity wall ties		Carry out borescope survey to investigate, sample and classify type and condition of cavity wall ties in accordance with BRE Digest 401 "Replacing wall ties" and provide a written report including: •IIISite plan showing the block and areas within the block affected. •IIIIdentification of type of wall ties used (BRE Digest 401 Table 3) •IIITypical 'corrosion level' classification (BRE Digest 401 Table 2). •IIITypical vertical and horizontal spacing. •IIIRepresentative photographs.
		2.7.5.1	Block size Band A <1,500m^2
		2.7.5.2	Block size Band B 1,501-3,000m^2
		2.7.5.3	Block size Band C 3,001-5,000m^2
		2.7.5.4	Block size Band D 5,001-8,000m^2
		2.7.5.5	Block size Band E 8,001-12,000m^2
		2.7.5.6	Block size Band F >12,000m^2

[redacted]

2.7.6	Steelwork - connection deterioration	2.7.6.1	Carry out visual inspection (by a suitably qualified and experienced professional) to establish the presence or otherwise of defects within the steelwork connection exposed within the investigation area. Defects detected to include: •lllMissing bolts, nuts, washers, shims or packing pieces. •lllSheared bolts •lllVisual inspection of welds for cracking in accordance with BS EN ISO 17637:2016. •lllCorrosion and section loss of •lllCorrosion, section loss or delamination of connecting plates •lllMisalignment of joint (i.e., partial failure has already occurred). •lllDamaged padstones, corbels, nibs or halving joints. •lllInadequate bearing lengths. •lllAny connections involving fewer than 4no. bolts and/or connecting plates less than 5mm thick.
		2.7.6.2	If evidence of steel section loss in excess of 10% due to corrosion is present, clean off all section perimeters within the area of investigation of all corrosion products by wire brushing or shot blasting. Measure residual section dimensions at a minimum of two locations on each affected element. One location should be where the section appears to be worst affected, the other where the section appears to be minimally affected. Measurements must be made with Vernier
		2.7.6.3	Provide a written report including: •lllScaled photographs of investigated area (overview and close up) •lllSketches illustrating section dimensions noted above •lllAn estimate of total section loss due to corrosion.
2.7.7	Steelwork - protective coatings	2.7.7.1	Carry out visual inspection (by an appropriately qualified and experienced professional) to confirm the structural material exposed is mild steel (not aluminium, cast iron, wrought iron or other metals. Visually identify type of protection system by reference to BS 5493:1977 Table 2. Measure coating thickness at two locations in accordance with ISO 2017:2016 or ISO 2808:2019 (or other accurate methodology approved by Contract Administrator). The locations should include 2no. on external face, 2no. on internal face and 2no. on side face. Locations on a single face should be separated by at least 200mm.
		2.7.7.2	Carefully remove a small sample and carry out laboratory testing to confirm coating type.
		2.7.7.3	Provide a written report including: •lllScaled photographs of investigated area (overview and close up) •lllFilm thicknesses measured at not less than 6no locations within area. •lllThe 'typical time to first maintenance' stated in BS 5493:1977 Table 3 for the mean protection thickness and investigation located.

[redacted]

2.7.8	Timber - wetting risk	2.7.8.1	Confirm shortest distance between structural timber within the investigated area and: a) lllOuter face of external wall b) lllExternal ground level State these measurements in a short, written report illustrating where the investigation was carried out and with a diagram showing the findings. Highlight if these measurements are less than 100mm and 150mm respectively.
2.7.9	Timber - fissures	2.7.9.1	Visual inspection (by an appropriately qualified and experienced professional) of all structural timber visible within the investigated area to confirm presence of fissures. Fissures are to be measured in accordance with EN 1310. They are to be recorded as being present where they exceed the limits stated BS EN 14081-1:2016 Table 1.4, on the assumption that the timber strength grade in accordance with EN 338 is C16.
2.7.10	Timber - rot and infestation	2.7.10.1	Visual inspection (by an appropriately qualified and experienced professional) of all structural timber visible within the investigated area to confirm presence of fungal decay or insect attack as described in BRE Report 453 'Recognising wood rot and insect damage in buildings'. Including record of findings in a brief written report illustrating where the
2.7.11	Concrete - cracking, spalling and surface defects	2.7.11.1	Carry out visual inspection (by an appropriately qualified and experienced professional) and measure cracks on all perimeters of the concrete structural and/or cladding element exposed within the investigated area. Confirm if corrosion staining, spalling, pop outs, honeycombing or grout loss are present.
		2.7.11.2	Provide a written report including: •lllSite plan showing the area investigated. •lllCrack widths measured using a crack width gauge to the following accuracy: •lllCrack widths up to 1mm – 0.1mm accuracy •lllCrack widths between 1 and 5mm – 0.5mm accuracy. •lllCrack widths >5mm – 1mm accuracy. •lllVariation in crack width along length of crack. •llln plane-and out of plane displacements (shear, lipping) between the two sides of the crack. •llldentification of any gel exudation on the surface of cracks and associated swelling or bulging. •lllEstimated age of crack (0-1 years, 1-10 years, 10-20 years, >20 years) •lllRepresentative photographs and diagrams to illustrate the findings. •lllClassification of damage in accordance with BRE Digest 251. •lllClassification of all visible defects in accordance with Concrete Society Technical Report 54 'Diagnoses of deterioration in concrete structures' Table 1 – delineating between cracking, effects of corrosion, pop outs, spalling, honeycombing and

2.7.12	Concrete - reinforcement corrosion	2.7.12.1	Carry out visual inspection (by an appropriately qualified and experienced professional) of all perimeters of the concrete structural and/or cladding element exposed within the investigated area and classify effects of reinforcement corrosion in accordance with Concrete Society TR 54 Table 1.	[redacted]
		2.7.12.2	Measure moister content using a calibrated concrete moisture meter, and water permeability using the Figg poroscope method as described in Concrete Society Technical Report 31 'Permeability testing of site concrete' section 3.2.4.	
		2.7.12.3	Carefully form a chase to expose minimum 2no. reinforcement bars (one in each orthogonal direction) to a length of 100mm. Chase size and depth to be kept to a minimum.	
		2.7.12.4	If evidence of steel section loss due to corrosion is present, clean off all corrosion products by wire brushing. Measure residual section dimensions at a minimum of two locations along each bar. One location should be where the section appears to be worst affected, the other where the section appears to be minimally affected.	
		2.7.12.5	Carefully remove 2no. concrete samples 25mm diameter x 50mm long and carry out laboratory testing to determine: •lllPresence of High Alumina Cement concrete •lllDepth of carbonation (using indicators suitable for HAC as described in BRE IP 11/98 and for OPC as described in BS EN 14630:2006) •lllChloride ion content (BS EN 13396: 2004) •lllDry density (BS EN 12390-7: 2000)	
		2.7.12.6	Provide a written report including: •lllSite plan showing the area investigated. •lllMoisture content •lllSize and condition of reinforcement bars and estimated section loss (%) •lllMinimum concrete cover to reinforcement. •lllDepth of carbonation •lllChloride prognosis in accordance with BRE Digest 444 Part 2 Figure 6. •lllFigg permeability index. •lllRepresentative photographs. Classification of all visible defects (including cracks) in accordance with Concrete Society Technical Report 54 'Diagnoses of deterioration in concrete structures' Table 1 and BRE Digest 251 Table 1.	
		2.7.12.7	Reinstate any concrete chased out using proprietary epoxy-based repair mortar by Fosroc or Sika or similar approved, with a minimum compressive strength of 40 N/mm2.	

2.7.13	**Concrete - material defects**	2.7.13.1	Carefully remove 3no. concrete samples from the element within the investigation area. Size and location of specimens removed to be agreed with the Contract Administrator to suit laboratory requirements. Allow for 75mm diameter x 150mm long. Use cover meter to ensure no cutting of reinforcement bars.
		2.7.13.2	Carry out laboratory testing and petrography in accordance with BS 1881-211 to determine: •IIICompressive strength (BS EN 12504-1:2019 or BS 6089: 1981) •IIIPresence of High Alumina Cement (HAC) •IIIChloride ion content (BS EN 13396: 2004) •IIIPresence of poorly washed marine aggregates •IIIDry density (BS EN 12390-7: 2000) •IIIPermeability in accordance with BS 1881-122:2011 •IIISusceptibility to alkali-silica reaction •IIIPresence admixtures, contaminants and materials other than Portland cement, water, natural fine and coarse aggregates (Concrete Society Technical Report 32)
		2.7.13.3	Provide a report including: •IIISite plan showing the area investigated. •IIIPresence or otherwise of HAC •IIIChloride prognosis in accordance with BRE Digest 444 Part 2 Figure 6. •IIIFigg permeability index. •IIIRepresentative photographs.
		2.7.13.4	Reinstate any concrete removed using proprietary, non-shrink epoxy-based repair mortar by Fosroc or Sika or similar approved, with a minimum compressive strength of 40 N/mm2.
2.7.14	Concrete - hollow floor blocks	2.7.14.1	Carry out calibrated cover meter surveying or visual inspection to soffit of suspended floor or roof to determine location of pre-cast beams in beam-and-block floors. Drill 3no. 10mm diameter pilot holes into soffit, at mid point between two adjacent beams, to determine presence of hollow floor blocks. Do not drill into steel reinforcement or into blocks which have other holes/fixings in them. Refer to CROSS report 1300 (freely downloadable) showing a type of hollow block susceptible to failure by breakage of the shallow nibs providing the bearing on beams. https://www.cross-safety.org/global/safety-information/cross-safety-
		2.7.14.2	Break out 3no. blocks at randomly distributed locations across the beam and block floor, providing protection to operatives below. Do not cut through reinforcement in the beams or mesh in any screeds/toppings.

[redacted]

		2.7.14.3	Where fixings have been made directly into the underside of blocks, carry out 3no. pullout tests to 100kg on existing fixings using Hilti HAT28 or similar testing rig.	[redacted]
		2.7.14.4	Carry out sufficient laboratory testing from samples taken from the broken blocks to characterise mechanical properties and constituent materials including compressive strength, density and material. Compression tests in accordance with BS EN 12504-1:2019 and water absorption tests to be in accordance with BS 1881:122.	
		2.7.14.5	Provide a report including: •IIIDiagrams illustrating the cross section of each block and how it relates to the adjacent beams, to the nearest mm. •IIIResults of pullout and laboratory tests •IIIScaled representative photographs	
2.7.15	High-risk features	2.7.15.1	Visual inspection (by an appropriately qualified and experienced professional) of all structural elements visible within the investigated area to confirm the presence of any of the higher-risk features below. •IIIFlat roofs (pitch <10 degrees) •IIITimber roof trusses •IIIPost-tensioned concrete (as evidenced by steel jacking terminals) •IIIConcrete roof deck (as evidenced by regular joints between panels) •IIIPre-cast concrete frame (as evidenced by 'dry' grouted connections) •IIISlender columns (ratio of height to minimum breadth or width > 50)	
		2.7.15.2	Where these features are present, record evidence of historic or recent water ingress and take min 2no. in-situ moisture content readings from the element in question.	
		2.7.15.3	Provide a report showing which features were found at the investigation location, photographic evidence and moisture	

2.7.16	Unauthorised structural alterations		Carry out a preliminary walkaround survey of the specified block - by an appropriately qualified and experienced professional – to identify signs of unauthorised alterations to the primary structure. Such alterations may include: •IIIChange of use •IIIVertical extensions •IIIRemoval, cutting, notching or drilling of structural elements •IIINew openings in floors, roofs and walls. •IIIIncreased loads •IIINon-original masonry partitions. •IIINon-original heavy floor finishes, e.g., levelling screeds •IIINon-original or over-boarded ceilings •IIIInappropriate repair •IIIDamage to existing fire protection •IIIDamage to waterproofing and rainwater goods. •IIIRe-cladding
		2.7.16.1	Block size Band A <1,500m²
		2.7.16.2	Block size Band B 1,501-3,000m²
		2.7.16.3	Block size Band C 3,001-5,000m²
		2.7.16.4	Block size Band D 5,001-8,000m²
		2.7.16.5	Block size Band E 8,001-12,000m²
		2.7.16.6	Block size Band F >12,000m²
		2.7.16.7	Review O&M manuals held by the relevant Education Setting to confirm if the work in question has been recorded.
			Provide the Contract Administrator with a written report on the findings. Where the work in question is note recorded in O&M manuals, provide sufficient photographs and diagrams to illustrate.
		2.6.3	**Total from this section to be carried forward to Collection Page**

[redacted]

OBR - 2.8 NON-STRUCTURAL FIELDWORK INVESTIGATIONS

No.	Element	Sub No		Quant.	Unit	Rate
			NOTE: All new works are to be installed and finished as per manufacturers' standard details and recommendations/instructions, including compliance with relevant Building Regulations and British Standards including BS 6187:2011 Code of Practice for full and partial demolition. All works are to be undertaken by appropriately skilled and experienced personnel for the type of work carried out and holding, or in training to obtain, relevant Construction Skills certification of competence. Site staff responsible for supervision should be experienced in the assessment of risks and methods of deconstruction and demolition. All laboratory testing is to be carried out and documented by a reputable, UKAS accredited testing organisation.			

2.8.1	Non-Structural Fieldwork (Internal and External)		**(a) Evidence of water ingress** (i) Obvious damp or wet areas on internal walls, floors, or ceilings: - Confirm if present (yes/no); - Report on the location, size and spread of the affected area (indicative measurements sufficient); - Provide qualitative description and moisture meter readings if higher than 15%; - Report on nature of the area identified (i.e. : Water stains or discoloration in internal walls, ceilings or floors identified; peeling or bubbling paint/wallpaper; visible mould or mildew; distorted flooring or ceilings due to water exposure). **(b) Water/weather proofing measures missing/damaged** (i) Cracks or gaps in walls, ceilings, or around windows and doors that may allow water to penetrate: - Confirm if present (yes/no) - Report on the location, size and spread of the affected area (indicative measurements sufficient) - Provide location, width and length measurements for key cracks or gaps greater than 5mm. **(c) Damage to rainwater goods (drainage)** (i) Overflowing gutters: - Confirm if present (yes/no) - Identify and significant debris that may be causing blockages, report in bands as a %age of the gutter covered in debris (in bands: less than 25%, 25% to 50 %, 50% to 75%, more than 75%) - Document any visible signs of overflowing. (ii) Water stains or streaks on the exterior walls: - Confirm if present (yes/no) - Report on the location, size and spread of the affected area. - Provide qualitative description of the staining. (iii) Any other visual evidence of rainwater pipe damage: - Confirm if present (yes/no) - Provide qualitative description and indicative measurements of the nature, size, and extents of the observed damage. **(d) Poor detailing on facade panel connections** (i) Cracks or gaps in external panels: - Confirm if present (yes/no) - Report on the location, size and spread of the affected area (indicative measurements sufficient) - Provide location, width and length measurements for key cracks or	

gaps greater than 5mm.
(ii) Displacement or misalignment of external panels:
- Confirm if present (yes/no)
- Report on degree of displacement/misalignment (indicative measurements and qualitative description sufficient)
- Report on the location, size and spread of the affected area.
(iii) Visible rust/corrosion in exposed metal components, such as nails or screws:
- Confirm if present (yes/no)
- Report on the location, size and spread of the affected area (indicative measurements sufficient)
- Provide qualitative description of the rusted/corroded areas.

(e) Additional floors

(i) Evidence of new columns, beams, or supports that weren't part of the original structure:
- Confirm if present (yes/no)
- Provide indicative dimensions of additional floor size, its location within the block and the materials used.
(ii) Evidence in the building's exterior of new construction, such as different materials or finishes indicating and additional floor:
- Confirm if present (yes/no)
- Note the overall extents, locations in elevation and differences in materials.
(iii) Evidence of interior modifications to add intermediate floor space (such as mezzanine floors):
- Confirm if present (yes/no)
- Provide indicative dimensions of additional floor size, its location within the block and the materials used.

(f) Non-structural refinishing/refurbishing

(i) Evidence in the building exterior of new cladding, or architectural details that contrast with the original design:
- Confirm if present (yes/no)
- Note the overall extents, locations in elevation and differences in materials.
(ii) Evidence of external windows and doors having been replaced or modernised:
- Confirm if present (yes/no)
- Note the estimated age of the replaced materials, extents and locations in elevation.
(iii) Evidence of significant interior renovations such as flooring, ceilings,

			lighting, and classroom layouts not part of the original construction: - Confirm if present (yes/no) - Note the estimated age of the replaced materials, extents and locations in plan. Contractor pricing for Non-Structural Fieldwork (Internal and External) Investigations per Block GIFA banding (to include all of the above items within a single walkaround visual survey):	[redacted]
		2.8.1.1	Block size Band A <1,500m2	
		2.8.1.2	Block size Band B 1,501-3,000m2	
		2.8.1.3	Block size Band C 3,001-5,000m2	
		2.8.1.4	Block size Band D 5,001-8,000m2	
		2.8.1.5	Block size Band E 8,001-12,000m2	
		2.8.1.6	Block size Band F >12,000m2	