



Teignmouth
Town Council

EMPLOYER'S REQUIREMENTS

For

Public WC Facility

At

The Point Car Park, Teignmouth

For

Teignmouth Town Council

Project No: CH19552

Date: 01/09/2024

Issue No: 1

Revision No: -

THE POINT CAR PARK WC FACILITY
EMPLOYER'S REQUIREMENTS

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SECTION 1

INVITATION TO TENDER

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SECTION 2

PRELIMINARIES

Instructions and Notes to Tenderers

1. The Invitation to Tender (ITT) document is the primary reference for the tender process and takes precedence to the ER document for the tender process.
2. The Employer's Requirement (ER) document is the primary reference for the delivery of the works and takes precedence to the ITT in relation to the delivery of the works.
3. Tenders for the execution of the whole of the works which are the subject of the Contract must be made on the Form of Tender in the ITT.
4. This Employer's Requirements Document, fully extended and completed, must be returned with the tender.
5. Any alteration or addition made by the Contractor to the text of the Employer's Requirements Document will be disregarded, unless authorised in writing by the Employer's Agent. If, for whatever reason, the tenderer is unable to comply fully with the Employer's Requirements then a list detailing the areas of non-compliance must be returned with his tender.
6. The successful Contractor will be entirely and solely responsible to the Employer for the design of any Contractor Designed Portions (CDP) of work and construction of the Works, all costs associated therewith must be included within his tender.
7. The tender is to be submitted on a fixed price basis. All quantities are the responsibility of the Contractor and no adjustments will be made by virtue of increases or decreases in quantity, labour or material costs.
8. All values expressed within the tender are to be exclusive of V.A.T. Where V.A.T. is charged it will be at the rate prevailing at the time as appropriate.
9. The employer does not bind himself to accept the lowest or any tender and will not meet any costs associated with tender preparation, submittal or review.
10. The submitted tenders will be arithmetically checked, and if necessary, corrected. The summation of all figures will be taken as the tender figure. No reference will be made to the tenderer. Where examination of tenders reveals errors or discrepancies which would affect the tender figure, in an otherwise successful tender, the tenderer is to be given details of such errors and discrepancies and afforded an opportunity of confirming his rates or withdrawing his tender.

11. The Contractor will be required to submit with his tender adequate drawings and specification information to enable an assessment of the CDP works.
12. Queries made to the tender must be made as set out in the ITT and will be incorporated into the ER document for the tender documents.
13. Tenders shall be accompanied by a preliminary outline programme of works, consisting of a bar chart, showing the estimated time period set against the major elements: -
 - 13.1 Preparation of drawings for CDP elements.
 - 13.2 Dates for Employer supplied design and information.
 - 13.3 Construction programme.
 - 13.4 Completion and handover.

The successful Contractor will be totally responsible for reviewing and amending his preliminary programme, as necessary, and providing a fresh programme showing in detail his finally proposed timetable for completing the Works.

		Fixed Charge		Time Related	
		£	p	£	p
<u>A10 PROJECT PARTICULARS</u>					
A	THE PROJECT: Name: The Point Toilet Block, Teignmouth. Nature: New Welfare Facilities. . The works include preparatory works, surveys, groundworks, substructures, timber frame, joinery, wall cladding, internal walls and partitions, wall finishes, floor finishes, ceiling finishes, fixtures and fittings, sanitary fittings, mechanical and electrical installations, drainage, and utility connections. Location: Teignmouth, Devon. Length of Contract: 14 Weeks excluding mobilisation	Itm			
B	EMPLOYER (CLIENT): Teignmouth Town Council Bitton House, Bitton Park Road, Teignmouth, TQ14 9DF	Itm			
C	CONTRACTOR/PRINCIPAL CONTRACTOR: TBC	Itm			
D	CONTRACT ADMINISTRATOR: Crossley Hill Chartered Surveyors 5 Frances Street, Truro, Cornwall. TR1 3DN	Itm			
E	PRINCIPAL DESIGNER: Crossley Hill Chartered Surveyors 5 Frances Street, Truro, Cornwall. TR1 3DN	Itm			
F	ARCHITECT: MJS Planning & Design, First Floor, Bitton House, Bitton Park Road, Teignmouth, TQ14 9DF	Itm			
G	THE CONTRACTOR/PRINCIPAL CONTRACTOR: The Contractor/Principal Contractor shall mean the individual, firm or company undertaking the Works and shall include the legal personal representative of such individual, or of the persons comprising such firm or company and the permitted assignees of such individual, firm or company.	Itm			
	001/1 To Collection	£		£	

PROJECT REF: CH19552 THE POINT TOILET, TEIGNMOUTH PRELIMINARIES/GENERAL CONDITIONS							
			Fixed Charge			Time Related	
			£	p		£	p
	<u>A11 TENDER AND CONTRACT DOCUMENTS</u>						
A	THE TENDER DRAWINGS: Appendix B, Appendix C, Appendix D, Appendix E, Appendix O of the Employer's Requirements.	Itm					
B	THE TENDER SPECIFICATION: Appendix B, Appendix C, Appendix D, Appendix E, Appendix O of the Employer's Requirements.	Itm					
C	THE CONTRACT DOCUMENTS The Contract Documents comprise: (A) The Invitation to Tender and Employer's Requirements, as contained within this document (B) The Contractor's Proposals (C) The JCT Minor Works Building Contract with Contractor's Design, 2024 Edition (MWD).	Itm					
D	THE CONTRACT DRAWINGS will be the tender drawings and those contained in the Contractor's Proposals and subsequently as decided between the Employer and the Contractor.	Itm					
E	PRECONSTRUCTION INFORMATION: Is included at Appendix A of the Employer's Requirements.	Itm					
F	EMPLOYER'S REQUIREMENTS Should the Contractor deem any information contained within the Employer's Requirements to be inadequate, he must request in writing, prior to the return of tenders, any additional information required. Should no request be made, it will be deemed that sufficient and adequate information has been provided for the purposes of confirming a fully firm fixed price Contract Sum. Should the Contractor encounter any ambiguities or contradiction within the Employer's Requirements then he must immediately notify the Contract Administrator in writing prior to execution of the Contract. The Contract Administrator will issue written clarification in order to explain and/or correct any ambiguity or contradiction. Should the Contractor make no written request then it will be deemed that all sections of this document are self-explanatory, and complimentary, and no claim in this respect will be entertained. The Contractor will be expected to use his best endeavours and skills as a designer to offer the Employer alternatives which may be of benefit to the scheme, from the point of economics, design, suitability etc.	Itm					
G	CONTRACT SUM The Contract Sum must be inclusive of all requirements necessary to provide the quality of building implied by the documentation and no claim will be entertained for items not shown but which are required to complete the development to the satisfaction of the Employer. The Contract Sum is a Fully Firm Fixed Price and will not be subject to any addition in respect of variations in the price of labour, materials, plant, haulage or other costs.	Itm					
H	OTHER DOCUMENTS: Inspection: The Employer might hold further information relating to the existing site. From the information that we have available we consider the tender information to be as relevant and comprehensive as possible. If, however, the contractor feels that there might be information that would assist in the pricing or the completion of the works please request and we will search the records.	Itm					
	001/2	To Collection	£			£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A12 THE SITE/EXISTING BUILDINGS</u>					
A	<p>THE SITE: The site is located in the Lower Point Car Park, Teignmouth, TQ14 8ZX.</p> <p>What3words: discouraged.delighted.really.</p>	Itm			
B	<p>EXISTING AREAS OF OCCUPATION ON / ADJACENT TO THE SITE: The primary works area is located within an existing public car-park.</p> <p>The following areas are considered to have an adjacency that might require specific consideration by the Contractor:</p> <ul style="list-style-type: none"> • RNLI Teignmouth Lifeboat Station • Teign Ferry Teignmouth side landing point • Lower Point public toilet • Various small commercial units • Morgans Quay • South West Coast footpath • The Point beach <p>This list is not exhaustive.</p> <p>The surrounding area is a public car-park, with local shops and facilities. The Contractor shall have absolute consideration for all neighbours during the construction.</p> <p>The Contractor will take all necessary protection to the existing structures and hard and soft landscape throughout the Works. Any damages or removals without prior written consent from the Employer or Local Planning Authority shall be made good or replaced at the cost of the Contractor.</p> <p>The Contractor should note that all areas outside the site boundary will remain in full use and access for the public and businesses throughout the Works programme.</p> <p>The Contractor shall securely partition the Works from these areas and ensure safe and secure access is maintained at all times around the perimeter of the site and to adjacent areas/buildings.</p> <p>The Contractor is to execute his Works and arrange for deliveries to and removals from the site so as to comply with the following requirements and cause the minimum of inconvenience to neighbours and general public, employ all necessary protective measures to ensure that no damage whatsoever occurs whilst building operations are in progress.:</p> <ul style="list-style-type: none"> • All deliveries and unloading of all the materials shall be undertaken on the site. • Immediate neighbours and also residents of the area should be notified in advance of any particular intense days of traffic movements. • You should ensure that any damage to the road-side verges, footways, and highways is avoided and if any occurs shall be reinstated promptly. • At no time shall mud, other materials and excess water be spread on the roads or car-park. <p>The Contractor will take all necessary protection to the existing services throughout the Works and ensure that supplies to other buildings are not disrupted.</p> <p>Adjacent areas/buildings will remain operational throughout the Works. The Contractor will ensure that there is safe and unimpeded access for all users during the Works.</p> <p>Where there are existing fire escapes from existing buildings the Contractor shall ensure continuation of all escape routes and muster points throughout the Works. Or ensure a compliant alternative in lieu. This will include any necessary extension of services, alarm systems, signage, etc.</p>	Itm			
	001/3	To Collection	£	£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A12 THE SITE/EXISTING BUILDINGS (CONT'D)</u>					
A	<p>EXISTING UTILITIES: Existing utility and services infrastructure is identified with the tender information Appendices A, C and G. If there is insufficient or no information the Contractor is to allow for making their own enquiries and surveys.</p> <p>The Contractor will be required to undertake site visits to confirm the location of existing mains and services, necessary to complete the works. It is the Contractor's responsibility to ascertain the precise location of and safeguard from damage during the Works any existing services, etc., which exist within the work area and pay all costs to the appropriate body in respect of any damage caused.</p> <p>The Contractor will be responsible for the design of all temporary works, temporary terminations, permanent terminations, re-routing of services and re-connections in all phases. This is to include agreement of designs, proposals, programmes, wayleaves, timing of orders and management of the subcontractor and relevant utility company.</p> <p>No allowance for additional cost will be considered for claims raised after submission of tender for related items.</p> <p>The Contractor should be aware that these details and the Services Survey details are not comprehensive and are not definitive as to line or position of services expected. The Contractor is to proceed with due caution in executing the Works and carry out such further investigations. It is the Contractor's responsibility to ascertain the precise location of and safeguard from damage any existing services, etc., which exist within the work area and pay all costs to the appropriate body in respect of damage caused.</p> <p>It is the Contractor's responsibility to liaise with all necessary utility companies to ascertain the position of and safeguard from damage during the works any existing underground or overhead mains, services, etc, which may exist on or adjacent to the site, and pay all costs to the appropriate Company in respect of any damage caused.</p> <p>The Contractor will be responsible for maintaining all services whilst remedial works are being undertaken.</p>	Itm			
B	<p>EXISTING DRAINAGE: Existing drainage and services infrastructure is identified with the tender information Appendices A, C and G. If there is insufficient or no information the Contractor is to allow for making their own enquiries and surveys.</p> <p>The Contractor should be aware that details may not be comprehensive and may not be definitive as to line or position of infrastructure expected. The Contractor is to proceed with due caution in executing the Works and carry out such further investigations. It is the Contractor's responsibility to ascertain the precise location of and safeguard from damage any existing drainage infrastructure, etc.</p> <p>The Contractor is to protect all of the existing drainage for the duration of the project. Any damage, howsoever caused, will be made good at the Contractor's sole expense. No claim for lack of knowledge in this respect will be entertained.</p> <p>The Contractor is to ensure uninterrupted live drainage to all units at all times during the Works.</p> <p>The Contractor will provide a CCTV survey and report at the commencement of the works to ensure no blockages exist. A further CCTV survey and report will be required at Completion.</p> <p>Note: The building is being constructed over a live public foul sewer run and the Contractor will need to secure the agreement for this.</p> <p>Any former or disused drains are to be disconnected from the drainage system as near as possible to the point of connection in a manner that does not damage any pipe that is still in use and ensures that the sewer system is watertight. Where possible redundant drainage is to be removed.</p>	Itm			
C	SOILS AND GROUNDWATER: Due to the scale and nature of the works there are no specific investigation works completed for this project regarding the site soils and groundwater.	Itm			
D	SITE INVESTIGATION: Due to the scale and nature of the works there are no specific investigation works completed for this project regarding the site.	Itm			
001/4 To Collection		£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A12 THE SITE/EXISTING BUILDINGS (CONT'D)</u>					
SURROUNDING LAND / BUILDING USES (CONT'D)					
A	ACCESS TO THE SITE: It is essential that the Contractor is to visit site and ascertain the route for deliveries. Any planned changes are to be identified on the Contractor's Programme and confirmed at the Progress Meeting prior to any change.	Itm			
	All Contractors' vehicles will be restricted to a 5 mph speed limit within the site boundary.	Itm			
	The access points to the designated site and site compound areas are to remain securely closed at all times when the accesses are not in use.				
	All roads and paths, etc. bordering and approaching the site must be kept clean and clear of all vehicles, building plant, materials and rubbish at all times.				
	The site is located within a public area and the Contractor will need to carefully manage the works to avoid any disturbance or disruption to the users. And to reasonably prevent ingress out of site hours.				
B	The Contractor is to execute his Works and arrange for deliveries to and removals from the site so as to cause the minimum of inconvenience to the occupants and general public, and employ all necessary protective measures to ensure that no damage whatsoever occurs to existing buildings and facilities whilst construction operations are in progress.				
	The Contractor's is required to produce a Construction Traffic Management Plan in consultation with the Client prior to the start on site, including strategies for keeping vehicles and pedestrians apart, access requirements, demarcation of entrances, location of crossings, identifying obstructions and strategies for safe vehicle turning.				
	The Contractor is to provide a Site Management Plan that includes site materials storage, waste management, welfare provision and management processes.				
	The Contractor is to liaise with the Police and Local Authority regarding lorries etc on the public highway, for the purposes of loading and unloading materials and plant etc, and is to include within his price for all costs in complying with the requirements of such authorities.				
	All roads and paths etc bordering and approaching the site must be kept clean and clear of all vehicles, plant, materials and rubbish at all times.				
B	PARKING: Car Parking facilities are available in Lower Point car park. No extended parking of lorries or large vans will be permitted without prior written approval of the Employer.	Itm			
C	USE OF THE SITE: Do not use the site for any purpose other than carrying out the Works. The Contractor is to limit his use of the site to the immediate area of the works or to the areas of the site designated on the drawings and tender documents.	Itm			
D	HEALTH AND SAFETY HAZARDS: General: The nature and condition of the site cannot be fully ascertained, however, known specific hazards are identified in the Pre-Construction Information in Appendix A.	Itm			
E	Information: The accuracy and sufficiency of this information is not guaranteed by the Employer. Ascertain if any additional information is required to ensure the safety of all persons and the Works.				
	SITE VISIT: Before tendering: Site visits should be arranged as necessary to ascertain the nature of the site, the type and extent of the works, access thereto and all local conditions and restrictions likely to affect the execution of the Works before tendering.	Itm			
	The Contractor shall be deemed to have visited the site before tendering and to have satisfied himself as to the means of communication, access to the site, the extent and nature of the work and the site, the conditions under which work will be carried out, conditions affecting the supply of labour and materials, and any matters which may affect his tender as no claims on the grounds of lack of knowledge in this respect will be entertained.				
Appointments for visiting the site are to be made with Cliff Spong by email facilities@teignmouth-devon-.gov.uk or 07999 113 499 or 01626 113499.					
	001/5 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A12 THE SITE/EXISTING BUILDINGS (CONT'D)</u>					
A	<p>WORKING AREA: The Contractor shall confine everything pertaining to the contract within the site boundaries. Should this area prove to be insufficient for his requirements or that of his Sub-Contractors or Supplies, the onus will be on the Contractor to provide suitable areas at some place outside the curtilage of the site, and he is to allow here or in his rates for any double handling and additional expense thereby incurred.</p> <p>The siting of all temporary buildings, storage areas and spoil heaps etc, must be agreed with the Employer's agent.</p> <p>On completion of the works the Contractor will make good and return the site areas. Where no works have been undertaken the area will be returned as the existing condition. It is the Contractor's responsibility to agree any defects on the condition with the Contract Administrator prior to possession. No claims for existing defects identified after possession will be entertained.</p>	Itm			
B	PREPARATORY WORK BY OTHERS: None	Itm			
C	<p>THE WORKS: Description: The Project consists of the following:</p> <ol style="list-style-type: none"> 1. New build public toilet block providing 4 nr WC's including 1nr disabled WC and maintenance space. 2. Contractor Designed Portions including substructures (depending on ground conditions), frame, mechanical and electrical, drainage, utilities. <p>The works include an removal of existing internal walls, internal doors, finishes, fittings, sanitaryware and cubicles; removal of waste; new internal partitions, internal doors, privacy film to existing windows, builders work in connection, new fittings and WC panels; new disabled WC fittings and sanitaryware; associated above ground drainage; new floor, wall and ceiling finishes; new and altered mechanical and electrical installations; making good as necessary.</p> <p>Connections are required to the existing infrastructure.</p> <p>The Contractor Designed portions of works are temporary works, scaffold and access, frame, mechanical and electrical installations including fire alarms.</p> <p>Compliance with all Local Authority codes and construction requirements.</p> <p>Changes resulting from compliance with Development Control or Building Regulations in relation to a contractor designed portion of the works shall not constitute a change in the Employer's Requirements and shall not be treated as if it were an instruction and shall be the sole responsibility of the contractor.</p> <p>The contractor shall be responsible for and shall be deemed to have included all costs for fees, charges, on costs, bonds, registration fees, insurances and the like required to complete the works.</p> <p>The contractor shall ensure that any contractor designed portion of the works complies with the Disability Discrimination Act 1995. Any alteration required to the contract design to achieve this will be deemed not to be a change in the Employer's Requirements.</p> <p>The contractor must ensure that any contractor designed portion of the works maintains a suitable fire and escape strategy for the buildings. Any works deemed necessary in this respect, following consultation with the Statutory Authorities, are deemed to be included.</p> <p>The building and all external works will be fully finished, to a standard as defined within the Technical Requirements, detailed herein.</p>	Itm			
D	WORK BY OTHERS CONCURRENT WITH THE CONTRACT: None.	Itm			
	001/6 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
A13 DESCRIPTION OF THE WORKS (CONT'D)					
A	BUILDING REGULATION APPROVAL The Contractor will be provided with the notice of approval together with the approved documents. The Contractor may retain copies of those documents for his own reference. Confirmation of final inspection must be passed to the Employer at Practical Completion, together with a copy of the Contractor's diary record of visits made (and works' position) by the approved inspector.	Itm			
B	DEVELOPMENT CONTROL REQUIREMENTS The Contractor shall meet all development control requirements, including but not limited to, Fire Officer's and Petroleum Officer's requirements, building licence, Counter Terrorism, and agreeing same with the Employer. The Contractor is to pay all charges relating to these matters.	Itm			
C	DELAYS IN APPROVAL Any post tender delay arising from obtaining approval for the works will not give rise to adjustment of the Contract Sum, neither will it provide grounds for an extension of time.	Itm			
	001/7 To Collection	£		£	

			Fixed Charge			Time Related	
			£	p		£	p
A	<p><u>A20 THE CONTRACT</u></p> <p>JCT MINOR WORK FORM OF CONTRACT WITH CONTRACTOR'S DESIGN (MWD) 2024:</p> <p>The Contract: is the JCT Minor Works Building Contract with Contractor's Design, 2024 Edition.</p> <p>The acceptance of any tender will be provisional pending execution of the above Form of Contract.</p> <p>Allow for the obligations, liabilities and services described therein against the headings below:</p> <p>THE RECITALS</p> <p><u>First Recital</u> THE WORKS AND THE CONTRACT ADMINISTRATOR The work comprises: See section A13. Contract Administrator: See section A10.</p> <p><u>Second Recital</u> CONTRACTOR'S DESIGNED PORTION The Works include the design and construction of:</p> <ul style="list-style-type: none"> • temporary works, • substructures, • scaffold and access, • mechanical and electrical installations, • drainage, • utilities. <p><u>Third Recital</u> CONTRACT DOCUMENTS The Contract documents: As included in Appendix B, D and O of the tender document and any such drawings provided by the Contractor for the Contractor Designed Portions.</p> <p><u>Fourth Recital</u> PRICED DOCUMENTS: Priced document: The Employer has provided the contractor with a Contract Specification document for pricing.</p> <p>THE ARTICLES</p> <p><u>Article 3</u> CONTRACT ADMINISTRATOR/ CONTRACT ADMINISTRATOR: Contract Administrator: See section A10.</p> <p><u>Articles 4 and 5</u> PRINCIPAL DESIGNER/PRINCIPAL CONTRACTOR: Principal Designer: See section A10. Principal Contractor: See section A10.</p> <p>CONTRACT PARTICULARS</p> <p><u>Fifth Recital and Schedule 2</u> BASE DATE: Base date: Is 10 days before the date for return of tenders.</p> <p><u>Fifth Recital and clause 4.2</u> CONSTRUCTION INDUSTRY SCHEME (CIS) Employer is a 'contractor' for the purposes of the CIS.</p> <p><u>Sixth Recital</u> CDM REGULATIONS: The project is not notifiable.</p> <p><u>Seventh Recital</u> FRAMEWORK AGREEMENT: Not applicable (delete).</p>	itm					
	001/8	To Collection	£			£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A20 THE CONTRACT (CONT'D)</u>					
<u>CONTRACT PARTICULARS (CONT'D)</u>					
<p><u>Eighth Recital and Schedule 3</u> SUPPLEMENTAL PROVISIONS: Collaborative working: Supplemental Provision 1 does apply Health and safety: Supplemental Provision 2 applies Cost savings and value improvements: Supplemental Provision 3 applies Sustainable developments and environmental considerations: Supplemental Provision 4 applies Performance indicators and monitoring: Supplemental Provision 5 does not apply Notification and negotiation of disputes: Supplemental Provision 6 applies Where Supplemental Provision 12 applies, the respective nominees of the parties are: - Employer's nominee: TBA - Contractor's nominee: TBA Or such replacement as each party may notify to the other from time to time.</p> <p><u>Article 7</u> ARBITRATION: Article 7 and Schedule 1 (Arbitration) apply.</p> <p><u>Clause 2.3</u> COMMENCEMENT AND COMPLETION: Date for Commencement of the Works: 30/10/2025 Date for Completion: 06/02/2026</p> <p><u>Clause 2.8</u> LIQUIDATED DAMAGES: At the rate of: £650.00 per week or part thereof.</p> <p><u>Clause 2.10</u> RECTIFICATION PERIOD: Period: 12 months.</p> <p><u>Clause 4.3</u> INTERIM PAYMENTS.: The first Interim Valuation Date is: One month after commencement date Thereafter at intervals of: monthly intervals Payments due prior to practical completion: Percentage of total value of the works etc.: 95 per cent. Payments becoming due on or after practical completion: Percentage of total amount to be paid: 97.5 per cent.</p> <p><u>Clause 4.3 and 4.8</u> FLUCTUATIONS PROVISION: No fluctuations provision applies.</p> <p><u>Clause 4.8.1</u> SUPPLY OF DOCUMENTATION: Period: 4 weeks from the date of practical completion.</p> <p><u>Clause 5.3</u> CONTRACTOR'S PUBLIC LIABILITY INSURANCE - INJURY TO PERSONS OR PROPERTY: The required level of cover is not less than £5,000,000.00 for any one occurrence or series of occurrences arising out of one event.</p> <p><u>Clauses 5.4A, 5.4B and 5.4C</u> INSURANCE OF THE WORKS ETC - ALTERNATIVE PROVISIONS: Clause 5.4 applies (Works insurance by Contractor in Joint Names) applies</p> <p><u>Clause 7.2</u> ADJUDICATION: The Adjudicator is: To be appointed by nominator. Nominator of Adjudicator: President or a Vice President or Chairman or Vice Chairman of the: RICS.</p> <p><u>Schedule 1 paragraph 2.1</u> Appointer of Arbitrator (and of any replacement): President or Vice President of the Royal Institution of Chartered Surveyors</p>					
	001/9 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
A	<u>A20 THE CONTRACT (CONT'D)</u>				
	<u>CONTRACT PARTICULARS (CONT'D)</u>				
	THE CONDITIONS				
	SECTION 1: DEFINITIONS AND INTERPRETATION				
	1.1 The definition of 'Conditions' shall include any additional clauses or provisions hereby added and the Conditions as hereby amended and added to.				
	1.1 Insert new definition: "Material: all designs, drawings, models, plans, specifications, design details, photographs, brochures, reports, notes of meetings, CAD materials, calculations, schedules, programmes, bills of quantities, budgets and any other materials provided in connection with the Works (and completed Works) and all updates, amendments, additions and revisions to them and any works, designs, or inventions incorporated or referred to in them for any purpose relating to the Works (and completed Works)."				
	1.1 Insert new definition: "Permitted Uses: the design, construction, completion, reconstruction, modification, refurbishment, development, maintenance, funding, disposal, letting, fitting-out, advertisement, demolition, reinstatement and repair of the Works (and the completed Works)."				
	1.1 Insert new definition: "Standard of Care: all the reasonable skill, care and diligence to be expected of a qualified and experienced architect (or other appropriate professional designer) undertaking the design of works similar in scope and character to the Works."				
	Clause 1.4 RECKONING PERIODS OF DAYS: Amendments: none.				
	Clause 1.7 APPLICABLE LAW: Amendments: none.				
	SECTION 2: CARRYING OUT THE WORKS				
	SECTION 3: CONTROL OF THE WORKS				
	SECTION 4: PAYMENT				
	SECTION 5: INJURY, DAMAGE AND INSURANCE				
	SECTION 6: TERMINATION				
	SECTION 7: SETTLEMENT OF DISPUTES				
	EXECUTION: The Contract: Will be executed as a deed.				
	CONTRACT GUARANTEE BOND: Contract Guarantee Bond: is not required.				
	WARRANTIES The Contractor will be required to enter into Standard JCT Collateral Warranty agreements.	Itm			
	In addition to the Contractor's Warranties, all Sub-Contractors undertaking elements of Contractor Designed works will also be required to enter into Independent Standard JCT Warranty Agreements with the Employer.				
	The Contractor shall ensure that all Sub-Contractors with a design responsibility, including independent design consultants, are able to provide such Warranties at the time of tender, as no claims arising from a Sub-Contractor's inability to provide such a warranty will be entertained.				
	The Employer will require evidence that the actual insurance companies have agreed the wording of the warranties.				
	001/10 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
A	A20 THE CONTRACT (CONT'D)				
	CONTRACT PARTICULARS (CONT'D)				
	WARRANTIES (CONT'D) In addition to the Contractor's requirement to take out and maintain Professional Indemnity Insurance, for a period of twelve years, following completion of the project, he shall ensure all Sub-Contractors with a design responsibility take out and maintain similar insurance.				
	ADMINISTRATION OF CHANGES REQUIRING INSTRUCTIONS: The Contractor is to allow within his tender all costs associated in administering the Contract, including (but not restricted to) provision of sufficient administration, technical and financial personnel required for preparing change quotations, back-up documentation and compensation event negotiation, reproduction of drawings and other documents, for his own use and the use of sub-contractors, etc. No claim for additional cost in connection with this clause will be entertained.	Itm			

		Fixed Charge		Time Related	
		£	p	£	p
<u>A30 TENDERING/SUBLETTING/SUPPLY</u>					
<u>MAIN CONTRACT TENDERING</u>					
A	SCOPE: These conditions are supplementary to those stated in the invitation to tender and on the form of tender.	Itm			
B	TENDERING PROCEDURE: In accordance with JCT Tendering Practice Note 2012 for Construction projects. Errors: Alternative 1 is to apply. The Contractor's attention is drawn to the fact that the tender is to be submitted on a fixed price basis.	Itm			
C	EXCLUSIONS: If the Contractor cannot tender for any part(s) of the work he must inform the Contract Administrator as soon as possible, defining the relevant part(s) and stating the reason(s) for his inability to tender.	Itm			
D	ACCEPTANCE OF TENDER: The Employer and his representatives: Offer no guarantee that the lowest or any tender will be recommended for acceptance or accepted. Will not be responsible for any cost incurred in the preparation of any tender. Any acceptance of the tender will be subject to the execution of the formal Form of Contract, and to the receipt of any approval necessary for the work. No payment will be made for loss of profit or other alleged loss due to such approval being withheld, postponed or withdrawn prior to the signing of the contract documents.	Itm			
E	PERIOD OF VALIDITY: Tenders must remain open for consideration (unless previously withdrawn) for not less than three months from the date fixed for the submission or lodgement of tenders.	Itm			
<u>PRICING/SUBMISSION OF DOCUMENTS</u>					
F	PRELIMINARIES: The Preliminaries/General Conditions sections must not be relied upon as complying with SMM7.	Itm			
G	PRICING OF PRELIMINARIES: If the Contractor requires interim payments to include fixed and time related charges for specific items in the Preliminaries those charges must be clearly shown against the items.	Itm			
H	PRICED DOCUMENTS: Do not alter or qualify tender documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected. Measurements: Where not stated ascertain from the drawings. Deemed included: Costs relating to items, which are not priced, will be deemed to be included elsewhere in the tender. An elemental breakdown of the price is to be included with the tender.	Itm			
I	TENDER: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.	Itm			
J	THE PRICED DOCUMENT: Where quantities are included within the Specification/ Schedule of works/ Work Schedules the Contractor is to note that such quantities have not been prepared in accordance with SMM7or any other standard form of measurement and that they are prepared in accordance with the Preambles and other pricing notes included in the documentation. The Contractor is to satisfy himself as to the accuracy of any such quantities and make any necessary amendments. For the avoidance of doubt no adjustment to the contract sum will be made for any errors or inaccuracies in any quantities included within the Schedule of Works. All items within the Specification/ Schedule of Works/ Work Schedules must be priced taking into account the drawings, specifications and all other documents provided as part of the tender documents and include for all associated and ancillary works shown or clearly apparent as being necessary for the complete and proper execution of the work.	Itm			
	001/12 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A30 TENDERING/SUBLETTING/SUPPLY (CONT'D)</u>					
<u>PRICING/SUBMISSION OF DOCUMENTS (CONT'D)</u>					
A	PRICING OF THE WORKS SPECIFICATION: Costs relating to items which are not priced will be deemed to have been included elsewhere in the tender.	Itm			
B	TENDER STAGE METHOD STATEMENTS: Prepare, describing how and when the following is to be carried out: <ul style="list-style-type: none"> Enquiries, surveys and investigative works. Maintain existing services To be submitted <u>with the tender</u> .	Itm			
C	PROGRAMME: Prepare a summary programme showing the sequence and timing of the principal elements of the works, asbestos survey and any subsequent removals, temporary works and periods for the planning and design, all of which must be submitted <u>with the tender</u> .	Itm			
D	PROVISIONAL ALLOWANCES: Will be omitted from the Contract at the commencement of the Works, they will only be used as and when directed by the Contract Administrator and will be measured and valued on completion in accordance with the Conditions of Contract. If the Contractor considers that any of the Defined Provisional Sums are insufficiently defined to allow them to programme them within their works they are to raise this at prior to submission of tender no claims on the grounds of lack of knowledge in this respect will be entertained.	Itm			
E	MATERIALS: The Contractor shall satisfy himself generally as to the requisite materials, both quantity and quality required, so as to make due and proper completion of the works, and shall be deemed to be conversant with the availability of labour and materials and to have made allowance accordingly. The Contractor is to ascertain for himself the delivery periods of various materials and items required for the contract at its commencement. He is to place his orders to ensure that the sequence of works may not be interrupted by the failure of such items or materials to be delivered on time.	Itm			
F	SUBSTITUTE PRODUCTS: If products of different manufacture to those specified are proposed, submit details with the tender giving reasons for each proposed substitution. Substitutions, which have not been notified at tender stage, may not be considered. Substitutions accepted will be subject to the verification requirements of Section A31.	Itm			
G	OUTLINE CONSTRUCTION PHASE HEALTH AND SAFETY PLAN: Content – submit the following information with 1 week of the start date: <ul style="list-style-type: none"> Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed. Details of the management structure and responsibilities. Arrangements for issuing health and safety directions. Procedures for informing other contractors and employees of health and safety hazards. Selection procedures for ensuring competency of other contractors, the self-employed and designers. Procedures for communications between the project team, other and contractors and site operatives. Arrangements for co-operation and co-ordination between contractors. Procedures for carrying out risk assessment and for managing and controlling risk. Emergency procedures including those for fire prevention and escape. Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded. Arrangements for welfare facilities. Procedures for ensuring that all persons on site have received relevant health and safety information and training. Arrangements for consulting with and taking the views of people on site. Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance. Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements. Review procedures to obtain feedback. 	Itm			
	001/13 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A30 TENDERING/SUBLETTING/SUPPLY (CONT'D)</u>					
<u>SUBLETTING/SUPPLY</u>					
A	SITE WASTE MANAGEMENT PLAN: Person responsible for drafting the plan: The Contractor. The content of the plan shall include details of: <ul style="list-style-type: none"> - The Principal Contractor for the purposes of the plan - Location of the site. - Description of the project. - Estimated project cost. - Types and quantities of waste that will be generated. - Resource management options for these wastes, including proposals for minimisation/re-use/recycling. - The use of appropriate and licensed waste management contractors. - Record keeping procedures. - Waste auditing protocols. - Submit with tender. 	Itm			
B	FREEDOM OF INFORMATION: Records: Retain, make available for inspection and supply on request information reasonably required to allow response to requests made under the provisions of Freedom of Information Act. Determination: Submit requests received. Do not supply information to anyone other than the project participants without express written permission. Confidentiality: Maintain at all times.	Itm			
C	DOMESTIC SUB-CONTRACTS: Comply with the Construction Industry Board "Code of Practice for the selection of Sub-Contractors".	Itm			
D	SUB-LETTING: The Contractor shall not sub-let the works or any part thereof without the written permission of the Employer. The Contractor will be required to submit for approval a list of firms it is proposed to employ as Domestic Sub-Contractors for trade and specialist work. Names of firms for main element works including mechanical and electrical sub-contracts are to be submitted for approval no later than the Pre-Contract Meeting. No order to commence works will be issued until such names have been submitted and approved.	Itm			
	001/14 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A31 PROVISION, CONTENT AND USE OF DOCUMENTS</u>					
A	DEFINITIONS: The meaning of terms, derived terms and synonyms used in the Preliminaries/General Conditions and Specification is as defined below or in the appropriate British Standard or British Standard glossary.	Itm			
B	THE WORKS: Definition: The term 'the works' shall mean the whole of the works envisaged by this contract, including unless expressly stated otherwise, the works of nominated sub-contractors, nominated suppliers, local authorities and public undertakings.	Itm			
C	COMMUNICATION: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek or obtain information, consent or instructions, or make arrangements. Format: In writing to the Contract Administrator and Employer unless specified otherwise. Do not proceed until response has been received.	Itm			
D	APPROVAL (AND WORDS DERIVED THEREFROM) means the approval in writing of the Contract Administrator unless specified otherwise.	Itm			
E	SUBMIT (AND WORDS DERIVED THEREFROM) means to the Contract Administrator and the Employer unless otherwise instructed.	Itm			
F	PRODUCTS means materials both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the Works. Includes: Goods, plant, materials, site materials and things (including components, equipment and accessories)intended for permanent incorporation in the Works.	Itm			
G	SITE EQUIPMENT: All appliances or things, of whatsoever nature required in or about the construction for completion of the Works but not materials or other things intended to form or forming part of the Permanent Works. Includes Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.	Itm			
H	TERMS USED IN EMPLOYER'S REQUIREMENTS: <u>Remove:</u> Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes taking out and disposing of associated pipework, wiring, ductwork or other services. <u>Fix:</u> Unload, handle, store, place and fasten in position including all labours and use of site equipment. <u>Supply and fix:</u> Includes all labour and site equipment for unloading, handling, storing and execution. All products to be supplied and fixed unless stated otherwise. <u>Keep for reuse:</u> Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed. <u>Make good:</u> Execute local remedial work to designated work. Make secure, sound and neat excludes redecoration and/or replacement. The meaning of the term shall not be limited by this definition where used in connection with the rectification/defects liability provisions of the Contract. <u>Replace:</u> Supply and fix new products matching those removed. Execute work to match original new state of that removed. <u>Repair:</u> Execute remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/or replacement. <u>Refix:</u> Fix removed products. <u>Ease:</u> Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions.	Itm			
	001/15 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A31 PROVISION, CONTENT AND USE OF DOCUMENTS (CONT'D)</u>					
TERMS USED IN EMPLOYER'S REQUIREMENTS (CONT'D):					
<u>Match existing:</u> Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.					
<u>System:</u> Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.					
A	THE COSTS of conforming to the above definitions, and their meaning and extent, are deemed to be included in the rates for associated measured work.	Itm			
B	DRAWINGS: To BSRIA BG 6 A design framework for building services. Design activities and drawing definitions. CAD data: In accordance with BS 1192.	Itm			
C	CONTRACTOR'S CHOICE: Meaning: Selection delegated to the Contractor, but liability to remain with the specifier.	Itm			
D	CONTRACTOR'S DESIGN: Meaning: Design to be carried out or completed by the Contractor and supported by appropriate contractual arrangements, to correspond with specified requirements. The contractor shall ensure that the CDP elements of the Works comply with the Disability Discrimination Act 1995. Any alteration required to the contract design to achieve this will be deemed not to be a change in the Employer's Requirements. Changes resulting from compliance with Development Control or Building regulations relating to the CDP elements of work shall not constitute a change in the Employer's Requirements and shall not be treated as if it were an instruction and shall be the sole responsibility of the contractor.	Itm			
E	SUBMIT PROPOSALS: Meaning: Submit information in response to specified requirements.	Itm			
F	REFERENCED DOCUMENTS: Conflicts: Drawings and specification prevails over referenced documents.	Itm			
G	MANUFACTURER AND REFERENCE: Where used in this combination: 'Manufacturer' means the firm under whose name the particular product is marketed. 'Reference' means the proprietary brand name and/or reference by which the particular product is identified. 'Currency': references are to the particular product as specified in the manufacturer's technical literature current on the date of the invitation to tender. Manufacturers and reference where given are to indicate the quality, finish, appearance and performance requirements for the product and shall be deemed to be 'or equivalent and approved'. If the Contractor wishes to use an alternative and equivalent product the Employer's prior to approval must be obtained. In all cases the Contractor shall be deemed to have included for the cost of providing the specified product in this tender price.	Itm			
H	SUBSTITUTION OF PRODUCTS Products: if an alternative product to that specified is proposed, obtain approval before ordering the product. Reasons: submit reasons for the proposed substitution. Documentation: submit relevant information, including manufacturer and product reference, cost, availability, relevant standards, performance, function, compatibility or accessories, proposed revisions to drawings and specification, compatibility with adjacent work, appearance and copy of warranty/guarantee. Alterations to adjacent work: if needed, advise scope, nature and cost. Manufacturer's guarantees: if substitution is accepted, submit before ordering products.	Itm			
	001/16 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A31 PROVISION, CONTENT AND USE OF DOCUMENTS (CONT'D)</u>					
A	<p>CROSS-REFERENCES: Where a numerical cross-reference to a Specification section or clause is given on drawings or in any other document the Contractor must verify its accuracy by checking the remainder of the annotation or item description against the terminology used in the referred to section or clause.</p> <p>Where a numerical cross-reference is not given the relevant section(s) and clause(s) of the Specification will apply, cross-reference thereto being by means of related terminology.</p> <p>Where a cross-reference for a particular type of work, feature, material or product is given, relevant clause(s) elsewhere in the referred to Specification section dealing with general matters, ancillary products and workmanship also apply.</p> <p>The Contractor must before proceeding, obtain clarification or instructions in relation to any discrepancy or ambiguity which he may discover from the Employer.</p>	Itm			
B	<p>EQUIVALENT PRODUCTS: Where the specification permits substitution of a product of different manufacture to that specified and such substitution is desired, before ordering the product notify the Employer and, when requested, submit for verification documentary evidence that the alternative product is equivalent in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance.</p> <p>Submit certified English translations of any foreign-language documents. Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, function and appearance of the construction as a whole. If such substitution is sanctioned, and before ordering products, provide revised drawings, specifications and manufacturer's guarantees as required by the Employer.</p>	Itm			
C	<p>SUBSTITUTION OF STANDARDS: Where any product is specified to comply with a British Standard for which there is no equivalent European Standard it may be substituted by a product complying with a grade or category within a national standard of another Member State of the European Union or an international standard recognised in the UK specifying equivalent requirements and assurances in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance. In advance of ordering notify the Employer of all such substitutions and, when requested, submit for verification documentary evidence confirming that the products comply with the specified requirements. Any submitted foreign language documents must be accompanied by certified translations into English.</p>	Itm			
D	<p>CURRENCY OF DOCUMENTS: References to standards, type approval certificates, catalogues, codes of practice and the like are to the editions, revisions, versions and amendments current at the date of tender. References to BSI documents are to the versions and amendments listed in the BSI standards catalogue current at the date of tender.</p>	Itm			
E	<p>SIZES: Unless otherwise stated, products are specified by their co-ordinating sizes.</p> <p>Cross section dimensions of timber shown on drawings are finished sizes for non-structural softwood and hardwood sections.</p> <p>Finished sizes for structural and hardwood sections are target sizes as defined in BS EN 336.</p> <p><u>DOCUMENTS PROVIDED ON BEHALF OF EMPLOYER</u></p>	Itm			
F	<p>DRAWINGS: Will be issued in electronic format only.</p>	Itm			
G	<p>SPECIFICATIONS AND REPORTS: Will be issued in electronic format only.</p> <p>All sections must be read in conjunction with Main Contract Preliminaries/ General Conditions.</p>	Itm			
	001/17 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A31 PROVISION, CONTENT AND USE OF DOCUMENTS (CONT'D)</u>					
A	<p>DIVERGENCE FROM STATUTORY REQUIREMENTS: Divergence between the drawings, specification or Employer's Requirements and the requirements of the Building Regulations, other statutes, statutory undertakers and other regulatory authorities.</p> <p>Action: Inform Employer immediately. No additional claims for additional costs incurred due to a delay in reporting will not be entertained.</p> <p>All sections must be read in conjunction with Main Contract Preliminaries/ General Conditions.</p>	Itm			
B	<p>DIMENSIONS: The accuracy of dimensions scaled from the drawings is not guaranteed. Obtain from the Contract Administrator any dimensions required but not given in figures on the drawings nor calculable from figures on the drawings.</p> <p>In addition, check dimensions and levels shown on drawings for compatibility with each other and with the site and work completed to date, and immediately inform the Contract Administrator of any discrepancy and seek his instructions.</p> <p>Where changes are required to drawings prepared by the Contractor or Sub-Contractors, arrange for the changes to be made and submit revised drawings for approval.</p> <p><u>DOCUMENTS PROVIDED BY CONTRACTOR/ SUBCONTRACTORS/SUPPLIERS</u></p>	Itm			
C	<p>CONTRACTOR DESIGN INFORMATION</p> <p>General: Complete the design and detailing of parts of the Works specified.</p> <p>Provide: Production information based on the drawings, specification and other information. Liaison to ensure coordination of the work with related building elements and services.</p> <p>Master Programme: Make reasonable allowances for completing design/ production information, submission (including information relevant to the CDM Regulations), comment, inspection, amendment, re-submission and reinspection.</p> <p>Information to be provided in paper copy (2 nr) and electronic format to the Employer.</p> <p>Submit within 5 working days of request from the Employer to the Employer.</p>	Itm			
D	<p>INSTALLATION DRAWINGS: Obtain any fabrication, shop or installation drawings, instructions, etc, provided by manufacturers and suppliers of specified components, necessary for the correct installation of such components, to be included in the project handover file.</p>	Itm			
E	<p>AS BUILT DRAWINGS AND INFORMATION: Two copies must be provided to the Employer not less than 2 weeks before the date for Completion as follows:</p> <ol style="list-style-type: none"> Record drawings of as installed mechanical and electrical installations and circuit routes. All symbols shall be strictly in accordance with B.S.1553, and drawings will be cross-referenced for ease of interpretation. As constructed general arrangement drawings, detailing plans, sections and elevations at not less than 1:50 scale. Site layouts at not less than 1:100 scale. As constructed drawings, detailing plans and schedules for all below ground services and drainage at not less than 1:100 scale. All drawings are to be provided in both PDF and DWG format 	Itm			
F	<p>TECHNICAL LITERATURE: The Contractor is to keep copies of the following on site, readily accessible for reference by all supervisory personnel:</p> <p>Manufacturers' current literature relating to all products to be used in the Works.</p> <p>Relevant B.S. Codes of Practice.</p>	Itm			
	001/18 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A31 PROVISION, CONTENT AND USE OF DOCUMENTS (CONT'D)</u>					
<u>DOCUMENTS PROVIDED BY CONTRACTOR/ SUBCONTRACTORS/SUPPLIERS (CONT'D)</u>					
A	<p>MAINTENANCE INSTRUCTIONS AND GUARANTEES: Retain copies delivered with components and equipment (failing which, obtain), register with manufacturer as necessary and hand over to the Employer on or before Practical Completion.</p> <p>Provide telephone numbers for emergency call out services for use after completion. Cover to be provided during office hours and out of hours seven days a week during the Rectification period.</p> <p>Information to be provided in the Building Manual.</p>	Itm			
B	<p>ENERGY RATING CALCULATION: One copy of the calculation documentation is to be provided to the Energy Performance Certificate Assessor and one copy to be included in the Building Manual.</p>	Itm			
C	<p>DOCUMENT/DATA INTERCHANGE</p> <p>Electronic communications via e-mail are acceptable, however all notices required to be made under the Contract, in the event of a request for an extension of time, or for disruption, or for costs claimed by the Contractor for either, must be made in writing only, and be strictly in accordance with the Conditions of Contract.</p>	Itm			
	001/19	To Collection	£	£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A32 MANAGEMENT OF THE WORKS</u>					
<u>GENERALLY</u>					
A	<p>SUPERVISION: Accept responsibility for co-ordination, supervision and administration of the Works on and off the site, including all sub-contracts and the cost of the person-in-charge referred to in Conditions of Contract. Arrange and monitor a programme with each Sub-contractor, Supplier, Local Authority and Statutory Undertaker, and obtain and supply information as necessary for co-ordination of the work.</p> <p>It is an absolute requirement that the principle contractor provides site supervision of the works, who shall be in attendance on site for the whole period during which the works are being undertaken.</p> <p>The supervisors provided by the principal contractor shall be a full time employee of the firm and shall be suitably competent and experienced to supervise the type of works being undertaken.</p>	Itm			
B	<p>VEHICLE SAFETY REQUIREMENTS: Ensure that all commercial vehicles delivering to site, attending site and on site have the following:</p> <ul style="list-style-type: none"> • Audible alert to other road users to the planned movement of the vehicle when the vehicle's indicators are in operation. • Prominent signage at the rear of the vehicle to warn cyclists of the dangers of passing the vehicle on the inside. • Properly adjusted class V1 mirrors or Fresnel lens to eliminate the nearside blind spot. • Side under guards. <p>Drivers must be trained on venerable road user safety through an approved course and hold a valid Certificate of Competence.</p> <p>Drivers must have a valid driving licence and be legally able to drive the vehicle.</p> <p>On request the Contractor must submit evidence of registration with and accreditation to the Fleet Operator Recognition Scheme (FORS)</p>	Itm			
C	<p>INSURANCE: Before starting work on site submit documentary evidence and/or policies and receipts for the insurance required by the Conditions of Contract.</p>	Itm			
D	<p>PROFESSIONAL INDEMNITY INSURANCE: Provide and maintain insurance in respect of Contractor Designed Works:</p> <p>Expiry of required period of CDP Professional Indemnity insurance is to be 12 years from the date of Practical Completion of the Works.</p> <p>Submit details before starting work on site and/ or policies and receipts for the insurances required.</p>	Itm			
E	<p>INSURANCE CLAIMS: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works, or injury or damage to persons or property arising out of the Works, immediately forthwith give notice in writing to the Employer, the Contract Administrator and the Insurers.</p> <p>Failure to notify: Indemnify the Employer against any loss which may be caused by failure to give such notice.</p>	Itm			
F	<p>CLIMATIC CONDITIONS: Record accurately and retain daily maximum and minimum air temperatures (including overnight).</p> <p>Record accurately and retain records of delays due to adverse weather, including description of the weather, types of work affected and number of hours lost.</p>	Itm			
G	<p>OWNERSHIP: Materials arising from the works are to become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.</p>	Itm			
H	<p>PROGRESS PHOTOGRAPHS: The Contractor shall take such photographs as are necessary to record adequately the physical progress of the Works to the satisfaction of Employer who requires a full record of all work undertaken to be presented upon completion of the works.</p>	Itm			
	001/20 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A32 MANAGEMENT OF THE WORKS (CONT'D)</u>					
<u>GENERALLY (CONT'D)</u>					
A	<p>CHECKING SCHEDULES AND DRAWINGS: Submit to the Employer for approval all shop drawings prior to putting the work in hand.</p> <p>Be responsible for checking all schedules and drawings supplied by the Employer and all shop drawings commented upon by the Employer. In the event of any discrepancy being found between such schedules and drawings, or if the Contractor considers that additional detail drawings are required, then in either case the Contractor shall report such discrepancy to the Employer for instruction, or apply in writing for such detail drawings at least 10 days before the works concerned are to be executed.</p> <p>Ascertain from the drawings or otherwise, any holes, recesses, plugs and the like which may be required in time to form these as the works proceed. No extra payment will be allowed for cutting or forming such holes, recesses or plugs subsequently.</p>	Itm			
B	<p>WASTE MANAGEMENT: Keep the site and Works clean and tidy. Includes: Rubbish, debris, spoil, containers and surplus material. Minimize: Waste is to be kept to a minimum at all stages of the contract and arrange recycling wherever possible. The Contractor shall where practical segregate waste and provide suitable on site storage as appropriate to maximise the potential for reuse and recycling of materials and reduce disposal costs. Wherever possible the use of suitable excavated material on site is encouraged to minimise the need for disposal off site and the importation of fill material. Re-use of suitable material will be subject to prior approval and compliance with relevant material specification. Remove: Frequently and dispose off site in a safe and competent manner:-</p> <ul style="list-style-type: none"> - Non-hazardous material: In a manner approved by the Waste Regulation Authority. - Hazardous material: As directed by the Waste Regulation Authority and in accordance with relevant regulations. - Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in. <p>Waste transfer documentation: Retain on site.</p>	Itm			
C	<p>GYPSON AND PLASTERBOARD WASTE: Separate gypsum based material and plasterboard from other waste so that it can be recycled or disposed of correctly. If in a mixed load gypsum based material and plasterboard must be separately packaged and identified for separation at waste transfer sites. It is prohibited for loads containing any identifiable gypsum or plasterboard waste to be sent to landfill.</p>	Itm			
<u>PROGRAMME/PROGRESS</u>					
D	<p>MASTER PROGRAMME: As soon as possible, and within 5 days of the Contract Signing, the Contractor is to prepare in an approved form a master programme for the Works, clearly identifying separately all phases, elements of the works and activities.</p> <p>2 copies of the programme are to be provided to the Employer.</p> <p>The Master Programme shall be updated and issued to the Employer on a monthly basis, or to allow for Contract Administrator's instructions, variations, or other relevant factors. The Contractor shall immediately notify the Contract Administrator and Employer of any such revisions and shall provide two copies of each revised programme. A copy of the original Master Programme and all revisions shall be kept available for inspection in the Contractor's site office.</p>	Itm			
E	<p>SUBMISSION of programmes will not relieve the Contractor of his responsibility to advise the Employer of the need for further drawings or details or Instructions in accordance with the Conditions of Contract.</p>	Itm			
F	<p>MONITORING: The Contractor is to record progress on a copy of the programme kept on site. If any circumstances arise which may affect progress of the Works, the Contractor must submit proposals, or take action as appropriate, to minimise any delay and to recover any lost time.</p>	Itm			
	001/21 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A32 MANAGEMENT OF THE WORKS (CONT'D)</u>					
<u>PROGRAMME/PROGRESS (CONT'D)</u>					
A	MINIMISING DELAY: If any circumstances arise which may affect the progress of the Works, put forward proposals or take other action as appropriate to minimise any delay and to recover any lost time.	Itm			
B	REQUESTS FOR FURTHER INFORMATION: During the mobilisation period, the Contractor is required to examine the up to date information in his possession and prepare and issue to the Employer a schedule of further information which the Contractor requires to complete the project, along with realistic dates when information is required. The information may include instructions, drawings, levels, dimensions, etc. and the dates must not be unreasonably distant from or unreasonably close to the dates when it is necessary for the Contractor to receive the information, having regard to the dates in the master programme when the relevant works are to be carried out. No claim for late issue of information will thereafter be entertained provided all of the release dates for information set down in the schedule have been met. Notwithstanding the above, where an extension of time has been given, the dates may be amended accordingly by consent between the Contractor and the Employer.	Itm			
C	CONDITION SURVEY/RECORD PHOTOGRAPHS Before commencing the Works the Contractor shall undertake a condition survey including the taking of record photographs. Any adjacent properties shall be included, together with the road, footpaths, etc; to be used by the Contractor. The Contractor is to allow for all costs incurred in connection with the preparation of the surveys and the distribution of copies for the Employer and the Project Manager. The Contractor is to ensure he has adequately considered his intended methods of work, for effects on adjacent structures, inside and outside the site boundary. It is the Contractor's sole responsibility to ensure that any temporary shoring or support necessary is provided and maintained at all times.	Itm			
D	PHOTOGRAPHIC RECORDS Provide photographic records of the condition of existing plot and external areas to highlight existing defects / condition prior to the Contractor commencing the Works. Image format: digital storage format (JPEG). Numbers of images from each location: sufficient to highlight condition.	Itm			
E	CONTRACTOR'S SITE MEETINGS: Hold meetings with appropriate Sub-Contractors and Suppliers shortly before main site meetings to facilitate accurate reporting of progress.	Itm			
F	NOTICE OF COMPLETION: Give the Contract Administrator and Employer at least 3 weeks notice of the anticipated dates of Practical Completion of the Works.	Itm			
G	NOTICE OF VISITS: Give the Contract Administrator and Employer 2 day's notice of visits by Building Control, Planners, Party Wall Surveyors, Building Guarantee Surveyors or other regulatory visit.	Itm			
H	CONTRACTOR'S PROGRESS REPORTS: Submit a progress report at least 2 working days before site meetings. The report must include: 1. A progress statement and progress against programme 2. Details any matters affecting or likely to affect progress of the works 3. Information required. 4. Any requirements for further drawings or details or instructions. At a minimum a monthly Progress Report must be issued to the Employer.	Itm			
I	EXTENSIONS OF TIME: When a notice of the cause of any delay or likely delay in the progress of the Works is given under the conditions of the contract, written notice must be given to the Employer of all the causes which apply concurrently. As soon as possible submit relevant particulars of the expected effects, if appropriate, related to the concurrent causes. An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion, together with all other relevant information required.	Itm			
J	ADVERSE WEATHER: Use all reasonable and suitable building aids and methods to prevent or minimise delays during adverse weather conditions.	Itm			
	001/22 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A32 MANAGEMENT OF THE WORKS (CONT'D)</u>					
<u>CONTROL OF COST</u>					
A	<p>ESTIMATED COST OF VARIATIONS: If the Employer issues details of a proposed instruction with a request for an estimate of cost, submit such an estimate without delay and in any case within 7 days.</p> <p>The cost and impact on programme of any variation is to be agreed with the Employer prior to instruction.</p> <p>The Contractor should note that any changes to the Contract requiring an instruction will be subject to an additional fee to be agreed between the Contract Administrator and the Employer and as such the Contractor should not undertake any works without instruction prior to issuance of such instruction.</p>	Itm			
B	<p>MEASUREMENTS: Give reasonable notice before covering up work which requires to be measured.</p>	Itm			
C	<p>PROPOSED INSTRUCTIONS: Quotations: If a proposed instruction requests and estimate of cost, submit without delay and in any case within seven days.</p> <p>Include:</p> <ul style="list-style-type: none"> - A detailed breakdown of the cost, including any allowance for direct loss and expense. - Details of any additional resources required. - Details of any adjustments to be made to the programme for the Works. - Any other information as is reasonably necessary to fully assess the implications of issuing such an instruction. <p>Inability to comply: Inform immediately if it is not possible to comply with any of the above requirements.</p>	Itm			
D	<p>DAYWORK VOUCHERS: Give reasonable notice to the Contract Administrator and Employer of the commencement of any work for which daywork vouchers are to be submitted. Before being delivered, each voucher must be:</p> <ul style="list-style-type: none"> - Referenced to the instruction under which the work is authorised, and - Signed by the person in charge as evidence that the workmen's names, the time spent by each, the plant and materials shown are correct. <p>No claims for work done on a daywork payment basis will be permitted unless under the written order of the Contract Administrator. The Contractor shall give to the Contract Administrator and Employer reasonable notice of the commencement of any such work ordered and shall submit proper daywork sheets signed by the person-in-charge describing the work involved and giving names, trades and time daily and the materials employed, to be delivered in duplicate, for the verification of the Contract Administrator or Employer, not later than the end of the week following that in which the work has been executed. One copy, if correct, will be signed by the Contract Administrator or Employer and returned to the Contractor.</p> <p>The signature to any daywork sheet is not to be taken as deciding that the work is to be paid for on a daywork payment basis, but vouching the time and materials to be correct for the work described. All work which is ultimately covered up must be recorded by the Employer or their Quantity Surveyor before so doing and the Contractor must give reasonable notice to the Contract Administrator, Employer and the Quantity Surveyor when such work is ready for recording.</p>	Itm			
E	<p>INTERIM VALUATIONS: At least 7 days before each due date, submit to the Contract Administrator details of amounts due under the Contract, together with all necessary supporting information.</p>	Itm			
F	<p>UNFIXED MATERIALS: At the time of each valuation disclose to the Contract Administrator which of the unfixed materials and goods on site are free from, and which are subject to, any reservation of title inconsistent with passing of property as required by the Conditions of Contract, together with their respective values. When requested provide evidence of freedom from reservation of title. Where evidence of freedom of reservation of title cannot be provided, the value of such items shall not be included in interim valuations.</p>	Itm			
G	<p>OVERTIME: The cost of all overtime necessary to complete the works by the agreed date must be allowed by the Contractor in his Tender. Under no circumstance will additional payment be paid in respect of overtime carried out.</p>	Itm			
	001/23 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A32 MANAGEMENT OF THE WORKS (CONT'D)</u>					
<u>CONTROL OF COST (CONT'D)</u>					
A	NON-PRODUCTIVE TIME: No claims for non-productive time will be considered and the Contractor is to allow here or in his prices for any overtime that he considers necessary for the efficient completion of the work and for the convenience of the Employer.	Itm			
B	GOOD PRACTICE: Where and to the extent that materials, products and workmanship are not fully detailed or specified they are to be of a standard appropriate to the Works and suitable for the functions stated in or reasonably to be inferred from the project documents, and in accordance with good building practice. Omissions or errors in description and/or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract.	Itm			
<u>A33 QUALITY STANDARDS/CONTROL</u>					
<u>MATERIALS AND WORK GENERALLY</u>					
C	INCOMPLETE DOCUMENTATION: Where and to the extent that products or works are not fully documented, they are to be of a kind and standard appropriate to the nature and character of that part of the works where they will be used. They will also be suitable for the purpose stated or reasonably inferred from the project documents. Omissions or errors in descriptions and or quality in the contract documents shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract.	Itm			
D	WORKMANSHIP SKILLS: All operatives shall be appropriately skilled and experienced for the type and quality of the work. All operatives shall be registered with the Construction Skills Certification Scheme. Operatives must provide evidence of skills/qualifications when requested by the Employer.	Itm			
E	GENERAL QUALITY OF PRODUCTS: Products to be new unless otherwise specified. For products specified to a British or European Standard obtain certificates of compliance from manufacturers when requested by the Employer. Where a choice of manufacturer or source of supply is allowed for any particular product, the whole quantity required to complete the work must be of the same type, manufacture and/or source unless otherwise approved. Produce written evidence of sources of supply when requested by the Employer. Ensure that the whole quantity of each product required to complete the work is of consistent kind, size, quality and overall appearance. Where consistency of appearance is desirable ensure consistency of supply from the same source. Unless otherwise approved do not use different colour batches where they can be seen together. If products are prone to deterioration or have a limited shelf life, order in suitable quantities to a programme and use in appropriate sequence. Do not use if there are any signs of deterioration, setting or other unsatisfactory condition.	Itm			
F	QUALITY OF EXECUTION: Generally fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment. Dimensions: Check on-site dimensions. Finished work: Not defective, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance. Location and fixing of products: Adjust joints open to view so they are even and regular.	Itm			
G	PROPRIETARY PRODUCTS: Handle, store, prepare and use or fix each product in accordance with its manufacturer's current printed or written recommendations/ instructions. Inform the Employer if these conflict with any other specified requirement. Submit copies to the Employer when requested. The tender will be deemed to be based on the products specified and recommendations on their use as described in the manufacturer's literature current at the date of tender. Obtain confirmation from manufacturers that the products specified and recommendations on their use have not been changed since that time. Where such change has occurred, inform the Employer and do not place orders for or use the affected products without further instructions. Where British Board of Agreement certified products are used, comply with the limitations, recommendations and requirements of the relevant valid certificates.	Itm			
	001/24 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A33 QUALITY STANDARDS/CONTROL (CONT'D)</u>					
<u>MATERIALS AND WORK GENERALLY (CONT'D)</u>					
A	<p>CHECKING COMPLIANCE OF PRODUCTS: Check all delivery tickets, labels, identification marks and, where appropriate, the products themselves to ensure that all products comply with the project documents. Where different types of any product are specified, check to ensure that the correct type is being used in each location. In particular, check that:</p> <ul style="list-style-type: none"> - The sources, types, qualities, finishes and colours are correct, and match any approved samples. - All accessories and fixings which should be supplied with the goods have been supplied. - Sizes and dimensions are correct. Where tolerances of components are critical, measure a sufficient quantity to ensure compliance. - The delivered quantities are correct, to ensure that shortages do not cause delays in the work. - The products are clean, undamaged and otherwise in good condition. - Products which have a limited shelf life are not out of date. 	Itm			
B	<p>PROTECTION OF PRODUCTS:</p> <ul style="list-style-type: none"> - Prevent over-stressing, distortion and any other type of physical damage. - Keep clean and free from contamination. Prevent staining, chipping, scratching or other disfigurement, particularly of products exposed to view in the finished work. - Keep dry and in a suitably low humidity atmosphere to prevent premature setting, moisture movement and similar defects. Where appropriate, store off the ground and allow free air movement around and between stored products. - Prevent excessively high or low temperatures and rapid changes of temperature in the products. - Protect adequately from rain, damp, frost, sun and other elements as appropriate. Ensure that products are at a suitable temperature and moisture content at time of use. - Ensure that sheds and covers are of ample size, in good weatherproof condition and well secured. - Keep different types and grades of products separately and adequately identified. - So far as possible keep products in their original wrappings, packings or containers, until immediately before they are used. - Wherever possible retain protective wrappings after fixing and until shortly before Practical Completion. - Ensure that protective measures are fully compatible with and not prejudicial to the products/materials. 	Itm			
C	<p>SUITABILITY OF RELATED WORK AND CONDITIONS: Ensure that all trades are provided with necessary details of related types of work. Before starting each new type or section of work, ensure that:</p> <ul style="list-style-type: none"> - Previous, related work is appropriately complete, in accordance with the project documents, to a suitable standard and in a suitable condition to receive the new work. - All necessary preparatory work has been carried out, including provision for services, openings, supports, fixings, damp proofing, priming and sealing. - The environmental conditions are suitable, particularly that the building is suitably weathertight when internal components, services and finishes are installed. 	Itm			
D	<p>GENERAL QUALITY OF WORKMANSHIP:</p> <ul style="list-style-type: none"> - Operatives must be appropriately skilled and experienced for the type and quality of work and take all necessary precautions to prevent damage to the work from frost, rain and other hazards. - Inspect components and products carefully before fixing or using and reject any which are defective. - Fix or lay securely, accurately and in alignment. - Where not specified otherwise, select fixing and jointing methods and types, sizes and spacings of fastenings in compliance with relevant British Standards. - Provide suitable, tight packings at screwed and bolted fixing points to take up tolerances and prevent distortion. Do not overtighten fixings. - Adjust location and fixing of components and products so that joints which are to be finished with mortar or sealant or otherwise left open to view are even and regular. - Ensure that all moving parts operate properly and freely. Do not cut, grind or plane prefinished components and products to remedy binding or poor fit without approval. 	Itm			
	001/25 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A33 QUALITY STANDARDS/CONTROL (CONT'D)</u>					
<u>MATERIALS AND WORK GENERALLY (CONT'D)</u>					
A	<p>MANUFACTURER'S RECOMMENDATIONS/INSTRUCTIONS: Comply with manufacturer's printed recommendations and instructions current on the date of the invitation to tender. Submit details of changes to recommendations or instructions. Use ancillary products and accessories supplied or recommended by main product manufacturer. Comply with limitations, recommendations and requirements of relevant valid certification of Agreement certified products.</p>	Itm			
B	<p>B.S. 8000 BASIC WORKMANSHIP: where compliance with B.S. 8000 is specified, this is only to the extent that the recommendations therein define the quality of the finished work. Where B.S. 8000 gives recommendations on particular working methods or other matters which are properly within the province and responsibility of the Contractor, compliance therewith will be deemed to be a matter of general industry good practice and not a specific requirement of the Contract. If there is any conflict or discrepancy between the recommendations of B.S. 8000 on the one hand and the project documents on the other, the latter will prevail.</p>	Itm			
C	<p>WATER FOR THE WORKS: The Contractor is to provide clean and uncontaminated water for the works. If other than mains water supply is to be used provide evidence of suitability. Test to B.S. EN 1008 if instructed. The Contractor may opt to use the existing permanent water supply. Any such agreement will be entirely between the Contractor and the Employer and will not form part of this Contract.</p>	Itm			
D	<p>LIGHTING AND POWER FOR THE WORKS: The Contractor is to provide all necessary temporary lighting and power for the works. The Contractor must arrange all temporary installations and equipment. The Contractor may opt to use the existing permanent electric supply from the existing buildings. Any such agreement will be entirely between the Contractor and the Employer and will not form part of this Contract. Distribute in accordance with British Standard Code of Practice CP 1017 – Distribution of Electricity on Construction and Building Sites. All temporary supplies will be installed by competent electricians and tested in accordance with the IEE Regulations and statutory requirements and a copy of the completion certificate made available. Remove all temporary works on completion and reinstate where disturbed.</p>	Itm			
<u>SAMPLES/APPROVALS</u>					
E	<p>APPROVAL OF PRODUCTS: Where approval of a product is specified the requirement for approval relates to a sample of the product and not to the product as used in the Works. Submit a sample or other evidence of suitability. Do not confirm orders or use the product until approval of the sample has been obtained. Retain approved sample in good, clean condition on site. Ensure that the product used in the Works matches the approved sample.</p>	Itm			
F	<p>SPECIFIC TESTING of all materials as required by the Specification/ Engineer will be undertaken by the Contractor and the Contractor must allow here for <u>all</u> costs in connection therewith.</p>	Itm			
<u>ACCURACY/SETTING OUT GENERALLY</u>					
G	<p>SETTING OUT: Submit details of methods and equipment to be used in setting out the Works. Check the levels and dimensions of the site against those shown on the drawings, and record the results on a copy of the drawings. Notify the Employer in writing of any discrepancies and obtain instructions before proceeding. Inform the Contract Administrator and Employer when overall setting out is complete and before commencing construction.</p>	Itm			
	001/26 To Collection	£		£	

			Fixed Charge		Time Related	
			£	p	£	p
	<u>A33 QUALITY STANDARDS/CONTROL (CONT'D)</u>					
	<u>ACCURACY/SETTING OUT GENERALLY (CONT'D)</u>					
A	<p>APPEARANCE AND FIT: Arrange the setting out, erection, juxtaposition of components and application of finishes (working within the practical limits of the design and the specification) to ensure that there is satisfactory fit at junctions, that there are no practically or visually unacceptable changes in plane, line or level and that the finished work has a true and regular appearance.</p> <p>Wherever satisfactory accuracy, fit and/or appearance of the work are likely to be critical or difficult to achieve, obtain approval of proposals or of the appearance of the relevant aspects of the partially finished work as early as possible.</p> <p>Without prejudice to the above and unless specified otherwise, tolerances will (where applicable) not be greater than those given in B.S. 5606, Tables 1 and 2.</p>	Itm				
B	<p>CRITICAL DIMENSIONS: Critical dimensions: Set out and construct the Works to ensure compliance with specified and manufacturing tolerances of components. Ensure critical building dimensions are maintained.</p> <p><u>SERVICES GENERALLY</u></p>	Itm				
C	<p>IDENTIFICATION OF EXISTING SERVICES: Any work involving removal or alteration of existing services, drainage, etc, must be undertaken with extreme care. It is the Contractor's responsibility to identify each service that will or may be affected by the works. It is imperative that all such services are identified, protected and if necessary isolated, prior to commencement of the works. Any costs associated with rectification of damage caused or loss suffered due to non-observance of this clause will be recovered from the Contractor.</p>	Itm				
D	<p>SERVICES REGULATIONS: Any work carried out to or which affects new or existing services must be in accordance with the Bye Laws or Regulations of the relevant Statutory Authority.</p>	Itm				
E	<p>SERVICE RUNS: Make adequate provision for services, including unobstructed routes and fixings. Wherever possible ducts, chases and holes are to be formed during construction rather than cut.</p>	Itm				
F	<p>MECHANICAL AND ELECTRICAL SERVICES: Where work is undertaken to existing service installations they must have final tests and commissioning carried out so that they are in full working order at Practical Completion.</p> <p>Submit certificates (Practical Completion will not be certified until correctly completed certificates have been issued).</p> <p>Test and Commissioning Certificate and Building Regulations Notice: Copies to be lodged in Building Manual.</p> <p><u>SUPERVISION/INSPECTION/DEFECTIVE WORK</u></p>	Itm				
G	<p>SUPERVISION: In addition to the constant management and supervision of the works provided by the Contractor's person-in-charge, all significant types of work must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality and progress.</p>	Itm				
H	<p>PERSON-IN-CHARGE: Give maximum possible notice to the Contract Administrator and Employer before changing the person-in-charge.</p>	Itm				
I	<p>OVERTIME WORKING: Whenever overtime is to be worked, give the Employer not less than 24 hours' notice, specifying times, types and locations of work to be done. Concealed work executed during overtime for which notice has not been given may be required to be opened up for inspection and reinstated at the Contractor's expense.</p> <p>No additional payment will be made in respect of overtime worked unless the Contract Administrator has specifically ordered overtime work to be carried out and that additional payment will be made.</p> <p>Additional payment, where confirmed, shall be the net difference between flat time and overtime rates. Accurate and detailed weekly returns are to be submitted to the Employer and Contract Administrator.</p> <p>Observe any special working conditions and restrictions relating to working hours specified elsewhere.</p>	Itm				
	001/27	To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A33 QUALITY STANDARDS/CONTROL (CONT'D)</u>					
<u>SUPERVISION/INSPECTION/DEFECTIVE WORK (CONT'D)</u>					
A	<p>DEFECTS IN EXISTING CONSTRUCTION: are to be reported to the Contract Administrator and Employer without delay. Obtain instructions before proceeding with work which may:</p> <ul style="list-style-type: none"> - Cover up or otherwise hinder access to the defective construction, or - Be rendered abortive by carrying out of remedial work. 	Itm			
B	<p>ACCESS FOR INSPECTION: Give the Employer not less than 5 days notice before removing scaffolding or other facilities for access.</p>	Itm			
C	<p>TIMING OF TESTS AND INSPECTIONS: Agree dates and times of tests and inspections with the Employer a minimum one week in advance, to enable the Employer, their consultants, funder and other affected parties (including the Council's Building Control and building guarantee provider) to be present. On the previous working day to each such test or inspection confirm that the work or sample in question will be ready or, if not ready, agree a new date and time.</p>	Itm			
D	<p>TEST CERTIFICATES: Submit a copy of each certificate to the Employer as soon as practicable and keep copies of all certificates on site and incorporate within the Building Manual.</p>	Itm			
E	<p>PROPOSALS FOR RECTIFICATION OF DEFECTIVE WORK/PRODUCTS: As soon as possible after any part(s) of the work or any products are known to be not in accordance with the Contract or appear that they may not be in accordance, submit proposals to the Contract Administrator and Employer for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution. Such proposals may be unacceptable to the Employer and he may request contrary instructions to be issued by the Contract Administrator.</p>	Itm			
F	<p>MEASURES TO ESTABLISH ACCEPTABILITY: Wherever inspection or testing shows that the work, materials or goods are not in accordance, with the Contract and measures (e.g. testing, opening up, experimental making good) are taken to help in establishing whether or not the work is acceptable, such measures will be at the expense of the Contractor, and will not be considered as grounds for extension of time.</p>	Itm			
G	<p>QUALITY CONTROL: Establish and maintain procedures to ensure that the Works, including the work of all Sub-Contractors, comply with specified requirements. Maintain full records, keep copies on site for inspection by the Employer, and submit copies of particular parts of the records on request.</p> <p>The records must include:</p> <ul style="list-style-type: none"> - Identification of the element, item, batch or lot, including location in the Works. - The nature and dates of inspections by the Contractor or the Employer, tests and approvals. - The nature and extent of any non-conforming work found. - Details of any corrective action. 	Itm			
H	<p>DEFECTIVE WORK: when instructed by the Contract Administrator, submit proposals for opening up, examination and/or testing.</p> <p>Where examination and/or testing shows that the work is not in accordance with the specification and/or drawings, and measures are taken as instructed by the Contract Administrator to remedy the defective work, such measures will be at the expense of the Contractor and will not be considered as grounds for an extension of time.</p> <p>In addition to the requirements of Clause 2.38 any defects, shrinkages or other faults, which appear and are notified within the Rectification Period, shall be deemed to include shrinkage cracks due to drying out of the works. All such normal shrinkage cracks shall be made good by the Contractor at no cost to the Employer, notwithstanding that materials and workmanship may be in accordance with this Contract.</p>	Itm			
	001/28 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A33 QUALITY STANDARDS/CONTROL (CONT'D)</u>					
<u>WORK AT OR AFTER COMPLETION</u>					
A	<p>GENERALLY: Make good all damage consequent upon the work and remove all temporary markings, coverings and protective wrappings unless otherwise instructed</p> <p>Clean the works thoroughly inside and out including all accessible ducts and voids, remove all splashes, deposits, efflorescence, rubbish and surplus materials consequent upon the execution of the work. Cleaning materials and methods to be as recommended by manufacturers of products being cleaned, and to be such that there is no damage or disfigurement to other materials or construction.</p> <p>Obtain COSHH dated data sheets for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.</p> <p>Touch up minor faults in newly painted/repainted work, carefully matching colour, and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.</p> <p>Adjust, ease and lubricate moving parts of work as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.</p>	Itm			
B	<p>SECURITY AT COMPLETION: Leave the Works and Compound area secure with all accesses locked. Account for and adequately label all keys and hand over to Employer with itemised schedule, retaining duplicate schedule signed by Employer as a receipt.</p>	Itm			
C	<p>MAKING GOOD DEFECTS: Make arrangements with the Employer and give reasonable notice of the precise dates for access to the various parts of the Works for purposes of making good defects. Inform the Employer and Contract Administrator when remedial works to the various parts of the Works are completed.</p> <p>During the Rectification Period the Contractor will be advised by the Employer of defects that have occurred. Such defects shall be categorised by the Employer and dealt with by the Contractor as described hereafter.</p> <p>In the event that the Employer at his sole discretion considers a defect life threatening or extremely significant, on-site staff, or others employed by the Employer, may remedy or temporarily make good such defects without first informing the Contractor.</p> <p>Such actions by the Employer shall neither absolve the Contractor of his responsibility to maintain the works, nor shall the Contractor be entitled to recover any costs that he may incur as a result of later providing the permanent remedy to the defect in accordance with the following categories. In addition the Employer may recover the cost of the temporary remedy from the Contractor.</p> <p>a) Category A - Urgent The Contractor shall attend the site within 12 hours, and remedy the defect within 24 hours of the receipt of the notice from the Employer.</p> <p>b) Category B - Essential The Contractor shall attend the site within 3 days and remedy the defect within 7 days of the receipt of the notice from the Employer.</p> <p>c) Category C - Non urgent The Contractor shall attend the site and make good the defects within the Rectification Period.</p> <p>If the Contractor is unable to obtain parts or materials within the time dictated by the Categories described above the following action will be taken:-</p> <p>a) Inform the Employer of the non-availability of the parts or materials and submit in writing proposals for a temporary repair and request approval.</p> <p>b) On receipt of the approval carry out the temporary repair at no cost to the Employer.</p> <p>c) Agree with the Employer a date when the final making good shall be completed. Written agreement of completion, signed by both parties, is to be provided to the Contract Administrator in order for the Making Good Defects Certificate to be issued</p>	Itm			
	001/29 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A34 SECURITY/SAFETY/PROTECTION</u>					
<u>GENERALLY</u>					
A	<p>CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007: Under his responsibilities in accordance with the above legislation the Employer/client hereby draws the Contractor's attention to the fact that the Construction (Design and Management) Regulations 2007 will apply fully to this Contract.</p> <p>The Contractor is required to read and comply with all recommendations contained in the code of practice relating to the Regulations "Managing Construction for Health & Safety" and "Management of Health and Safety at Work" published by the HSE.</p> <p>Allow for all costs of fulfilling the role of "Principal Contractor" under the terms of the CDM Regulations.</p> <p>The Contractor shall be responsible for all matters of Health, Safety and Welfare relative to this Contract during the Contract period.</p> <p>The Tenderer shall review the design and the Pre-Construction Information in detail, including methods of working, etc., specifically applicable to this contract, that require consideration to comply with CDM Regulations and that will be provided for in his formal Health and Safety plan.</p> <p>The preferred Tenderer shall, prior to acceptance of his tender, resolve any queries with the Contract Administrator and/or CDM Co-ordinator, take over, develop, update and publish his formal Health and Safety Plan and take full responsibility for construction of the project in accordance with the Plan and CDM Regulations.</p> <p>No claim for additional costs, nor for an extension of time for the completion of the Works, will be considered for complying with the CDM Regulations.</p> <p>Promptly provide the CDM Co-ordinator with any further information throughout the course of the Contract in order that he can review, amend or add to the Health and Safety File, including the provision of record documentation etc., in order to comply with CDM Regulations.</p>	Itm			
B	<p>EXECUTION HAZARDS: Common hazards are not listed. Control by good management and site practise.</p> <p>Significant hazards; refer to the Pre-Construction Information for details of any identified significant hazards.</p>	Itm			
C	<p>PRODUCT HAZARDS: Hazardous substances: Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document EH40: Occupational Exposure Limits.</p> <p>Common hazards are not Listed. Control by good management and site practise.</p> <p>Significant hazard refer to the Pre-Construction Information for details of any identified significant hazards regarding specified construction materials.</p>	Itm			
D	<p>CONSTRUCTION PHASE HEALTH AND SAFETY PLAN: Submission: Present to the Employer/Client not later than two weeks before commencement of work on site unless otherwise agreed.</p> <p>Confirmation: Do not start any enabling or construction work on site until the Employer has confirmed in writing that the Construction Phase Health & Safety Plan includes the procedures and arrangements required by the CDM Regulations.</p> <p>Content: Develop the plan from and draw on the Outline Construction Health & Safety Plan, as Section A30, and the Pre-Construction Information Document.</p> <p>Liaise with the CDM Co-ordinator, keep all requisite records and comply in all respects with the requirements of the Construction (Design and Management) Regulations 2007.</p> <p>Hand over to the CDM Co-ordinator prior to Practical Completion all documents and information reasonably required by him and listed in the Pre-Construction Information Document. Pursuant to Regulations 20(2)(e) of the Construction (Design and Management) Regulations 2007.</p> <p>The Contractor's attention is drawn to the fact that, under the terms of the Contract (Clauses 2.21 and 3.18.3), Practical Completion will not be achieved until the above conditions have been complied with.</p>	Itm			
E	<p>NATIONAL WORKING RULES FOR THE BUILDING INDUSTRY: The Contractor is to comply with the Working Rule Agreement as published by the Construction Industry Joint Council.</p>	Itm			
	001/30 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A34 SECURITY/SAFETY/PROTECTION (CONT'D)</u>					
<u>GENERALLY (CONT'D)</u>					
A	<p>SECURITY: Adequately safeguard the site, the Works, products, materials and plant affected by the Works from damage and theft. Take all reasonable precautions to prevent unauthorised access to the site and the Works.</p> <p>The Contractor shall provide all necessary facilities for the safeguarding of the works, materials and plant against damage and theft including those provided by all Sub-Contractors and Suppliers, or others working under separate Contract with the Employer. Provide all necessary watching, lighting, shelter and fuel for the security of the works and the protection of the public.</p> <p>Special requirements:</p> <p>The Contractor's attention is drawn to the fact that members of the public and workers will be in close proximity to the Works at all times. The Contractor must adopt a security procedure to ensure no unauthorised personnel may gain access to any working area or storage compound. Details of the Contractor's proposed security arrangements must be submitted to the Project Manager prior to commencement on site.</p> <p>The Contractor is to pay for the provision of emergency access to the site, if required.</p>	Itm			
B	<p>STABILITY: Accept responsibility for the stability and structural integrity of the Works during the Contract, and support as necessary. Prevent overloading. Details of design loads may be obtained from the Contract Administrator.</p>	Itm			
C	<p>OCCUPIED PREMISES Extent: Adjacent public car-park and commercial units will be occupied and / or used during the Contract Works:</p> <p>Carry out without undue inconvenience and nuisance and without danger to occupants and users. Overtime: If compliance with this clause requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be paid to the Contractor, provided that such overtime is authorised in advance.</p>				
D	<p>OCCUPIER'S RULES AND REGULATIONS Compliance: Conform to the occupier's rules and regulations affecting the site.</p>				
E	<p>EMPLOYER'S REPRESENTATIVE'S SITE VISITS Safety: Submit details in advance, to the Employer or the person identified in clause A10/140, of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site. Protective clothing and / or equipment: Provide and maintain on site for the Employer and the person stated in clause A10/140 and other visitors to the site.</p>				
F	<p>PERMIT TO WORK PROCEDURES will be in operation for all of the following works:</p> <ul style="list-style-type: none"> - Interruption to power supplies/IT connections/fire and security alarms/telephone systems. - Interruption to mechanical service supplies. - Interruption to water supplies. - All hot works. <p><u>PROTECT AGAINST THE FOLLOWING:</u></p>	Itm			
G	<p>EXPLOSIVES: Do not use.</p>	Itm			
H	<p>NOISE: The Contractor's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974. The Contractor will be responsible for complying with all requirements and restrictions imposed by this Act and must allow in his tender for all costs necessitated thereby. No instructions issued to the Contractor by the Contract Administrator shall relieve the Contractor from compliance with this Act. Comply generally with the recommendations of B.S. 5228: Part 1, Clause 9.3 for minimising noise levels during the execution of the Works. Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles. The Contractor's attention is particularly drawn to the fact that the use of portable music players and the like will not be allowed on the site.</p>	Itm			
	001/31 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A34 SECURITY/SAFETY/PROTECTION (CONT'D)</u>					
<u>PROTECT AGAINST THE FOLLOWING: (CONT'D)</u>					
A	POLLUTION: Take all reasonable precautions to prevent pollution of the site, the Works and the general environment including streams and waterways. If pollution occurs, inform the appropriate Authorities, the Contract Administrator and the Employer without delay and provide them with all relevant information.	Itm			
B	PESTICIDES: Use: Only where specified or approved, and then only suitable products listed on www.pesticides.gov.uk . Restrictions: Work near water, drainage ditches or land drains must comply with the 'Guidelines for the use of herbicides on weeds in or near watercourses and lakes'. Containers: Comply with manufacturer's disposal recommendations, Remove from site immediately when empty or no longer required. Competence: Operatives must hold a BASIS Certificate of Competence, or work under supervision of a Certificate holder.	Itm			
C	NUISANCE: The Contractor must take all necessary precautions for the prevention of nuisance arising from dust, excessive noise and vibration, in any event dust will not be allowed to encroach into occupied buildings or public areas. The Contractor must discuss with the Contract Administrator and Employer measures he proposes to adopt to counter nuisances described above and must give notice of, and agree periods when noisy operations and operations causing vibrations are to be executed. The Contractor must comply with the prescribed quiet periods detailed in the A35 – Working Hours item, when noisy operations and operations causing vibrations cannot be executed. The Contractor must allow for dealing with any complaints in connection with alleged nuisance arising from the execution of the Works and for making such arrangements and negotiations as may be necessary, including temporarily suspending any portion of the Works, and must include for everything required to enable the Works to be completed by the due dates, as no claims for lack of knowledge in this respect will be entertained. The Contractor's attention is drawn to the fact that should either the Contract Administrator or the Employer, deem it necessary to suspend the Works at any time, the Works shall cease forthwith until such time as an instruction is given to continue. After two hours and failing an instruction to proceed the Contractor shall seek approval from the Contract Administrator to recommence working.	Itm			
D	ASBESTOS BASED MATERIALS: Report immediately to the Contract Administrator any suspected asbestos based materials discovered during the works. Avoid disturbing such materials. Agree with the Contract Administrator methods for safe removal or encapsulation.	Itm			
E	ANTIQUITIES: Report immediately any fossils, antiquities and other objects of interest or value discovered during execution of the works. Keep objects in the exact position and condition in which they were found.	Itm			
F	FIRE: Take all necessary precautions to prevent personal injury, death, and damage to the Works or other property from fire. Comply with Joint Code of Practice "Fire Prevention on Construction Sites" published by the Construction Confederation and The Fire Protection Association (Joint Fire Code). All cutting equipment and fuel for same, and other items of plant and equipment subject to fire hazard, must be safely and securely stored when not in use. The Contractor shall ensure that no materials arising from waste, alteration or demolition work are burned on site. Emergency lighting shall be provided. Smoking will not be permitted on the site. Burning will not be permitted on site.	Itm			
	001/32 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A34 SECURITY/SAFETY/PROTECTION (CONT'D)</u>					
<u>PROTECT AGAINST THE FOLLOWING: (CONT'D)</u>					
A	<p>INCLEMENT WEATHER: Allow for carefully covering up and protecting exposed works from inclement weather including storms and Spring Tides</p> <p>The Contractor, as part of his best endeavours to prevent delay in the progress of the works, will be expected to adopt measures to prevent or minimize harmful effects of weather conditions on the works. The extent to which he has taken such measures will be taken into account when considering any notice of delay due to exceptionally adverse weather conditions.</p>	Itm			
B	<p>MOISTURE AND HUMIDITY: Prevent the work from becoming wet or damp where this may cause damage. Dry out the Works thoroughly, provide and maintain the necessary equipment, fuel and attendance for drying the works. Control the drying out and humidity of the Works and the application of heat to prevent blistering and failure of adhesion, damage due to trapped moisture and excessive movement.</p> <p>Do not fix or install within the building any moisture sensitive materials or finishes including suspended ceilings if the humidity levels exceed 70% at 21°C (or manufacturers recommended maximum) and once fixing has commenced this level must not be exceeded at any time during the remainder of their contract period.</p>	Itm			
C	<p>WASTE: Remove rubbish, debris, surplus material and spoil regularly and keep the site and Works clean and tidy. Remove all rubbish, dirt and residues from voids and cavities in the construction before closing in.</p> <p>Ensure that non-hazardous material is disposed of at a tip approved by a Waste Regulation Authority. Remove all surplus hazardous materials and their containers regularly for disposal offsite in a safe and competent manner as approved by a Waste Regulation Authority and in accordance with relevant regulations.</p> <p>Retain waste transfer documentation on site.</p> <p>No unauthorised persons may have access or take possession of demolition materials.</p>	Itm			
D	<p>ELECTROMAGNETIC INTERFERENCE: Take all precautions to avoid excessive electromagnetic disturbance of apparatus and specialist equipment outside the site.</p>	Itm			
E	<p>LASER EQUIPMENT: Install, use and store construction laser equipment in accordance with B.S. EN 60825-1 and the manufacturer's instructions. Use either Class 1 or Class 2 laser equipment, ensuring that the laser beam is not set at eye level and is terminated at the end of its useful path. The use of Class 3A and Class 3B laser equipment will not be permitted without the approval of the Contract Administrator and Employer and subject to the submission of a method statement on its safe use.</p>	Itm			
F	<p>POWER ACTUATED FIXING SYSTEMS: use is not permitted on site.</p>	Itm			
G	<p>WORK IN ALL SECTIONS: Adequately protect all types of work and all parts of the Works, including work carried out by others, throughout the Contract. Wherever work is of an especially vulnerable nature or is exposed to abnormal risks provide special protection to ensure that damage does not occur.</p> <p>The Contractor shall be responsible for any damage to adjoining buildings, public and private roads, and footpaths fencing, gates, underground and overhead services, mains, waterways, and all other property of every kind and description, if caused by or attributable in any way to the execution of this contract, and all damages shall be made good to the satisfaction of the Employer and all authorities and/or other parties concerned, at the Contractors sole expense. The Contractor shall indemnify the Employer against any claims for damage caused, howsoever caused.</p>	Itm			
	001/33	To Collection	£	£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A34 SECURITY/SAFETY/PROTECTION (CONT'D)</u>					
<u>PROTECT AGAINST THE FOLLOWING: (CONT'D)</u>					
A	<p>EXISTING SERVICES: Notify all service authorities and/or adjacent owners of the proposed works not less than one week before commencing site operations. Before starting work check positions of existing services. Where positions are not shown on drawings, obtain relevant details from Service Authorities or other owners. Observe Service Authorities' recommendations for work adjacent to existing services.</p> <p>Adequately protect, and prevent damage to all services. Do not interfere with their operation without consent of the service authorities or other owners.</p> <p>If any damage to services results from the execution of the Works, notify the appropriate Service Authority, Contract Administrator and Employer without delay. Make arrangements for the work to be made good without delay, to the satisfaction of the Service Authority or other owner as appropriate. Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.</p> <p>Replace any marker tapes or protective covers disturbed during site operations to the Service Authorities' recommendations.</p>	Itm			
B	<p>MAINTENANCE OF PUBLIC AND PRIVATE ROADS AND FOOTPATHS: The Contractor shall be responsible for all damage to roads or streets (whether public or private) arising out of, or in the course of, or by reason of the execution of the Works. The Contractor shall be responsible at all times for keeping roads or streets immediately adjacent to the site of the Works free from mud, dirt, rubbish, etc, arising as aforesaid, and for the observance of any bye-law or regulation imposed by a competent authority requiring roads or streets to be kept free from mud, dirt, rubbish, etc.</p> <p>The Contractor shall observe the requirements of the Local Government (Miscellaneous Provisions) Act, 1976, controlling the depositing or mixing of mortar, cement, etc.</p>	Itm			
C	TRESPASS: the Contractor shall be responsible for the control of all workmen employed by him or Sub-Contractors on the site and shall prevent them from trespassing onto the adjoining land and shall indemnify the Employer from any claim so arising.	Itm			
D	EXISTING FEATURES: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.	Itm			
E	EXISTING WORK: Protection: Prevent damage to existing work, structure and other property during the course of the Work. Removal: Minimum amount necessary. Replacement work: To match existing	Itm			
F	BUILDING INTERIORS Protection: Prevent damage from exposure to the environment, including weather, flora, fauna, and other causes of material degradation during the course of the works.	Itm			
G	<p>EXISTING STRUCTURES</p> <p>Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.</p> <p>Supports: During execution of the works:</p> <ul style="list-style-type: none"> • Provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining, that may be endangered or affected by the works • Do not remove until new works is strong enough to support existing structure • Prevent overstraining of completed work when removing supports <p>Adjacent structures: Monitor and immediately report excessive movement</p> <p>Standard: Comply with BS 5975 and BS EN 12812</p>	Itm			
	001/34 To Collection	£		£	

[illegible]

		Fixed Charge		Time Related	
		£	p	£	p
<u>A36 FACILITIES/TEMPORARY WORK/SERVICES</u>					
<u>GENERALLY</u>					
A	SPOIL HEAPS, TEMPORARY WORKS AND SERVICES: Location: Give notice of intended siting. Maintenance: Alter, adapt and move as necessary. Remove when no longer required and make good.	Itm			
B	TEMPORARY STORAGE OF MATERIALS SET ASIDE FOR RE-USE: Location: Give notice of intended siting. Maintenance: Alter, adapt and move as necessary. Remove surplus materials from site when no longer required and make good.	Itm			
C	TEMPORARY ACCOMMODATION: The Contractor's welfare is to be confined to the works area. See Preliminaries 001/5A. There are opportunities to utilise facilities provided by the Employer. See preliminaries 001/5A. Provide suitable temporary accommodation for the purposes of the Contractor to deliver the Works. The Contractor is to provide details of their proposed site accommodation as part of the Contractor's Proposals. No accommodation and facilities are required for the Employer and his consultants. Provide suitable temporary accommodation for site meetings, adequately heated and lit. The room may be part of the Contractor's own site offices. Provide table and chairs for 8 people.	Itm			
D	NAME BOARDS/ ADVERTISEMENTS: Provide a temporary name board displaying: <ul style="list-style-type: none"> - Title of Project - Name of Employer - Name of Consultants - Name of Contractor Maintain, alter, adapt and move as necessary. Remove when no longer required and make good.	Itm			
E	PLANT, TOOLS, VEHICLES AND EQUIPMENT: The Contractor shall provide everything necessary for the proper execution of the work including all requisite plant, tools, vehicles, gantries, chutes, tarpaulins, rods, pegs, moulds, templates, levels, tackle and other implements and conveniences required for the expeditious carrying out of the works in proper sequence. Comply with the Factories Act or other regulations governing the use of machinery guards and other safeguards for the protection of workpersons.	Itm			
F	GENERAL ACCESS SCAFFOLDING AND WORKING PLATFORMS: The Contractor is to comply with all Current Health and Safety Regulations relating to the Height Regulations 2005. The Contractor is to provide, erect and maintain all necessary access scaffolding and other safe working platforms for the proper execution of the works, including moving, adapting as necessary during the course of the works, dismantling and removal on completion. All scaffolding work including erections, alterations and dismantling is to be carried out by qualified scaffolders. All working platforms must be capable of supporting the intended loads, adequately supported and braced, and provided with guard rails or barriers and toe boards. All scaffolding must be erected with legs/standards vertical and bearing on firm level ground using base plates, or on spreader boards if on soft ground. Tower scaffolds and other proprietary scaffold systems must be erected, used and dismantled in accordance with manufacturer's instructions. Mobile towers must have all wheels and outriggers locked and never be moved whilst in use or when loaded with materials. Only use internal ladders to access tower scaffolds, do not climb up the outside of the tower to reach the platform. Provide safe access to all scaffold/working platforms. Ladders are to be adequately tied to prevent slipping, correctly angled (75 degrees, i.e. 1 out of every 4 up), and extend 1m above the working platform.	Itm			
	001/36 To Collection	£		£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>A36 FACILITIES/TEMPORARY WORK/SERVICES (CONT'D)</u>					
<u>GENERALLY (CONT'D)</u>					
GENERAL ACCESS SCAFFOLDING AND WORKING PLATFORMS: Inspections of scaffolding/working platforms are to be carried out by a competent person at maximum 7 day intervals and recorded in an Inspection Report. Should the Contractor remove any of his scaffolding/working platforms before ascertaining whether it is required by any sub-contractor he must re-erect it if required at his own expense. The Contractor is to provide a full breakdown of costs, fixed and time related, and a programme relating to that cost for the scaffold installation with their tender submission.					
A	MOBILE AND SUSPENDED ACCESS EQUIPMENT: (Including Mobile Elevating Work Platforms (MEWPs), Mast Climbing Work Platforms (MCWPs), temporary suspended access cradles and platforms). Mobile and other suspended access equipment must only be used where it is suitable for its intended purpose and only used by suitably trained and competent personnel.	Itm			
<u>SERVICES AND FACILITIES</u>					
B	MOBILE AND SUSPENDED ACCESS EQUIPMENT: Equipment must only be installed or erected, or modified by specialist contractors and a handover certificate obtained covering safe working load, operation, maintenance and emergency procedures. Do not move equipment in an elevated position or operate close to overhead cables.	Itm			
C	LIGHTING AND POWER: Provide all necessary temporary lighting and power required for the execution of the Works, including temporary connections. The Contractor is to allow for making all temporary connections, distribution about the site in accordance with CP 1017, alterations and adaptations as necessary and clearing away on completion and making good.	Itm			
D	WATER: Provide fresh potable water for the work. The Contractor is to allow for making all temporary connections, providing hoses, storage tanks, etc., alterations and adaptations as necessary and clearing away on completion and making good.	Itm			
E	TELEPHONES: Provide as soon as practicable after the Date of Possession a temporary on site telephone for use by the Contractor and Sub-Contractors at all times during normal working hours and for emergency purposes only outside normal working hours. Make arrangements (e.g. an external bell) to ensure that incoming calls are answered reasonably promptly. Allow for the cost of a modest number of calls made by those acting on behalf of the Employer. Contact names and telephone numbers for the site, Contractor's office and out of hours emergencies shall be supplied to the Contract Administrator and the Employer at the commencement of the Contract.	Itm			
F	THERMOMETERS: Provide on site and maintain in accurate condition a maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.	Itm			
G	SAFETY HEALTH AND WELFARE OF WORKPEOPLE: The Contractor shall ensure that all safety and welfare measures required under or by virtue of the provisions of any enactment, or regulations or the working rules of any industry are strictly complied with. The Contractor shall provide and maintain on site all necessary facilities for his own employees and for those employed by all Sub-Contractors. The Contractor shall designate all sites as hard hat areas unless the work is being carried out internally amidst occupied premises.	Itm			
H	DRYING THE WORKS: Allow for providing all necessary temporary heating, including fuel, which may be required to enable the works to proceed at all times, including that required to enable workpeople to work during inclement weather, to protect the works from damage due to frost and to enable trade to follow upon trade. Provide all necessary temporary equipment, fuel and attendance for drying and controlling the humidity of the Works.	Itm			
	001/37 To Collection	£		£	

			Fixed Charge			Time Related	
			£	p		£	p
	A36 FACILITIES/TEMPORARY WORK/SERVICES (CONT'D)						
	SERVICES AND FACILITIES (CONT'D)						
A	SMALL PLANT AND TOOLS: The Contractor shall provide all plant and tools necessary for the completion of the Works and shall maintain and remove same on completion. All plant and tools shall comply with current Statutory Regulations and Orders and power tools are to be a maximum of 110 volts.	Itm					
B	PERSONAL PROTECTIVE EQUIPMENT: Provide for the sole use of those acting on behalf of the Employer, in sizes to be specified: Safety helmets to B.S. EN 397, neither damaged nor time expired. Number required: 3. High visibility waistcoats to B.S. EN 471 Class 2. Number required: 3. Safety boots with steel insole and toecap to B.S. EN ISO 20345. Pairs required 4. Disposable respirators to B.S. EN 149. FFP1S. Eye protection to B.S. EN 166. Ear protection – muffs to B.S. EN 352-1, plugs to B.S. EN 352-2. Hand protection – to B.S. EN 388, 407, 420 or 511 as appropriate.	Itm					
	001/38	To Collection	£			£	

		Fixed Charge		Time Related	
		£	p	£	p
A37 OPERATION/MAINTENANCE OF THE FINISHED BUILDING					
A	<p>EMPLOYER'S COMMISSIONING PERIOD: All mechanical and electrical services installations must be complete and operational before final commissioning can take place. All items of plant, such as boilers, pumps and motorised valves shall be pre-commissioned as far as practically possible prior to the final commissioning by the Employer. The water treatment to the heating systems shall be checked for compliance before boilers will be allowed to run.</p> <p>Practical completion will not be given until the commissioning requirements laid out in the Specification have been met.</p> <p>All builders' works within the building zones to be commissioned must be complete so that the systems can be tested in a finished environment (i.e. all doors, windows, floor wall and ceiling finishes complete).</p>	Itm			
B	<p>THE BUILDING MANUAL: Purpose: The Building Manual (incorporating the Health and Safety File) is to be a comprehensive information source and guide for the Employer and future users providing a complete understanding of the building and its systems to enable efficient and safe operation and maintenance.</p> <p>Where the Contractor deems a section or sub-section to be "not applicable" they shall seek confirmation in writing from the Employer.</p> <p>Compilation:</p> <ul style="list-style-type: none"> - Prepare all information for Contractor Designed work including as-built drawings. - Obtain or prepare all other information to be included in the Manual. <p>Content:</p> <p>PART 1: GENERAL: Content as detailed below.</p> <p>PART 2: BUILDING FABRIC: Content as detailed below.</p> <p>PART 3: BUILDING SERVICES: Content as detailed below.</p> <p>PART 4: THE HEALTH AND SAFETY FILE: Content as detailed below</p> <p>PART 5: THE BUILDING USER GUIDE: Content as detailed below</p> <p>A complete draft of the manual must be submitted to the Employer for comment not less than 2 weeks before the date of submission of the final copies of the Manual.</p> <p>The Contractor must not proceed with production of the final copies of the Manual until authorised to do so by the Employer.</p> <p>The Contractor is to provide the Employer with 2 paper copies and 1 electronic copy not less than 2 weeks after the date of Practical Completion.</p>	Itm			
C	<p>CONTENT OF THE BUILDING MANUAL PART 1: GENERAL Obtain and provide the following, including all relevant details not included in other parts of the Manual:</p> <p>Index:</p> <ul style="list-style-type: none"> List of the constituent parts of the manual, together with their location in the document. <p>The Works:</p> <ul style="list-style-type: none"> A description of the buildings and facilities. Details of ownership. Health and safety information – other than that specifically required by the Construction (Design and Management) Regulations. <p>The Contract:</p> <ul style="list-style-type: none"> The parties: Names, addresses (including e-mail), telephone and fax numbers of the Consultants and designers, Authorities and statutory undertakers plus copies of consents and approvals, Contractors, Sub-Contractors, suppliers and manufacturers. Overall design criteria <p>Operational requirements and constraints of a general nature:</p> <ul style="list-style-type: none"> Maintenance contracts and contractors. Emergency procedures and contact details in case of emergency Description and location of other key documents 	Itm			
	001/39	To Collection	£	£	

		Fixed Charge		Time Related	
		£	p	£	p
A37 OPERATION/MAINTENANCE OF THE FINISHED BUILDING (CONT'D)					
A	<p>CONTENT OF THE BUILDING MANUAL PART 2: BUILDING FABRIC/SERVICES Obtain and provide the following, including all relevant details not included in other parts of the Manual:</p> <p>Design criteria:</p> <ul style="list-style-type: none"> • Loadings • Durability of individual components and elements • Loading restrictions • Insulation values • Fire ratings • Other performance requirements. <p>Construction of the building:</p> <ul style="list-style-type: none"> • A detailed description of methods and materials used. • As-built drawings recording details of construction, together with an index. • Information about repair, renovation or demolition. • Maintenance of the building fabric: Instructions for general maintenance detailing work to be done, acceptable tolerances and frequency of operation. • Product details: Copies of manufacturer's current literature including COSHH data sheets and recommendations for cleaning, repair and maintenance. • Environmental and trafficking conditions: Details of those that may result in damage/disfigurement. • Guarantees, warranties and maintenance agreements: Obtain from suppliers, Sub-Contractors and manufacturers. • Test certificates and reports required in the specification and by the Building Regulations. 	Itm			
B	<p>PRESENTATION OF BUILDING MANUAL: Format: A4 size, plastic covered, loose leaf, four-ring binders with hard covers, each indexed, divided and appropriately cover titled.</p> <p>Selected drawings needed to illustrate or locate items mentioned in the Manual: Where larger than A4, to be folded and accommodated in the binders so that they may be unfolded without being detached from the rings.</p> <p>As-built drawings: The main sets may form annexes to the Manual.</p>	Itm			
C	<p>TRAINING OF EMPLOYER: Before Practical Completion the Contractor is to explain and demonstrate to Employer the purpose, function and operation of the installations including all items and procedures listed in the Building Manual.</p> <p>Obtain 2 copies of signed confirmations that this process has been completed. The Contractor shall retain one copy and include the other in the Building Manual.</p>	Itm			
D	<p>SPARE PARTS: Details: Before Completion submit a priced schedule of spare parts that the Contractor recommends should be obtained and kept in stock by the Employer for maintenance of the services installations.</p> <p>Include in the priced schedule for:</p> <p>Manufacturer's current prices, including packaging and delivery to site.</p> <p>Checking receipt, marking and numbering in accordance with the schedule of spare parts.</p> <p>Referencing to the plant and equipment list in Part 3 of the Building Manual.</p> <p>Painting, greasing, etc., and packing to prevent deterioration during storage.</p> <p>Latest date for submission: One week before the date for completion stated in the contract.</p>	Itm			
001/40 To Collection		£		£	

			Fixed Charge			Time Related	
			£	p		£	p
A	<u>A40 CONTRACTOR'S GENERAL COST ITEMS: MANAGEMENT AND STAFF</u>	Itm					
	MANAGEMENT AND STAFF: The Contractor is to allow for all salary and wage costs of management and staff required and encompassing the following:- <ul style="list-style-type: none"> a. National Insurance Contributions. b. Pensions. c. National minimum wage d. Annual and public holidays. e. Travelling time, expenses, fares and transport. f. Subsistence and lodging allowances. g. Guaranteed time. h. Incentive and bonus payments and operations of such schemes, non-productive time and all costs of overtime working. i. Sick pay. j. Guaranteed minimum bonus. k. Severance pay and obligations under the Redundancy Payments Act. l. Training board levies. m. Any other disbursements arising from the employment of labour. 						
	001/41	To Collection	£			£	

		Fixed Charge		Time Related	
		£	p	£	p
A	<u>A41 CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION</u> For details of site accommodation required or made/not made available by the Employer see Section A36. SITE ACCOMMODATION	Itm			
	001/42 To Collection	£		£	

			Fixed Charge		Time Related	
			£	p	£	p
<u>A42 CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES</u>						
For details of services and facilities required or made/not made available by the Employer see Section A36.						
A	POWER	ltm				
B	LIGHTING	ltm				
C	FUELS (excluding fuels for testing and commissioning)	ltm				
D	WATER	ltm				
E	TELEPHONE AND ADMINISTRATION	ltm				
F	SAFETY, HEALTH AND WELFARE (see A34, A36)	ltm				
G	STORAGE OF MATERIALS (see A33 and A36)	ltm				
H	RUBBISH DISPOSAL (see A34)	ltm				
I	CLEANING (see A33)	ltm				
K	PROTECTION OF WORK IN ALL SECTIONS (see A34)	ltm				
L	SECURITY (See A34)	ltm				
M	MAINTAIN PUBLIC AND PRIVATE ROADS (see A34)	ltm				
N	SMALL PLANT AND TOOLS	ltm				
O	ADDITIONAL SERVICES AND FACILITIES ITEMS: Insert below further cost items as may be required, with fixed charges and time related charges as required:	ltm				
	001/43 To Collection	£			£	

		Fixed Charge		Time Related	
		£	p	£	p
<u>COLLECTION PAGE</u>					
Page Nr 001/1					
Page Nr 001/2					
Page Nr 001/3					
Page Nr 001/4					
Page Nr 001/5					
Page Nr 001/6					
Page Nr 001/7					
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Page Nr 001/27					

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SECTION 3

PRICING DOCUMENT

Crossley Hill Chartered Surveyors
5 Frances St, Truro TR1 3DN
Phil : 07932 093 530 Email : phil@chsurveyors.com

The Point Toilet Facility, Teignmouth Town Council

BQ COLLECTION

	<u>Summary Page</u>				
1.0	Preliminaries				
2.0	Schedule of Works Pricing Document:				
	1a. Substructures				
	2a. Frame				
	2c. Roof				
	2e. External Walls				
	2f. Windows and External Doors				
	2g. Internal Walls				
	2h. Internal Doors				
	3a. Wall Finishes				
	3b. Floor Finishes				
	3c. Ceiling Finishes				
	4a. Fixtures and Fittings				
	5a. Sanitary Installation				
	5b. Electrical Installation				
	5c. Mechanical Installation				
	SUB-TOTAL				
	Overheads & Profit (%)				
	SUB-TOTAL				
	Contingency			8,000.00	8,000.00
	TOTAL				

Ref			£
	<p><u>PREAMBLES</u></p> <p><u>All works are to be strictly in accordance with the Tender Design Information</u></p> <p><u>Preambles</u></p> <p>Where stated as Contractor Designed Portion or Element the Contractor is required to complete the design</p> <p>Contractor Designed Elements are to include all reasonably required works to complete the works in accordance with Tender Design Information and all standard building requirements.</p> <p>A Design Warranty will be required for all Contractor Designed Portions of work completed by subcontractors.</p> <p>Where items are measured as composite items the Contractor is to include for all necessary materials, fixings, and works to complete the installation in accordance with the manufacturers details as well as the Tender Design Information</p> <p>The Substructures are to be constructed with all necessary formwork, working space, dewatering, health and safety provisions, temporary works as required. This is part of the Contractors Design Portion of the Works.</p> <p>The substructure measurements make no allowance for bulking, over dig for working space, formwork, etc.</p> <p>The Frame is to include for all necessary miscellaneous fittings; connections to piling; fixings, connections and bolts; bolt boxes; grouting; blast clean and touch-up, treatment; preparation; finishing coats; intumescent coatings, permanent erection; builders work; complete all in accordance with the Architect's Drawings and Specification</p>		

Crossley Hill Chartered Surveyors
Project: The Point Toilet Facility, Teignmouth
Element: Preambles

An undefined Provisional Sum is included for Site Works. This is NOT for making good surfaces, structures, signs, soft landscape, etc. caused by the Contractor during the construction.

The Contractor is to include for all making good of existing surfaces, structures, signs, soft landscape, etc. caused by the Contractor during the construction.

If the Contractor deems there to be any anomalies, ambiguities or conflicts within the tender design information the Contractor is to ensure that these are resolved prior to submission of the tender. Any not resolved will be deemed to be resolved under the Contractor Designed Portion element of the element.

The Contractor will be responsible for agreement of all elements of construction with the Local Authority Building Control including arranging all visits and payment of all fees

Ref		Quantity	Unit	Rate	£
	<u>1A SUBSTRUCTURES</u>				
	<u>NOTE: THE SUBSTRUCTURES ARE A CONTRACTOR DESIGNED PORTION OF WORKS. THE CONTRACTOR IS TO PRICE BASED UPON THE QUANTITIES WITHIN THE SUBSTRUCTURES SECTION OF THE SCHEDULE OF WORK WHICH IS BASED UPON THE ARCHITECT'S DESIGN AND THE ANTICIPATED GROUND CONDITIONS. THE FOUNDATIONS ARE TO BE AGREED WITH BUILDING CONTROL ON SITE. IF NECESSARY, THESE WILL BE REMEASURED IN ACCORDANCE WITH THE CONTRACT AS A VARIATION ONCE THE CONTRACTOR HAS COMPLETED THE DESIGN.</u>				
	<u>There are alternative options identified in the Architect's Drawings and Specification. If the contractor adopts the alternative options they are to provide a separate breakdown</u>				
	<u>D GROUNDWORKS</u>				
	<u>D20: EXCAVATING AND FILLING</u>				
	<u>Excavating; including all earthwork support; including all working space allowances</u>				
	From existing levels				
A	maximum depth not exceeding 1.00m	21	m ³		
B	E.O break out existing tarmac and hard surfacing approximately 200 thick	36	m ²		
C	E.O Excavation in rock (Approximate)	2	m ³		
	<u>Disposal</u>				
	Excavated material				
D	off-site	21	m ³		
E	off-site; (Approximate)	2	m ³		
Page Total					

Crossley Hill Chartered Surveyors
Project: The Point Toilet Facility, Teignmouth
Element: Substructures

Ref		Quantity	Unit	Rate	£
	<u>Filling to excavations</u>				
	Average thickness n.e. 0.15m				
A	type 1 material	5	m ³		
	<u>Surface treatments</u>				
	Compacting				
B	filling; blinding with concrete	27	m ²		
C	bottoms of excavations	27	m ²		
	<u>E IN-SITU CONCRETE/LARGE PRECAST CONCRETE</u>				
	<u>E10 : MIXING/ CASTING/ CURING IN-SITU CONCRETE</u>				
	<u>Reinforced in-situ concrete</u>				
	Slabs				
D	thickness not exceeding 300mm	4	m ³		
	Strip Foundations				
E	600 wide x 300 deep; including all temporary works, formwork and working space	4	m ³		
	<u>F MASONRY</u>				
	<u>F10 : BRICK/ BLOCK WALLING</u>				
	<u>Dense concrete blockwork; as Architect's Specification</u>				
	Walls				
F	140 thick	15	m ²		
Page Total					

Crossley Hill Chartered Surveyors
Project: The Point Toilet Facility, Teignmouth
Element: Substructures

Ref		Quantity	Unit	Rate	£
A	<u>M SURFACE FINISHES</u> <u>M10 CEMENT: SAND / CONCRETE SCREEDS / TOPPINGS</u> <u>Latex self-levelling floor screed; steel trowelled</u> Floors; level; to concrete base; over 600mm wide 5mm thick; two coats	27	m²		
	<u>J WATERPROOFING</u> <u>J20 MASTIC ASPHALT TANKING/DAMP PROOF MEMBRANES</u> <u>Geocomposite Gas Venting Layer</u> Visqueen 1200 DPM; as Architects Specification exceeding 300 wide; horizontal; to concrete base	27	m²		
Page Total					

Crossley Hill Chartered Surveyors
Project: The Point Toilet Facility, Teignmouth
Element: Substructures

					£
	<p><u>COLLECTION</u></p> <p>Page Nr 1A/0</p> <p>Page Nr 1A/1</p> <p>Page Nr 1A/2</p>				
TOTAL TO SUMMARY					

Ref		Quantity	Unit	Rate	£
	<u>2A FRAME</u> <u>G STRUCTURAL/CARCASSING METAL/TIMBER</u> <u>G10 STRUCTURAL TIMBER FRAMING</u> <u>NOTE: THE FRAME IS A CONTRACTOR DESIGNED PORTION OF WORKS.</u> <u>THE CONTRACTOR IS TO COMPLETE AGREEMENTS WITH BUILDING</u> <u>CONTROL ON SITE.</u> <u>Ther are alternative options identified in the Architect's Drawings and</u> <u>Specification. If the contractor adopts the alternative options they are to</u> <u>provide a separate breakdown</u> <u>Framing, fabrication; Contractor Designed Portion; as</u> <u>Architect's Drawings and Specification</u> Timber frame; timber structure; external wall frame; roof frame; plywood sheathing; all fixings; all junctions including damp proof courses and membranes, breather papers, wall and sole plates, wall straps, lintols, etc.				
A	on plan area	27	m ²		
Page Total					

COLLECTION

Page Nr 2A/1

TOTAL TO SUMMARY

Ref		Quantity	Unit	Rate	£
	<u>2C ROOF</u>				
	<u>H CLADDING / COVERING</u>				
	<u>Breathable Roof System</u>				
	Metal profiled roof sheeting; mono-pitch roof at 10 degrees; on 38 x 25 horizontal battens on 38 x 19 counter battens; on Daltex Roofshield breathable roof membrane underlay; as Architect's Drawings and Specification				
A	metal profiled roof sheeting	43	m ²		
B	38 x 25 battens	232	m		
C	breathable membrane	43	m ²		
D	Rockwool insulation; comprising 150mm insulation quilt between ties, 200mm insulation quilt over ties	27	m ²		
E	Tyvek AirGuard vapour control layer	27	m ²		
F	upvc soffit with vent	50	m		
G	upvc verge	11	m		
H	upvc fascia	14	m		
I	upvc rainwater gutter	7	m		
J	extra over rainwater gutter ends	2	nr		
K	upvc rainwater downpipe	2	m		
L	extra over offsets	2	nr		
M	extra over rainwater hopper	1	nr		
N	extra over gulley connections	1	nr		
Page Total					

					£
	<p><u>COLLECTION</u></p> <p>Page Nr 2C/1</p>				
TOTAL TO SUMMARY					

Ref		Quantity	Unit	Rate	£
	<u>H CLADDING / COVERING</u>				
	<u>H21 TIMBER WEATHERBOARDING - EXTERNALLY</u>				
	<u>Charred Cedar Cladding; Composite system; vertical 50 x 50 battens at 600mm centres to create a ventilated cavity closed including rat and insect screen mesh; Tyvek Reflex breather membrane; on 9mm OSB board sheathing; including fire stop/ cavity barriers; 120mm Ecotherm PIR insulation between studs; 9mm OSB sheathing to internal face; as Architect's Drawings and Specification</u>				
	Walls				
A	cedar cladding	63	m ²		
B	38 x 25 battens	110	m		
C	9mm OSB Board	126	m ²		
D	120mm Ecotherm PIR insulation	63	m ²		
E	Tyvek Reflex breather membrane	63	m ²		
F	3mm plywood	6	m ²		
	Finished angles				
G	90 degrees external	15	m		
	Finished junctions				
H	vertical to windows or doors	9	m		
I	horizontal to windows or doors	5	m		
J	horizontal at bellcast	20	m		
K	horizontal at eaves	24	m		
Page Total					

Ref		Quantity	Unit	Rate	£
	<u>M SURFACE FINISHES</u>				
	<u>M20 PLASTERED/ RENDERED/ ROUGH CAST COATINGS</u>				
	<u>Cement and sand render; as Architect's Drawings and Specification</u>				
	Walls				
A	15 thick; not exceeding 300; vertical to masonry	24	m		
	<u>M60 PAINTING/ CLEAR FINISHING</u>				
	<u>External paint; as Architect's Drawings and Specification</u>				
	Walls				
B	not exceeding 300; vertical to render	24	m		
Page Total					

					£
	<p><u>COLLECTION</u></p> <p>Page Nr 2E/1</p> <p>Page Nr 2E/2</p>				
TOTAL TO SUMMARY					

Ref		Quantity	Unit	Rate	£
	<u>2F WINDOWS AND EXTERNAL DOORS</u>				
	<u>L WINDOWS / DOORS / STAIRS</u>				
	<u>L20 DOORS / SHUTTERS / HATCHES</u>				
	<u>Timber/ composite maintenance external door and frame sets; complete with all ironmongery; factory finished; complete with all necessary flashings, blanking plates, insulation, birdguards, insect mesh, trickle vents, mastic bedding and pointing, etc.; as Architect's Specification and Drawings</u>				
	External Doors				
A	D1	1	nr		
	<u>Steel shutter and frame sets; complete with all ironmongery; factory finished; complete with all necessary flashings, blanking plates, birdguards, insect mesh, trickle vents, mastic bedding and pointing, etc.; as Architect's Specification and Drawings</u>				
	External Doors				
B	Steel entrance shutter	1	nr		
Page Total					
Ref		Quantity	Unit	Rate	£

COLLECTION

Page Nr 2F/1

TOTAL TO SUMMARY

Ref		Quantity	Unit	Rate	£
	<u>2G INTERNAL WALLS</u>				
	<u>Timber stud partition walls</u>				
	Timber stud walls; as Architect's Drawings and Specification				
A	125 thick; 100mm x 50mm studwork; 12.5mm plasterboard both sides; 50mm mineral wool insulation; 2400mm high	12	m		
B	Extra over for form standard single internal door opening	4	nr		
C	290 thick; 2nr x 100mm x 50mm studwork; 12.5mm plasterboard both sides; 2nr x 50mm mineral wool insulation; 2400mm high	6	m		
D	2400mm high	14	m		
Page Total					

Ref		Quantity	Unit	Rate	£
	<p><u>COLLECTION</u></p> <p>Page Nr 2G/1</p>				
TOTAL TO SUMMARY					

Ref		Quantity	Unit	Rate	£
	<u>2H INTERNAL DOORS</u> <u>L WINDOWS / DOORS / STAIRS</u> <u>L20 DOORS / SHUTTERS / HATCHES</u> <u>Internal door and frame sets;complete with all ironmongery; pressure impregnated with preservative; factory finished; butt hinges reversed so that doors remain open when not in use; as drawing Architects Specification and Drawings</u> Door and frame; single door				
A	WC doors to WC 1, WC 2, and WC 3	3	nr		
B	disabled door to WC 4	1	nr		
	<u>M SURFACE FINISHES</u> <u>M60 PAINTING/CLEAR FINISHING</u> <u>One coat primer; on wood surfaces; as Architect Specification</u> General surfaces; prior to fixing				
C	not exceeding 300mm girth	20	m		
	<u>One coat primer; one undercoat and two finishing coats of gloss paint; on wood surfaces; as Architect Specification</u> General surfaces				
D	not exceeding 300mm girth	20	m		
Page Total					
					£

<u>P BUILDING FABRIC SUNDRIES</u>				
<u>P20 UNFRAMED ISOLATED TRIMS / SKIRTINGS</u>				
<u>/ SUNDRY ITEMS</u>				
<p>Include the defined Provisional Sum of £600.00 for the supply and installation of signage to doors (note that the the supply and installation of statutory signage such as 'fire exit' should be included in the supply and install internal doorset cost)</p>				
A	Defined Provisional Sum of £600 for door signage	1	it	600.00
				600.00
Page Total				

					£
	<p><u>COLLECTION</u></p> <p>Page Nr 2H/1</p> <p>Page Nr 2H/2</p>				
TOTAL TO SUMMARY					

Ref		Quantity	Unit	Rate	£
	<u>3A WALL FINISHES</u>				
	<u>M SURFACE FINISHES</u>				
	<u>M20 PLASTERED / RENDERED / ROUGHCAST COATINGS</u>				
	<u>Plaster skim; as Architect Specification</u>				
	Walls				
A	over 300 wide; to plasterboard	101	m ²		
	<u>M60 PAINTING / CLEAR FINISHING</u>				
	<u>Painting plaster</u>				
	General surfaces				
B	over 300 girth	101	m ²		
Page Total					

COLLECTION

Page Nr 3A/1

TOTAL TO SUMMARY

Ref		Quantity	Unit	Rate	£
	<u>3B FLOOR FINISHES</u>				
	<u>M SURFACE FINISHES</u>				
	<u>M50 RUBBER / PLASTICS / CORK / LINO /</u>				
	<u>CARPET TILING / SHEETING</u>				
	<u>Vinyl flooring; heavy duty commercial vinyl flooring;</u>				
	<u>as Architect Specification and Drawings</u>				
	Floors				
A	over 300 wide; level or to falls; to screed	23	m ²		
	Upstand				
B	150 high; coved to plaster	45	m		
Page Total					

COLLECTION

Page Nr 3B/1

TOTAL TO SUMMARY

Ref		Quantity	Unit	Rate	£
	<u>3C CEILING FINISHES</u>				
	<u>K LININGS/SHEATHING/DRY PARTITIONING</u>				
	<u>K10 PLASTERBOARD DRY LININGS / PARTITIONS / CEILINGS</u>				
	<u>Plasterboard lining; filling and taping joints and filling screw holes for direct decoration (decoration measured separately); plasterboard sealer; as Architect Specification and Drawings</u>				
	Linings to ceilings, 15mm thick overall comprising 1nr 15mm plasterboard layer				
A	over 300mm wide	26	m ²		
	<u>M SURFACE FINISHES</u>				
	<u>M20 PLASTERED / RENDERED / ROUGHCAST COATINGS</u>				
	<u>Plaster; one coat skim, 3 thick; as Architect Specification</u>				
	Ceilings				
B	over 300 wide; to plasterboard; average 2.25m above finished floor level	26	m ²		
	<u>M60 PAINTING / CLEAR FINISHING</u>				
	<u>Painting Plaster; as Architects Specification</u>				
	General surfaces				
C	over 300 girth; average 2.25m above finished floor level	26	m ²		
Page Total					

Ref		Quantity	Unit	Rate	£
	<p><u>COLLECTION</u></p> <p>Page Nr 3C/1</p>				
TOTAL TO SUMMARY					

Ref		Quantity	Unit	Rate	£
	<u>4 FIXTURES AND FITTINGS</u>				
	<u>N FURNITURE/EQUIPMENT</u>				
	<u>N10/N11 GENERAL FIXTURES AND FITTINGS</u>				
	<u>Defined Provisional Sums</u>				
	Entrance Turnstile				
A	Item: Supply & installation of half height bidirectional swing turnstile; steel construction. For layout and general description of units refer to Architect drawings. Provisional Sums: Include £5,000.00	1	item	5,000.00	15,000.00
B	Contractor to price for ordering in line with programme	1	item		
C	Contractor to price for general attendance for delivery	1	item		
D	Contractor to price for installation	1	item		
E	Contractor to price for providing power to turnstile	1	item		
	<u>Defined Provisional Sums</u>				
	Fire Fighting Equipment				
F	Item: Supply & installation of fire extinguishers. Provisional Sums: Include £1,000.00	1	item	1,000.00	1,000.00
G	Contractor to price for ordering in line with programme	1	item		
H	General attendance for delivery	1	item		
I	Contractor to price for installation	1	item		
J	Patresses within frame/ internal walls for fixing fire extinguishers	3	nr		
Page Total					

Ref		Quantity	Unit	Rate	£
	<p><u>COLLECTION</u></p> <p>Page Nr 4/1</p>				
TOTAL TO SUMMARY					

Ref		Quantity	Unit	Rate	£
	<u>SANITARYWARE</u>				
	<u>N: FURNITURE/ EQUIPMENT</u>				
	<u>N13 SANITARY APPLIANCES/ FITTINGS</u>				
	<u>Sanitaryware; fix only; supply by Employer; as Architect and Manufacturer Drawings and Specification</u>				
	WC Suites				
A	standard WC; fix only	3	nr		
B	disabled WC; fix only	1	nr		
	Wash hand basins				
C	disabled WHB; fix only	1	nr		
	Disabled WC Fittings				
D	grab rails, drop down rails, toilet roll holder, support brackets, etc.; fix only	1	nr		
	Mirror				
E	mirror; fix only	1	nr		
	Disabled WC fitting				
F	Sanitary dispenser with coin slot; fix only	1	nr		
G	Shelf; fix only	2	nr		
H	Disposal bin; fix only	2	nr		
	<u>Builders work in connection; all pipework to be boxed in plywood boxing; boxing to include access</u>				
	Soil vent pipe; including air admittance valve				
I	110mm diameter	1	item		
Page Total					

Ref		Quantity	Unit	Rate	£
A	Waste pipe to WC 110mm diameter	3	nr		
B	Waste pipe to wash hand basin 30mm diameter	1	nr		
C	Waste pipe to recessed hand wash facility 40mm diameter	3	nr		
D	Access panel to rear of WCs generally	4	nr		
E	Builders work in connection; including access for maintenance	1	it		
Page Total					

					£
	<p><u>COLLECTION</u></p> <p>Page Nr 5A/1</p> <p>Page Nr 5A/2</p>				
TOTAL TO SUMMARY					

Ref		Quantity	Unit	Rate	£
	<u>SERVICES INSTALLATION</u>				
	<u>ELECTRICAL INSTALLATION</u>				
	<u>Electrical Installation; Contractor Designed Portion; as Architect's Drawings and Specification</u>				
	Allow for all Electrical Installation works; all in accordance with current Building Regulations including the 2022 Part L and F changes; as Architect's Drawings and Specification				
A	Low energy LED downlight installation	1	it		
B	Emergency escape lighting	1	it		
C	Recessed mounted complete hand washing facility	1	it		
D	Disabled alarm system	1	it		
E	Recessed mounted complete hand washing facility	1	it		
F	Mains distribution board and power installation	1	it		
G	Alarm systems	1	it		
H	Fire exit signs	1	it		
I	4 kwh Solar PV installation	1	it		
J	BMS System	1	it		
K	Data Installation	1	it		
L	Builders work in connection; including access for maintenance	1	it		
Page Total					

COLLECTION

Page Nr 5B/1

TOTAL TO SUMMARY

Ref		Quantity	Unit	Rate	£
	<u>SERVICES INSTALLATION</u>				
	<u>MECHANICAL INSTALLATION</u>				
	<u>Mechanical Installation; Contractor Designed Portion; as Architect's Drawings and Specification</u>				
	Allow for all Mechanical Installation works; all in accordance with current Building Regulations including the 2022 Part L and F changes; as Architect's Drawings and Specification				
A	Ventilation	1	it		
B	Recessed mounted complete hand washing	1	it		
C	Water installation	1	it		
D	Builders work in connection; including access for maintenance	1	it		
Page Total					

COLLECTION

Page Nr 5C/1

TOTAL TO SUMMARY

Ref		Quantity	Unit	Rate	£
	<u>SITE WORKS</u>				
	<u>GENERALLY</u>				
	<u>Undefined Provisional Sums</u>				
	Site Works				
A	Include the undefined Provisional Sum for Site Works Provisional Sums: Include £5,000.00	1	item	5,000.00	5,000.00
	Site Works				
B	making good of existing surfaces, structures, signs, soft landscape, etc. caused by the Contractor during the construction.	1	item		
Page Total					

					£
	<p><u>COLLECTION</u></p> <p>Page Nr 6A/1</p>				
TOTAL TO SUMMARY					

Ref		Quantity	Unit	Rate	£
	<p><u>R DISPOSAL SYSTEMS</u></p> <p><u>Drainage Installation; Contractor Designed Portion; as Architect's Drawings and Specification</u></p> <p><u>Abandonment works; Note preliminaries item 001/04B relating to the existing drainage system</u></p> <p><u>R12 : DRAINAGE BELOW GROUND; FOUL WATER DRAINAGE</u></p> <p><u>New drainage installation; including all pipework, connections, manholes, inspection chambers, gullies, builders work in connection, groundworks, making good, etc.; all as Architect's Drawings and Specification</u></p> <p>Abandonment works on the existing drainage system</p>				
A	<p>works to existing drainage system; as Architect's drawings and Sprecification</p> <p>New foul water installation to connect to existing drainage infrastructure with minimum 1:80 fall and laid to satisfaction and approval of local authority building control</p>	1	item		
B	generally	1	item		
Page Total					

Ref		Quantity	Unit	Rate	£
	<p><u>R12 : DRAINAGE BELOW GROUND; SURFACE WATER DRAINAGE</u></p> <p><u>New drainage installation; including all pipework, connections, manholes, inspection chambers, soakaways, gullies, builders work in connection, groundworks, making good, etc.; all as Architect's Drawings and Specification</u></p>				
A	<p>Abandonment works on the existing drainage system</p> <p>works to existing drainage system; as Architect's drawings and Specification</p>	1	item		
B	<p>New surface water installation to connect to existing drainage infrastructure with minimum 1:80 fall and laid to satisfaction and approval of local authority building control</p> <p>generally</p> <p><u>Rainwater harvesting tank; all as Architect Drawings and Specification</u></p>	1	item		
C	<p>Excavate and install; including all beds and surrounds; including all groundwork, temporary works, compacting and backfilling, disposing of surplus excavated material off site; connections to WC cisterns and outside taps; overflow to soakaway</p> <p>3,400 litre system</p> <p>Making good</p>	1	item		
D	<p>making good of existing surfaces, structures, signs, soft landscape, etc. caused by the Contractor during the drainage works</p>	1	item		
Page Total					
					£

COLLECTION

Page Nr 6B/1

Page Nr 6B/2

TOTAL TO SUMMARY

Ref		Quantity	Unit	Rate	£
	<u>EXTERNAL SERVICES</u>				
	<u>External Services Installation; Contractor Designed Portion; as Architect's Drawings and Specification</u>				
	New mains electric installation; including all ductwork, connections, chambers, access boxes, builders work in connection, groundworks, making good, etc.; all as Architect's Drawings and Specification				
A	generally	1	item		
	New mains water installation; including all ductwork, connections, chambers, access boxes, builders work in connection, groundworks, making good, etc.; all as Architect's Drawings and Specification				
B	generally	1	item		
	New mains gas installation; including all ductwork, connections, chambers, access boxes, builders work in connection, groundworks, making good, etc.; all as Architect's Drawings and Specification				
C	generally	1	item		
	New telecomms installation; including all ductwork, connections, chambers, access boxes, builders work in connection, groundworks, making good, etc.; all as Architect's Drawings and Specification				
D	generally	1	item		
Page Total					

[illegible]

SECTION 4
FORM OF TENDER
IN THE ITT DOCUMENT

APPENDIX A

PRE CONSTRUCTION INFORMATION (PCI)



Pre-Construction Information

For

The Construction of a New Toilet Block

At

Lower Point Car Park, Powderham Terrace,
Teignmouth

For

Teignmouth Town Council



Date: October 2024

Version: 01

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Author	Daryl Hill Principal Designer	Signed 	Date:16 October 2024
Reviewed	Phil Crossley Director	Signed 	Date:16 October 2024

AMENDMENT LOG

Revision	Reason for Issue	Section Updated	Author	Reviewed

PREAMBLES

Pre-Construction Information

The Pre-construction Information has been prepared in accordance with the requirements of the Construction (Design and Management) Regulations 2015 (the CDM Regulations). It has been compiled on the basis of the information available about the project at the time of this revision.

This document is intended to collate information provided into a useful document that can be taken forward and used to plan the project in terms of general cooperation and consideration as well as detailing known health and safety issues.

This document does not attempt to list the responsibilities of the Principal Contractor, of which he should already be fully aware. Further details of such can be viewed in guidance document L153 for the CDM Regulations 2015. This document does however give a guide as to the issues that have been identified already and inform of any site peculiarities or Client restrictions.

This document should not be used in isolation for planning health and safety matters as reference should always be made to other information detailed as well as tender information. Site inspections should always be carried out by the Principal Contractor prior to works commencing to ensure all relevant issues have been identified as far as reasonably possible.

Construction Stage

The successful contractor should note that the appointment will not be confirmed unless or until the Client is satisfied as to the competence of the contractor to fulfil these duties and as to the adequacy of resources to be allocated to the health and safety aspects of the project.

Construction Phase Plan

It is a requirement under the CDM Regulations 2015 that the Principal Contractor produces a comprehensive Construction Phase Plan (herein referred to as the Plan). This plan must be submitted to the Principal Designer for review at least two weeks before works commence on site.

The information provided within this document and other documents referenced herein should be referred to when the Principal Contractor is preparing the Plan. Details of how the hazards will be managed should be included.

The Plan must not be a generic health & safety policy style document but must detail actual information that will be implemented. Irrelevant and out of date information (including reference to the 1994 Regulations) must be removed or amended.

The Principal Contractor shall assume full responsibility for the maintenance of this information and for the development of the Construction Phase Plan which shall be up-dated as necessary during the course of the project.

No construction shall be allowed to commence without receipt of written confirmation that the Client is satisfied that the plan is satisfactorily developed and appropriate to the work at hand and the welfare facilities are suitable and sufficient.

1.0 DESCRIPTION OF PROJECT

1.1 Location

Lower Point Car Park, Powderham Terrace, Teignmouth, TQ14 8BL

1.2 Project Description

The Project consists of the following:

1. Construction of new toilet block
2. Connection to mains services

1.3 Programme

Planned commencement:	06/01/2025
Contract period:	12 weeks
Mobilisation period (minimum):	3 weeks (after instruction of Principal Contractor before commencement of works on site)

The Principal Contractor is required to provide a detailed programme of the works which will be used and updated on a regular basis. Any significant changes to the programme should be notified to the Client in good time

1.4 Contact Details for Duty Holders

Client

Teignmouth Town Council
Britton House
Britton Park Road
Teignmouth
TQ14 9DF

Principal Designer

Crossley Hill Chartered Surveyors
5 Frances Street
Truro
Cornwall
TR1 3DN

Lead Designer

New Space Architecture
The Dairy Barn
Westpoint
Clyst St Mary
EX5 1DJ

Principal Contractor

TBC

1.5 Extent and Location of Existing Plans and Records

A number of surveys, reports and plans relating to the property and relevant to the works are, included within this document, held by Crossley Hill Chartered Surveyors, copies can be obtained from these parties on request. The relevant information is referred to in the following sections of this document.

2.0 CLIENT'S CONSIDERATIONS & MANAGEMENT REQUIREMENTS

2.1 Planning & Managing Construction Work

The Client attaches particular importance to the promotion of a positive Health & Safety Culture on all their construction sites, and as a result requires that the following Safety Goals are targeted:

- Project to be managed to achieve 'Zero' accidents
- If this target is not met all accidents are to be fully investigated and details reported as necessary and published to the Client
- The project shall not receive any HSE enforcement action
- The scheme shall comply with any current HSE initiatives; current initiatives include; the 'Asbestos Hidden Danger' Campaign and the 'Shatter Lives' slips and trips campaign

The Principal Contractor will need to identify in the Plan exactly how the project will be planned and managed detailing, but not limited to, the sections provided in this document. This will include the need for a full and detailed programme of works.

2.2 Communication & Liaison between the client and others

It should be ensured that the lines of communication throughout the project are maintained to a high degree. Therefore any significant information produced or received should be passed to the relevant people in good time.

The Principal Contractor is to include within his construction phase plan; details of how clear communication lines will be maintained between all key parties. Including how relevant information from this document and his construction phase plan will be passed to the subcontractors.

The Principal Contractor is to identify how and when communication and liaison will take place in the form of schedules of meetings etc. The method for passing information to all parties should also be detailed.

2.3 Arrangements for Security of the Site

The Principal Contractor must ensure that adequate security measures are implemented to prevent unauthorised access to the site. All necessary site hoarding and/or enclosures are to be provided by the Principal Contractor to isolate the site works and protect the public and adjacent activities. The site shall not be left in an unsecured condition.

The client has identified the boundaries on drawing 23.053.THE POINT.01SK which need to be kept secure throughout the course of the contract.

The Principal Contractor must note they have a duty of care to trespassers under the Occupiers Liability Act 1984 and reasonably practicable security measures must be undertaken.

Details of how the Principal Contractor will comply with these provisions must be included within the Construction Phase Plan.

2.4 Arrangements for Welfare Provision and First Aid

Adequate provision will need to be made by the Principal Contractor for all required welfare facilities in accordance with Schedule Two of the CDM Regulations 2015.

The Principal Contractor must include within his Construction Phase Plan; details of the following:

- Details of welfare facilities being provided;
- Details and location of First Aid provisions and emergency procedures

The Principal Contractor is required to make suitable provision for first aid facilities in accordance with the Health and Safety (First Aid) Regulations 1981. Details of equipment provided and trained first aiders must be included within the Construction Phase Plan.

2.5 Fire Precautions and Emergency Procedures

The Principal Contractor is required to comply with the 'Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation' (known as The Fire Code) and accordingly produce a fire safety plan as part of the Construction Phase Plan which is updated as required whilst the project progresses.

There are no specific fire precautions other than those that would normally be connected with working on such a site. Any specific fire risks brought about by the construction works will need to be raised in the Plan and detailed as required to reduce risks wherever possible.

The details relating to emergency procedures will need to be detailed in the Plan to include items such as those detailed in the list below:

- Means of warning and escape
- Significant accidents(s)
- Bomb threat
- UXO strike
- Utilities strike

2.6 No-go Areas

The works are restricted to the site area only and no deviation from this is permitted. It is particularly important that the adjacent land users are protected and no access into or disturbance of those areas will be permitted.

2.7 Site Rules

The Plan is to detail all site rules used by the Principal Contractor and the method of relating these to the workforce, such as in the site induction procedure. Inductions will be required for all visitors where the site rules will be related. The rules are to be explained to all persons working and visiting the site at the induction stage. A copy is to be displayed on site in an accessible location and individual points reinforced as required as part of the Principal Contractors discipline policy.

2.8 Permit to Work Systems

The Principal Contractor is to set out within the Construction Phase Plan the work activities that will trigger the need for a permit to work system. The Permit to work system is to be rigorously enforced.

For Work in existing client premises the client requires the Principal Contractor implement the following permit to work procedures:

- Work at height
- Work on services
- Noisy and/or vibratory works
- Work over or adjacent to water

2.9 Personal Protective Equipment (PPE)

Strict details will need to be provided in relation to PPE to ensure the safety of all construction staff, project team members and visitors. The Principal Contractor will need to detail what PPE requirements are the minimum standard and make suitable PPE available for workers and visitors. All risk assessments and method statements will need to identify what task specific PPE is required.

2.10 Confined Spaces

The Principal Designer has not been made aware of any areas designated as confined spaces

3.0 ENVIRONMENTAL RESTRICTIONS AND EXISTING ON-SITE RISKS

SAFETY HAZARDS

3.1 Access and Egress

The Principal Contractor is to note that the following restrictions are present on the neighbouring roads:

Restricted width access roads on all routes to the site

One-way systems

Access through a public car park with restricted width access and tight corners

Access to and from the site is via the Strand for the duration of the project.

A detailed traffic management plan will need to be produced by the Principal Contractor to show information in relation, but not limited to, all items noted below:

- Access routes and any one-way systems
- Delivery / working times
- Parking (contractors & visitors)
- Construction vehicle storage & refuelling (bunded area)
- Delivery drop off
- Banksman
- Materials storage
- Waste storage
- Waste collection
- Wheel wash / road cleaning / inspection
- Pedestrian & vehicles routes

A clean area will need to be provided for deliveries / waste removal to ensure that no mud or debris will be transferred onto the road. Arrangements are also to be detailed in the event that any cleaning is required.

There is no parking on site and the Principal Contractor will have to make alternative provisions.

The occupiers of the adjacent properties to the above site are sensitive to noise and traffic movements and this must be planned in order to reduce disturbance and inconvenience to them. Therefore the numbers of vehicles must be kept to a minimum as well as deliveries and waste collections which should be planned to occur at off peak periods and the positioning of vehicles during drop off and collection given due consideration to prevent blocking the road.

3.2 Deliveries, Storage and Waste Collection

All deliveries are to be made to the site entrance. Materials are to be stored in a position away from site boundaries within the building where possible to reduce the risk of theft and arson. The Principal Contractor is to include in his Construction Phase Plan a plan showing the positioning of all skips and material storage area.

3.3 Adjacent Land Uses

The neighbourhood shows a mix of property types including, residential, commercial, retail, leisure and emergency services. Adjacent to the site is the Lifeboat Station that will need to have due consideration made for it, particularly when planning site security, hoarding and deliveries. Under no circumstances is Lifeboat Lane of the Strand immediately in front of the loading doors to the station to be impeded for any period of time.

3.4 Existing Storage of Hazardous Substances

None identified to the Principal Designer

3.5 Location of Existing services

The extent of the existing services has been identified by review of the services on site and from Service providers mapping system. Copies of the plans are provided at Appendix D.

The following services have been identified:

- Electrical services
- Drainage
- Gas
- Fibre

As part of the contract and prior to undertaking any works on site the Principal Contractor must undertake a full service scan of the site and allow for further visual inspection of exposed services and use of cable avoidance scanning tools. Construction work should not be carried out unless or until the Principal Contractor is satisfied that all services in the vicinity of the works have been identified. Further investigation may be required subject to the extent of the works; such as during deep excavations.

Should any previously unidentified services be found then these should be protected, isolated if appropriate and reported to all parties as soon as possible and marked on a services plan for future reference.

3.6 Existing Structural Information

N/A

3.7 Previous Structural Modifications

N/A

3.8 Fire Damage, Ground Shrinkage, Movement or Poor Maintenance

None identified to the Principal Designer.

3.9 Fragile Materials

None identified to the Principal Designer.

3.10 Traffic Routes on Site

No vehicle movement permitted on the site.

3.11 Unexploded Ordnance

None have been reported to the Principal Designer.

3.12 Other safety Risks

The Principal Contractor is to consider the hazards detailed below and include within his Construction Phase Plan methods as to how each matter will be dealt with to ensure the health, safety and welfare for his employees, subcontractors and third parties; when carrying out these activities:

- Working at height
- Scaffolding and other temporary works
- Work over or adjacent to water
- Hot Works

HEALTH HAZARDS

3.13 Asbestos

N/A

3.14 Hazardous Materials within the Structure

N/A

3.15 Health Risks Arising from Client Activities

None have been identified to the Principal Designer.

3.16 Other significant health risks

The following significant health risks have been noted as being present in the site/ building:

- Leptospirosis (weils' disease)
- Ornithosis (bird related diseases)

4.0 Significant Design and Construction Hazards

4.1 Design Assumptions and Suggested Work Methods

None identified

4.2 Coordination of Ongoing Design and Handling Design Changes

Any ongoing design changes are to be distributed to all relevant parties in good time in order to improve coordination and to ensure that all relevant health, safety and other issues have been identified. The Principal Contractor is to detail how such changes will be managed and who will retain responsibility for distributing and following up on such changes.

The following items have been designated as contractor design portions:

- M&E systems etc
- Scaffold

The Principal Contractor and designers will be required to ensure that any significant design changes are notified to the Principal Designer as soon as reasonably practicable and before work on that element commences on site

4.3 Significant Risks identified during design

The Principal Contractor should refer to the Hazard Identification Schedule and Residual Risk Assessment in Appendix C for information on significant risks that the designers could not design out.

The sanction of the suitability of the Construction Phase Plan in compliance with regulations 23(1)(a); and 23(2) and 22(1)(c) is dependent on the inclusion of satisfactory method statements in respect the items noted above.

4.4 Materials Requiring Precautions

No materials are known to have been specified which will require specific precautions other than those in normal use in the construction industry, which will require COSHH assessments in any case.

4.5 Asbestos Declaration

The designers are required to provide a declaration stating they have not specified any Asbestos Containing Materials.

The Principal Contractor is required to provide a declaration stating he has not installed any Asbestos Containing Materials.

The above information will be used by the Client to form part of their Asbestos Register in accordance with the Control of Asbestos Regulations 2012.

5.0 HEALTH AND SAFETY FILE

It is a requirement of the Regulations that the Principal Contractor implements an effective management system by which the requisite information is provided for inclusion in the Health and Safety File which should include:

- Brief description on the work carried out
- Residual hazards and how they have been dealt with (for example surveys or other information concerning contaminated land, water bearing strata, buried services etc)
- Key structural principles incorporated in the design of the structure (e.g. bracing, sources of substantially stored energy including pre or post tensioned members) and safe working loads for floors and roofs, particularly where these may preclude placing scaffolding or heavy machinery there
- Any hazards associated with the materials used (for example hazardous substances, lead paint, special coatings which should not be burned off)
- Health and safety information about equipment provided for cleaning or maintaining the structures
- The nature, location and markings of significant services, including firefighting services
- As-built drawings of the structure, its plant and equipment
- Operation and Maintenance information in relation to all building aspects including services and plant installed.
- Any other information relevant to the construction and future of the building, including demolition which should be passed to future users of the building.

APPENDIX A – CONSTRUCTION PHASE PLAN REQUIREMENTS

1. Description of Project

- a. Project description and programme details including any key dates;
- b. Details of Client, Principal Designer, designers, Principal Contractor and other consultants
- c. Extent and location of existing records and plans that are relevant to health and safety on site, including information about existing structures when appropriate.

2. Management of the work

- a. Management structure and responsibilities
- b. Health and safety goals for the project and arrangements for monitoring and review of health and safety performance
- c. Arrangements for
 - i. Regular liaison between parties on site
 - ii. Consultation with the workforce
 - iii. Exchange of design information between the Client, designers, Principal Designer and contractors on site
 - iv. Handling design changes during the project
 - v. The selection and control of contractors
 - vi. Exchange of health and safety information between contractors
 - vii. Site security
 - viii. Site induction
 - ix. On site training
 - x. Welfare facilities and first aid
 - xi. Reporting and investigation of accidents and incidents, including near misses
 - xii. Production and approval of risk assessments and written systems of works
- d. Site rules (including drug and alcohol policy)
- e. Fire and emergency procedures

3. Arrangements for controlling significant risks

a. Safety risks, including

- i. Delivery and removal of materials (including waste) and work equipment taking account of any risk to the public, for example during access or egress from the site
- ii. Dealing with services
- iii. Accommodating adjacent land uses
- iv. Stability of structures
- v. Preventing falls
- vi. Work with or near fragile materials
- vii. Control of lifting operations
- viii. Maintenance of plant and equipment
- ix. Work on excavations or work where there are poor ground conditions
- x. Work on wells, underground earthworks or tunnels
- xi. Work on or near water where there is a risk of drowning
- xii. Work involving diving
- xiii. Work in a caisson or compressed air working
- xiv. Work involving explosives
- xv. Traffic routes and segregation of vehicles and pedestrians
- xvi. Storage of materials and work equipment
- xvii. Any other safety risks

b. Health risks, including:

- i. Removal of asbestos
- ii. Dealing with contaminated land
- iii. Manual handling
- iv. Use of hazardous substances
- v. Reducing noise and vibration
- vi. Work with ionising radiation
- vii. Exposure to UV radiation
- viii. Any other significant health risks

4. Health and Safety File

- a. Layout and format
- b. Arrangements for the collection and gathering of information
- c. Storage of information

APPENDIX B – HEALTH AND SAFETY FILE

Section 1 General Information

- 1.1 Important Notice
 - 1.1.1 Statutory Requirements
 - 1.1.2 Purpose of the Health & Safety File
- 1.2 File Maintenance
 - 1.2.1 Keeping and Maintaining the File
 - 1.2.2 Amendments to the File

Section 2 Project Particulars

- 2.1 Brief Description of Project
- 2.2 Address of the Project
- 2.3 Project Dates
- 2.4 Project Directory

Section 3 Design Criteria

- 3.1 Lead Designer - key design principles
- 3.2 Architectural - design philosophy statement
- 3.3 Structural
 - 3.3.1 Design philosophy statement
 - 3.3.2 Safe working loads/limits (floors & roofs)
 - 3.3.3 Details of stored energy
 - 3.3.4 Special arrangements for lifting
- 3.4 Building Services
 - 3.4.1 Design philosophy statement
 - 3.4.2 Safe access to plant & equipment
- 3.5 Design Solution Statements
 - 3.5.1 Access Strategy statement
 - 3.5.2 Firefighting strategy

Section 4 Residual Hazards & Risks

- 4.1 Residual Hazards
- 4.2 Residual Hazardous Materials

Section 5 Maintenance & General Details

- 5.1 Cleaning and Maintenance Strategy/ Statement
- 5.2 Contractor's advice and suggested method statements
- 5.3 Cleaning and Maintenance Provisions - Special Requirements
- 5.4 Future Demolition or Dismantling
 - 5.4.1 Prior Arrangements
- 5.5 Environment and disposal of waste materials and products
- 5.6 Commissioning reports and test certificates
- 5.7 Warranties & Guaranties
- 5.8 Surveys and Investigation Reports
- 5.9 Planning and Building Regulations Approval Documents

Appendix C – RISK REGISTER

CDM REGULATIONS 2015		JOB TITLE: Commercial ADDRESS: Teignmouth Toilets JOB NUMBER: 23.053 CLIENT: Teignmouth Town Council						ASSESSOR: AJ DATE: 01/02/2024		
PRELIM DESIGN STAGE	<input type="checkbox"/>							CHECKER: VA		
DETAIL DESIGN STAGE	<input checked="" type="checkbox"/>							DATE: 01/02/2024		
HAZARD		WHO MIGHT BE HARMED CO V CL P M					RISK FACTOR	EVALUATION, AND CAN IT BE REDUCED <i>Elim Con Action to be taken</i>		
HAZARD		CONTRACTOR	VISITORS	CLIENT	PUBLIC	MAINTENANCE	RISK FACTOR	ELIMINATED	CONTROLLED	ACTION TO BE TAKEN
Access to and from site: Shared route for construction vehicles and commercial client, staff or delivery vehicles		✓	✓	✓	✓	✗	High	✗	✓	<ul style="list-style-type: none"> General access for site deliveries and personnel is off the existing Main road The Contractor shall ensure that deliveries are staggered to avoid a build-up of traffic at the site entrance and main road junction. It will be the responsibility of the Principle Contractor to ensure that the route around the construction site and contractor's compound provides sufficient clearance for the vehicles being used and access is possible. The Principle Contractor shall ensure that all sub-contractors and suppliers are made aware of the proposed access routes. Banksman to be employed if found appropriate, all necessary directional signage & hazard warnings to be provided & maintained at all times. If contract vehicles do require passing through public areas banksman to be present at all times.
Working adjacent to water/pond/river (delete as applicable)		✓	✗	✗	✗	✓	High	✗	✓	<ul style="list-style-type: none"> The contractor shall allow for draining pond prior to works beginning on site. Contractor to ensure suitable protection to existing pond liner for future use. Guarding to edge of existing watercourse by contractor to be installed prior to any works beginning onsite.
Live below ground services		✓	✗	✗	✗	✗	High	✗	✓	<ul style="list-style-type: none"> The Main Contractor shall apply for the latest Utilities information for the surround pavement areas prior to the commencement of any works and also carry out a CAT scan survey of the area surrounding the site and highlight any live services. Main contractor to CAT scan all areas of excavation / piling prior to works to confirm no services are located within 500mm of work area. If services do fall within this area all works are to be carried out by hand

CDM REGULATIONS 2015		JOB TITLE: Commercial ADDRESS: Teignmouth Toilets JOB NUMBER: 23.053 CLIENT: Teignmouth Town Council						ASSESSOR: AJ DATE: 01/02/2024			
PRELIM DESIGN STAGE	<input type="checkbox"/>							CHECKER: VA			
DETAIL DESIGN STAGE	<input checked="" type="checkbox"/>							DATE: 01/02/2024			
HAZARD	WHO MIGHT BE HARMED CO V CL P M					RISK FACTOR	EVALUATION, AND CAN IT BE REDUCED <i>Elim Con Action to be taken</i>				
Decommissioning of the existing services	✓	X	X	X	✓	Low	X	✓	<ul style="list-style-type: none"> The position of all services (i.e. gas, elec, water, telephone, drainage) both underground and over ground (within and outside the building) are to be located and clearly marked to avoid accidental damage. Any new services are to be accurately marked on the drawing and handed to the client upon completion for inclusion within a Health and Safety File. All temporary and permanent electrical installations are to be protected by MCB and RCCD system with full instruction for isolation to be fixed near the installation. 		
Fire hazard on site	✓	✓	✓	✓	X		High	X	✓	<ul style="list-style-type: none"> Main contractor to provide written fire safety plan highlighting all risks & measures to minimise risks for fire & protection to people on site. Fire safety plan to be updated at regular intervals during construction process & whenever significant design change occurs. Temporary building (site cabins) to be located a suitable distance from timber frame, or to be 30 minute fire rated. Main contractor to install (& maintain) electrically operated automatic fire detection alarm system, all detectors are to be linked (including with timber frame detectors). All storage areas are to be located 15m from building. All container (stores) & drums are to be located 6m from building or boundary fence (unless boundary fence is 30 minutes fire resistance). Main contractor to undertake good housekeeping measures (including no smoking on site, removal of debris before end of day, etc.). Main contractor to liaise with hotel and public house management to keep them fully informed of fire safety plan. 	
Fire hazard within unclad timber frame	✓	✓	✓	✓	X			X	✓	<ul style="list-style-type: none"> Main contractor to supply and install (& maintain) by a competent person (electrical sub-contractor), an electrically operated automatic fire detection alarm system; all detectors are to be linked & strategically placed around the structure. Main contractor to assess security requirements to protect timber frame from arson during out of hours. Main contractor to undertake good housekeeping measures (incl. no smoking on site, removal of debris before end of day, etc.). 	

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PRELIM DESIGN STAGE	<input type="checkbox"/>									CHECKER: VA	
DETAIL DESIGN STAGE	<input checked="" type="checkbox"/>									DATE: 01/02/2024	
HAZARD	WHO MIGHT BE HARMED CO V CL P M					RISK FACTOR	EVALUATION, AND CAN IT BE REDUCED Elim Con <i>Action to be taken</i>				
Fire hazard within unclad timber frame – radiated heat	✓	✓	✓	✓	X	High	X	✓	<ul style="list-style-type: none"> Main contractor to install (& maintain) by a competent person (electrical sub-contractor) an electrically operated automatic fire detection alarm sounder to the manned reception area of the existing hotel and behind the bar of the public house, to allow manual activation of hotel fire alarm system if required. Procedures to be agreed with hotel and public house managers for action to be taken in the event of the alarm sounding (during proposed working hours, the Site Manager is to inform reception if evacuation is required; out of hours evacuation is undertaken upon sounding). 		
Fire hazard within unclad timber frame – electrical fire ignition	✓	✓	✓	✓	X	High	X	✓	<ul style="list-style-type: none"> Main contractor to appoint competent person (electrical sub-contractor) to provide temporary power and lighting within the timber frame. All generator and power banks to be located so not to affect escape route. Allow for pinning lighting to ceiling and wall during work to reduce trip hazard. 		
Working with a naked flame (First fix plumbing works)	✓	X	X	X	X	High	X	✓	<ul style="list-style-type: none"> Contractor to consider compression or plastic fitting to design out risk. Or people with a naked flame should have hot works permit & all necessary firefighting equipment that might be required & good housekeeping prior to works. Any area of hot work to be actively monitored for at least one hour after completion, & must be re-visited two hours after completion. 		
Working at heights	✓	X	X	X	✓	High	X	✓	<ul style="list-style-type: none"> Provide all necessary temporary scaffolding & guarding. If soft landing systems are to be used ensure fire retardant covers are used & kept clear of construction debris (soft landing systems must be removed from the frame when no longer needed). 		
Falls from height - safe access & egress from the upper floors	✓	✓	✓	✓	X	High	X	✓	<ul style="list-style-type: none"> The main contractor shall allow for installing the permanent timber stairs they are responsible for as the works progresses. This is to provide safe access during the duration of the project. Provide edge protection and handrails to all exposed floor edges; maintain at all times until permanent structure in place or access scaffold erect to allow safe working platform. 		

RISK ASSESSMENT SCHEDULE

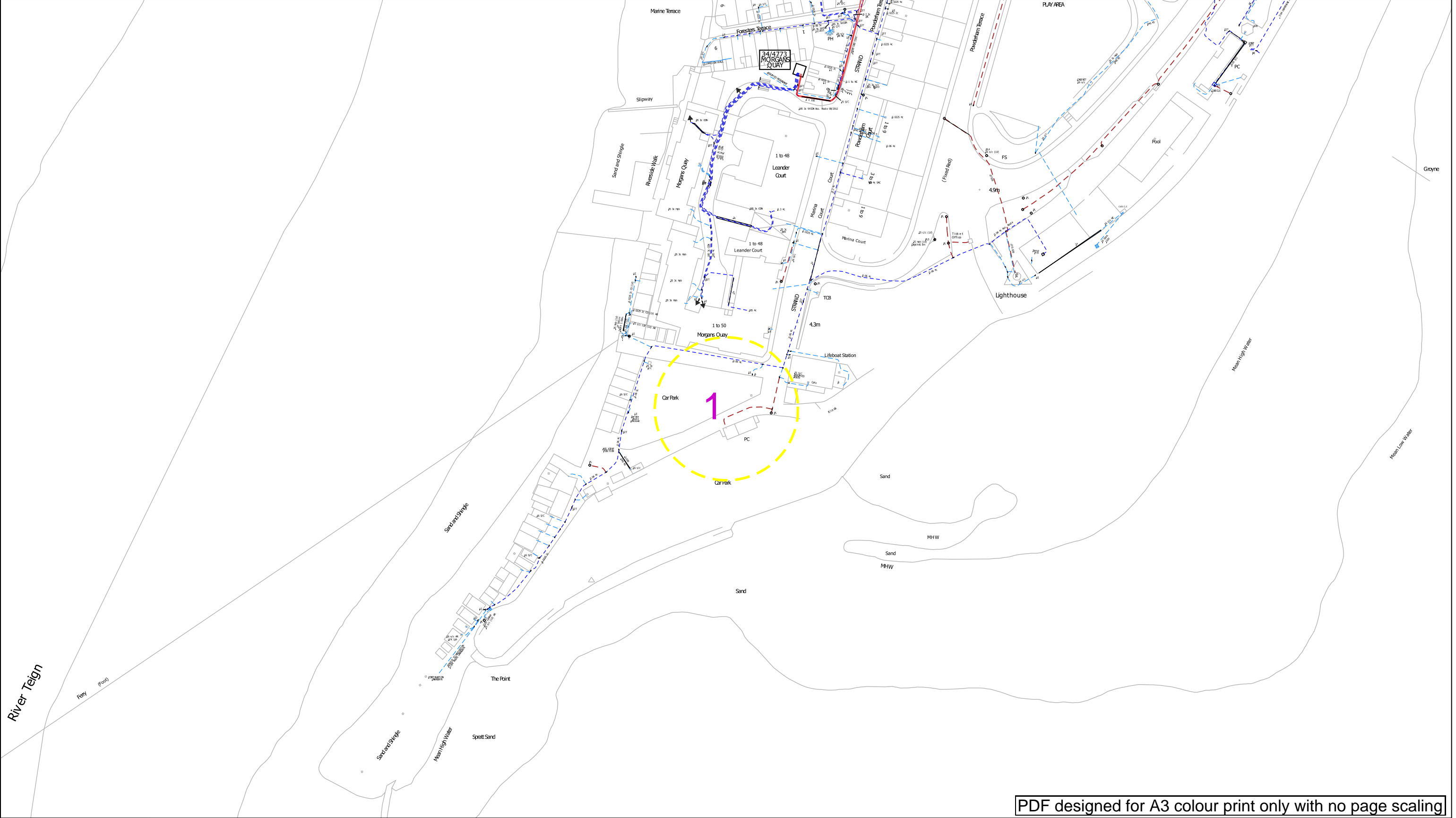
CDM REGULATIONS 2015		JOB TITLE: Commercial ADDRESS: Teignmouth Toilets JOB NUMBER: 23.053 CLIENT: Teignmouth Town Council								ASSESSOR: AJ DATE: 01/02/2024	
PRELIM DESIGN STAGE	<input type="checkbox"/>									CHECKER: VA	
DETAIL DESIGN STAGE	<input checked="" type="checkbox"/>									DATE: 01/02/2024	
HAZARD		WHO MIGHT BE HARMED CO V CL P M					RISK FACTOR	Elim Con		EVALUATION, AND CAN IT BE REDUCED <i>Action to be taken</i>	
Maintained unobstructed fire escape routes		✓	✓	✓	✓	X	High	X	✓	<ul style="list-style-type: none"> Ensure that all escape routes from building site and existing hotel are kept clear of obstruction at all times, removing debris, etc. promptly. 	
Moving and working with elements heavier than 20kg		✓	X	X	X	X	High	X	✓	<ul style="list-style-type: none"> Main contractor to provide mechanical lifting devices & moving equipment to allow items heavier than 20kg to be moved & positioned safely either by single operative or multiple operatives. The contractor shall ensure that the sub-contractor confirm the weights of the proposed building components which are to be delivered to site complete. Contractor to consider windows to be transported unglazed, glazing to be installed after installation of the window frames. Door leafs and frames to be delivered and installed separately to reduce overall weights. All building blocks are to be reduced in size to be within the repetitive lifting limits for one man. The contractor shall ensure that 140mm blocks or larger are 'Midi' type, blockwork density to be confirmed by the Structural Engineer. Precast concrete lintels are to be manufactured in sections to allow 2 man lift. Where this is not possible, lifting points to be provide. 	
Moving and working with elements heavier than 80kg		✓	X	X	X	X	High	X	✓	<ul style="list-style-type: none"> Crane / mechanical lifting should be allowed for all elements in excess of 80kg. This will include items such as timber frame, water tanks, etc. The contractor shall ensure that the sub-contractor / suppliers confirm the weights of the proposed components or materials which are to be craned into position. Steelwork and precast concrete units are to include lifting points installed by the fabricators/manufacturers. 	

RISK ASSESSMENT SCHEDULE

CDM REGULATIONS 2015		JOB TITLE: Commercial ADDRESS: Teignmouth Toilets JOB NUMBER: 23.053 CLIENT: Teignmouth Town Council								ASSESSOR: AJ DATE: 01/02/2024	
PRELIM DESIGN STAGE	<input type="checkbox"/>									CHECKER: VA	
DETAIL DESIGN STAGE	<input checked="" type="checkbox"/>									DATE: 01/02/2024	
HAZARD	WHO MIGHT BE HARMED CO V CL P M					RISK FACTOR	Elim Con		EVALUATION, AND CAN IT BE REDUCED <i>Action to be taken</i>		
Dust arising from power float treatment of floor slabs	✓	X	X	X	X	Low	X	✓	<ul style="list-style-type: none"> Floor slabs which are to be power floated, should be carried out whilst wet in accordance with the power float manufacturers recommendations. Ensure that the equipment is properly maintained with sharp blades and working silencer. All power float works to be carried out prior to the structure being fully enclosed to reduce affects and concentration of dust and noise, albeit PPE will still be required. 		
Carcassing works – irritant chemical treatment	✓	X	X	X	X	Low	X	✓	<ul style="list-style-type: none"> PPE to be worn. 		
Installation of insulation – skin irritation inhalation of fumes / particles	✓	X	X	X	X	Low	X	✓	<ul style="list-style-type: none"> PPE to be worn. 		
Installation of joint / frame sealants – skin / eye irritation, inhalation of fumes	✓	X	X	X	X	Low	X	✓	<ul style="list-style-type: none"> PPE to be worn. 		
Vinyl floor laying – fume inhalation, fire risk	✓	X	X	X	✓	High	X	✓	<ul style="list-style-type: none"> Wear PPE, adequate ventilation, & good housekeeping procedures. 		

CDM REGULATIONS 2015		JOB TITLE: Commercial ADDRESS: Teignmouth Toilets JOB NUMBER: 23.053 CLIENT: Teignmouth Town Council								ASSESSOR: AJ DATE: 01/02/2024		
PRELIM DESIGN STAGE	<input type="checkbox"/>									CHECKER: VA		
DETAIL DESIGN STAGE	<input checked="" type="checkbox"/>									DATE: 01/02/2024		
HAZARD		WHO MIGHT BE HARMED					RISK FACTOR	EVALUATION, AND CAN IT BE REDUCED				
		CO	V	CL	P	M		Elim	Con	<i>Action to be taken</i>		
Installation of MDF skirting, dado, etc – site cutting dust inhalation		✓	X	X	X	✓	Mid	X	✓	<ul style="list-style-type: none"> All chop saws & table saws to be connected to a local exhaust ventilation vacuum dust extraction system. Wear PPE (including face fitted suitable for use with wood dust). 		
Sanding plasterboard joint filler or skim coats – sanding dust inhalation		✓	X	X	X	✓	Mid	X	✓	<ul style="list-style-type: none"> Orbital sander to be connected to a local exhaust ventilation vacuum dust extraction system. Wear PPE (including face fitted suitable for use with plaster/filler dust). 		
Cutting of kerbstone, clay and concrete (roof tiles) – site cutting silica dust inhalation		✓	X	X	X	✓	High	X	✓	<ul style="list-style-type: none"> Main contractor to allow for designated protected cutting / splitting area. Block splitting to be used in lieu of saw cutting when possible. Wear PPE (including disposable / half mask respirators (loose fitting)). 		
Means of escape for contractors during construction works		✓	X	X	X	X	High	X	✓	<ul style="list-style-type: none"> Minimum of 2 emergency escape routes to be maintained at all levels, with a maximum distance of 35m (combined horizontal & vertical travel). External stair fire protection to the internal side and external masonry to 1.8m above door head and full length of the building. All internal & external stairwells to be kept clear with appropriate signage, emergency lighting, fire alarms & sounders & directional signage. 		
Noise arising from building operations		✓	✓	✓	✓	X	Med	X	✓	<ul style="list-style-type: none"> <u>NO</u> noise works to be carried out before 9:30 in the morning and after 5:00 in the evening. The Main Contractor shall eliminate where possible cutting on site. Holes should be formed in slabs prior to laying. Where noise is unavoidable, PPE will required, choose low-noise tools and equipment, do noisy jobs well away from where other people are working, maintain equipment and any noise reduction devices. 		

Appendix D – SERVICES MAPPING PLANS



PDF designed for A3 colour print only with no page scaling

Contact Us

Mapping Enquiries: 0121 623 9780

General Enquiries: 0800 096 3080

Date Requested: 04/10/2024

Job Reference: 34948803

Site Location: 293933 072436

Requested by:
Mr JARROD HUTT

Your Scheme/Reference: Point New Toilets

Scale: 1:1250 (When plotted at A3)

- IMPORTANT NOTICES**
- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
 - Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
 - You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
 - When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
 - For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
 - Advice should be sought from the National Grid Electricity Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080

0100m

Link Box

Site Location

Line/Area

Overhead Line

Underground Cable

National Grid Telecoms

Private Cables

Pilot Cables

Pole Mounted Transformer

Ground Mounted Transformer

PME Earth

Underground Earth

Report damage immediately KEEP EVERYONE AWAY FROM THE AREA

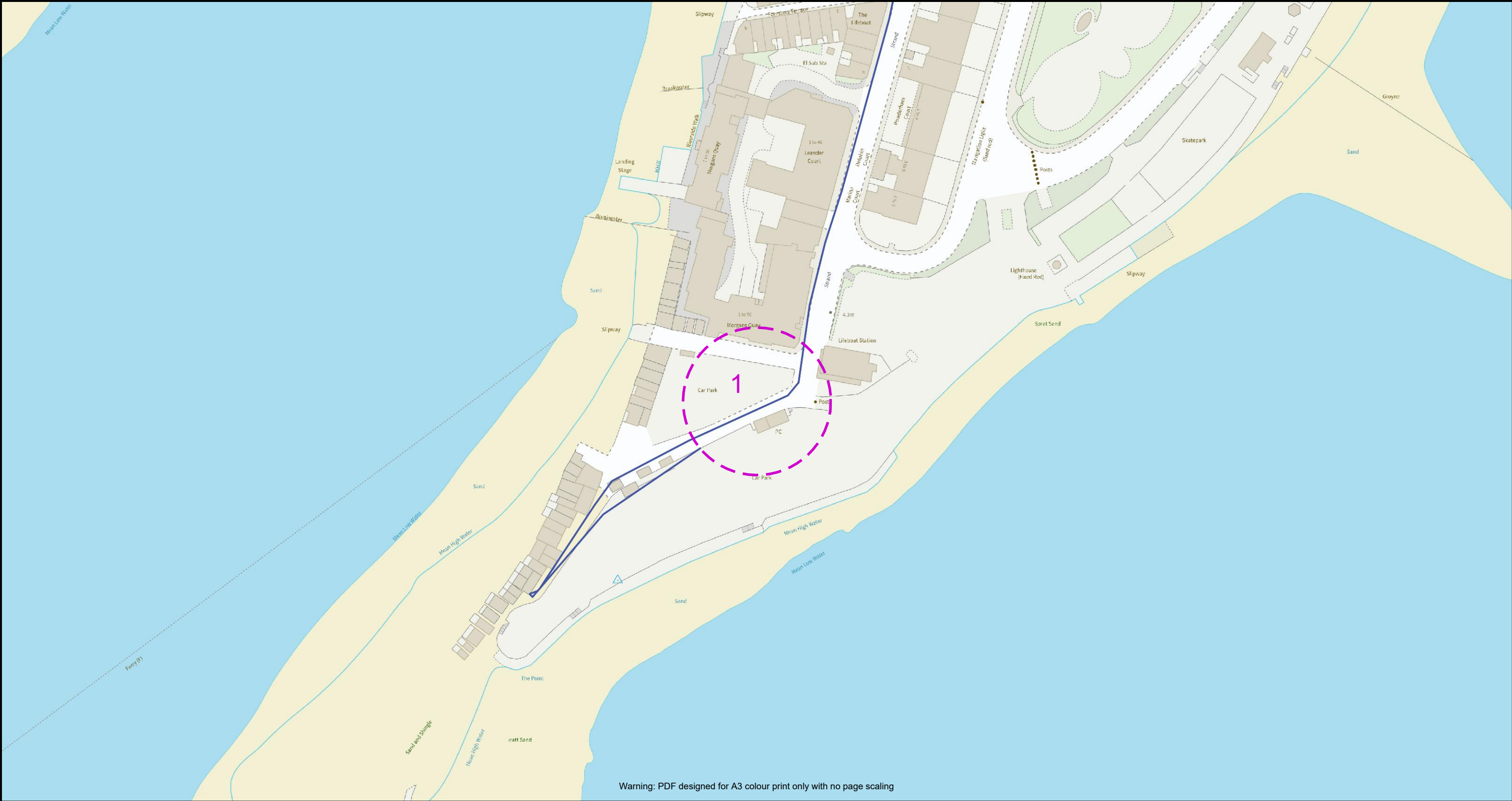
0800 6783 105








nationalgrid

Electricity Distribution

Email: NGED.MapResponse@NationalGrid.co.uk

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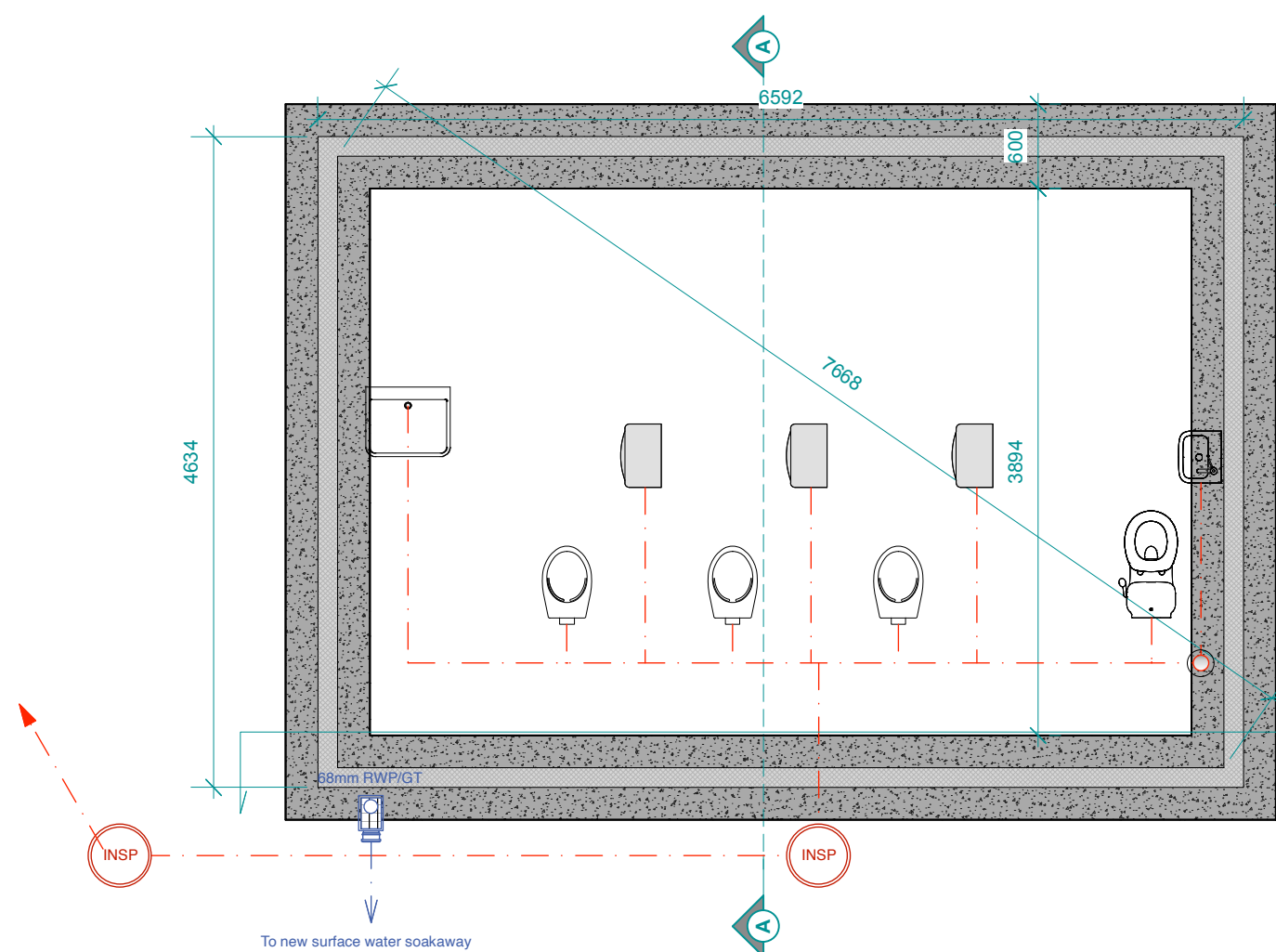
<p>Contact us:</p> <p>Email: planning@apfn.uk</p>	<p>0  50m</p> <p>Dig Sites Line:  Area: </p>	
	<p>Cable  Chamber </p> <p>Duct </p>	
<p>Date Requested: 04/10/2024</p> <p>Job Reference: 34948803</p> <p>Site Location: 293933 072436</p> <p>Requested by: Mr JARROD HUTT</p> <p>Your Scheme/Reference:</p> <p>Point New Toilets</p>	<p>IMPORTANT WARNING</p> <p>The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.</p>	
	<p>IF IN DOUBT PLEASE ASK! PHONE: 0800 538 5542</p>	
<p>Scale: 1:1250 (When plotted on A3)</p>	<p>Ordnance Survey, OS, the OS Logos and the Product are registered trademarks of Ordnance Survey.</p>	



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APPENDIX B

Architect Information

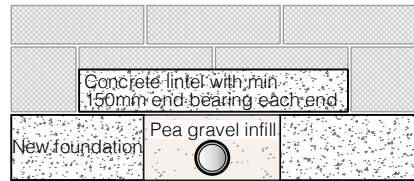


Foundation Plan 1:50

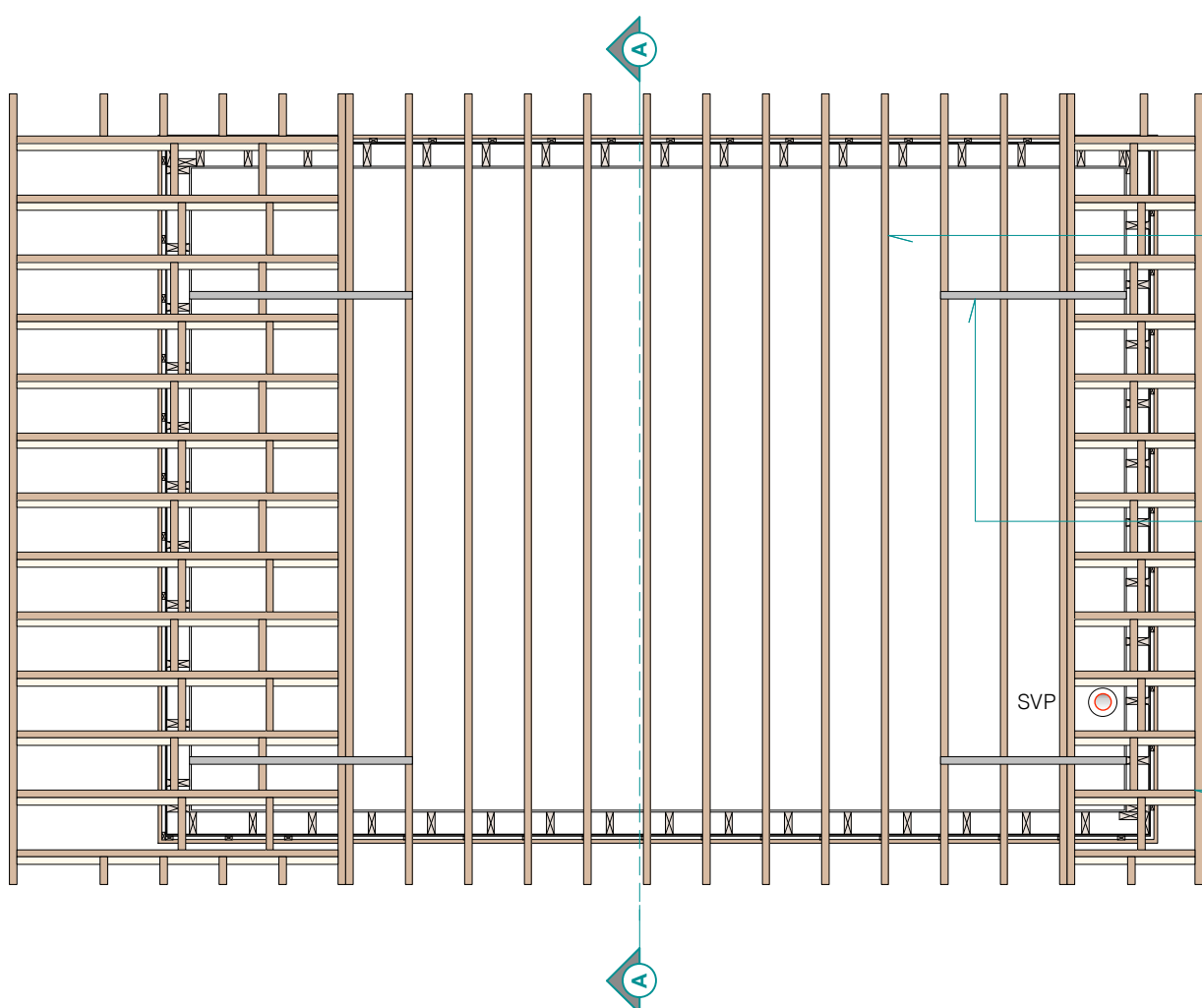
NOTE: Foundations calculations assume a min of 80kPa bearing capacity and a min of 600mm width of strips. Foundation depth to be agreed with building control on site and to take into account presence of trees in shrinkable soils.

Any former or disused drains to be disconnected from the drainage system as near as possible to the point of connection in a manner that does not damage any pipe that is still in use and ensures the sewer system is watertight. Where possible, the redundant drains are to be removed

New foul and surface water branches to connect to existing drainage line with min 1:80 fall and laid to the satisfaction of local authority building control. See Site Plan for more info.



Drainage Lintel Detail 1:25

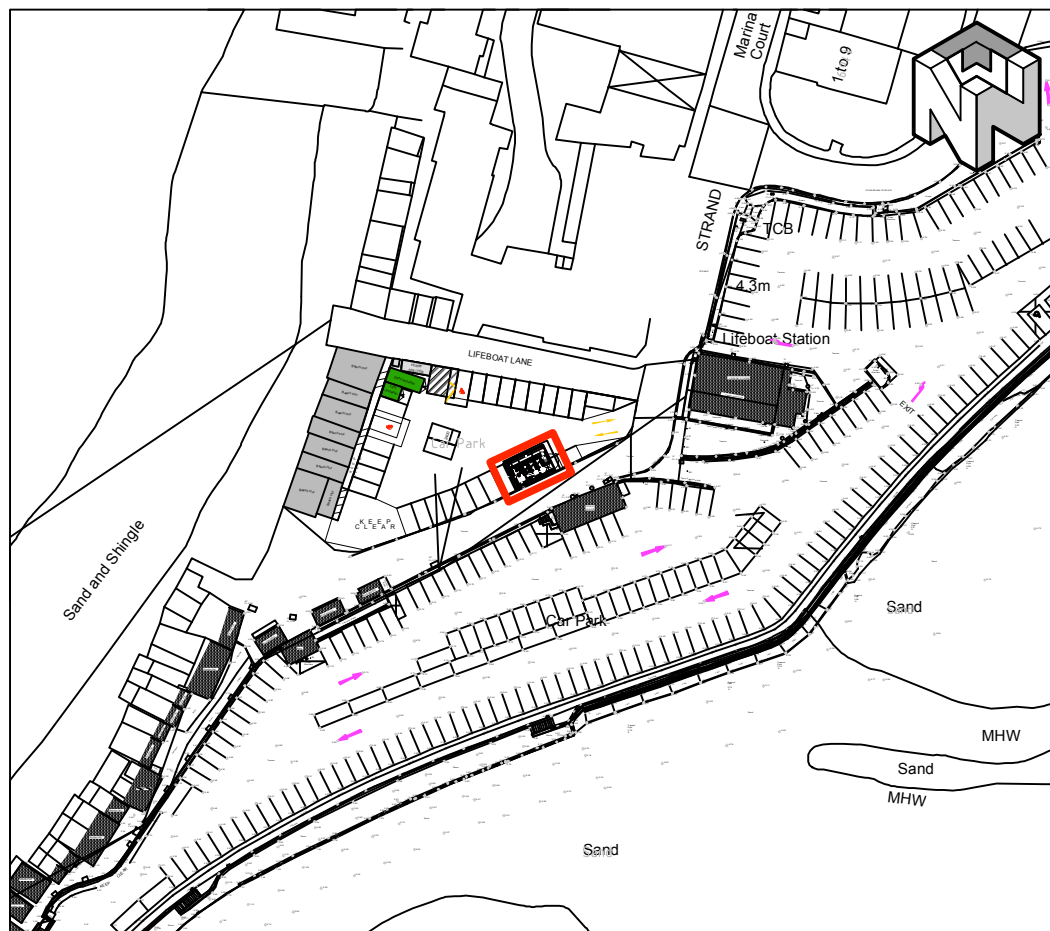


Roof Carcassing Plan 1:50

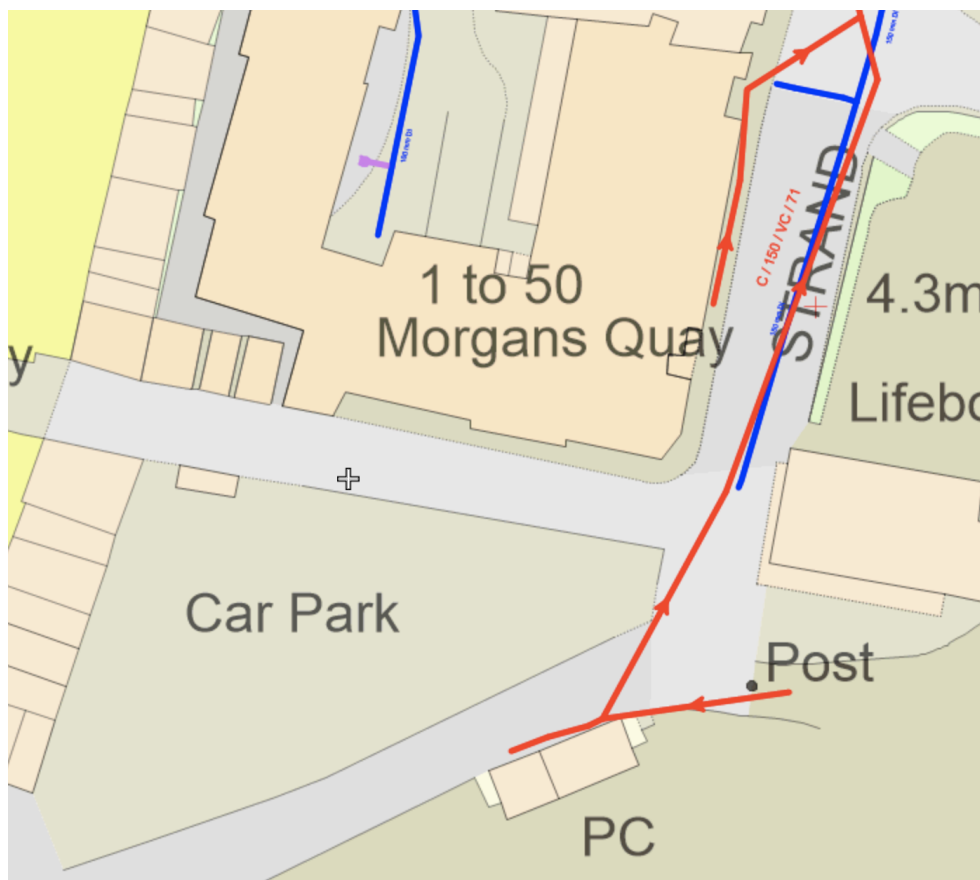
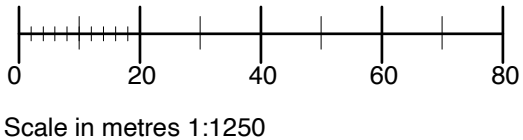
50x200mm C24 mono pitch roof rafters at 400mm centres with full depth noggin at mid point, (omitted for clarity).

Lateral restraint straps to be incorporated at high and low level spanning at least 2No. truss members and securely fixed into blockwork. Straps to comply with BS 5268 Part 3 1988 Appendix B. Fix straps to rafters with not less than 4 no.50x6 gauge sherardised screws evenly spaced, locate at least one screw 150mm off bottom end of strap

Full depth timbers at 400mm centres forming lean-to overhanging ladder



Location Plan 1:1250



SWWIM Map Not To Scale

High level soffit vent to allow continuous ventilation throughout roof (Min 5000mm2)

UPVC soffit & Fascia

Soffit vent to allow continuous ventilation throughout roof (Min 5000mm2)

Mineral wool for sound proofing

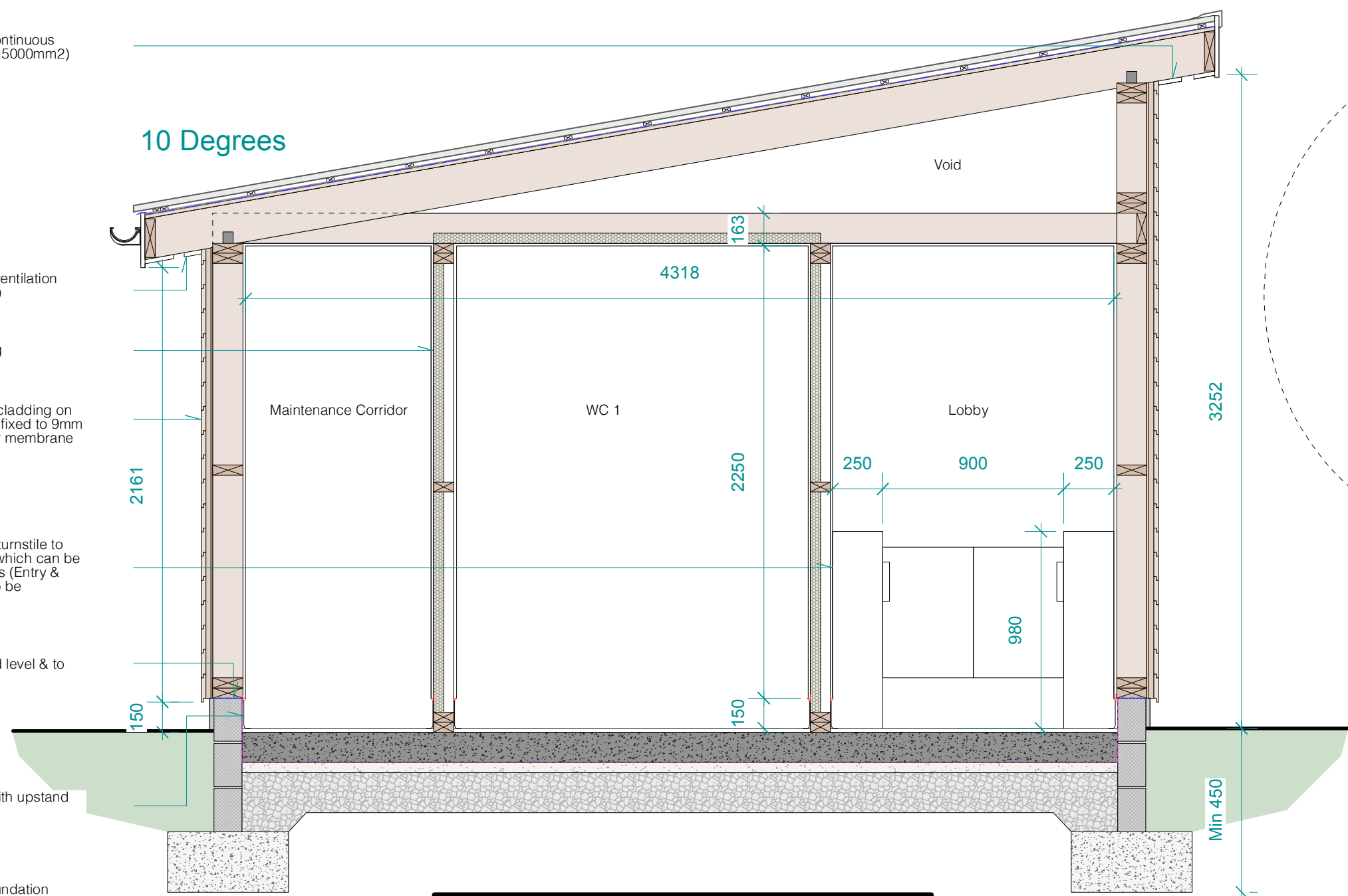
External finish to be horizontal cladding on 25mm x 38mm vertical battens fixed to 3mm OSB board sheathing. Breather membrane to be fitted across OSB layer

Half height bidirectional swing turnstile to be composed of a steel structure which can be programmed to open both ways (Entry & Exit). Exact spec of turnstile to be confirmed by client

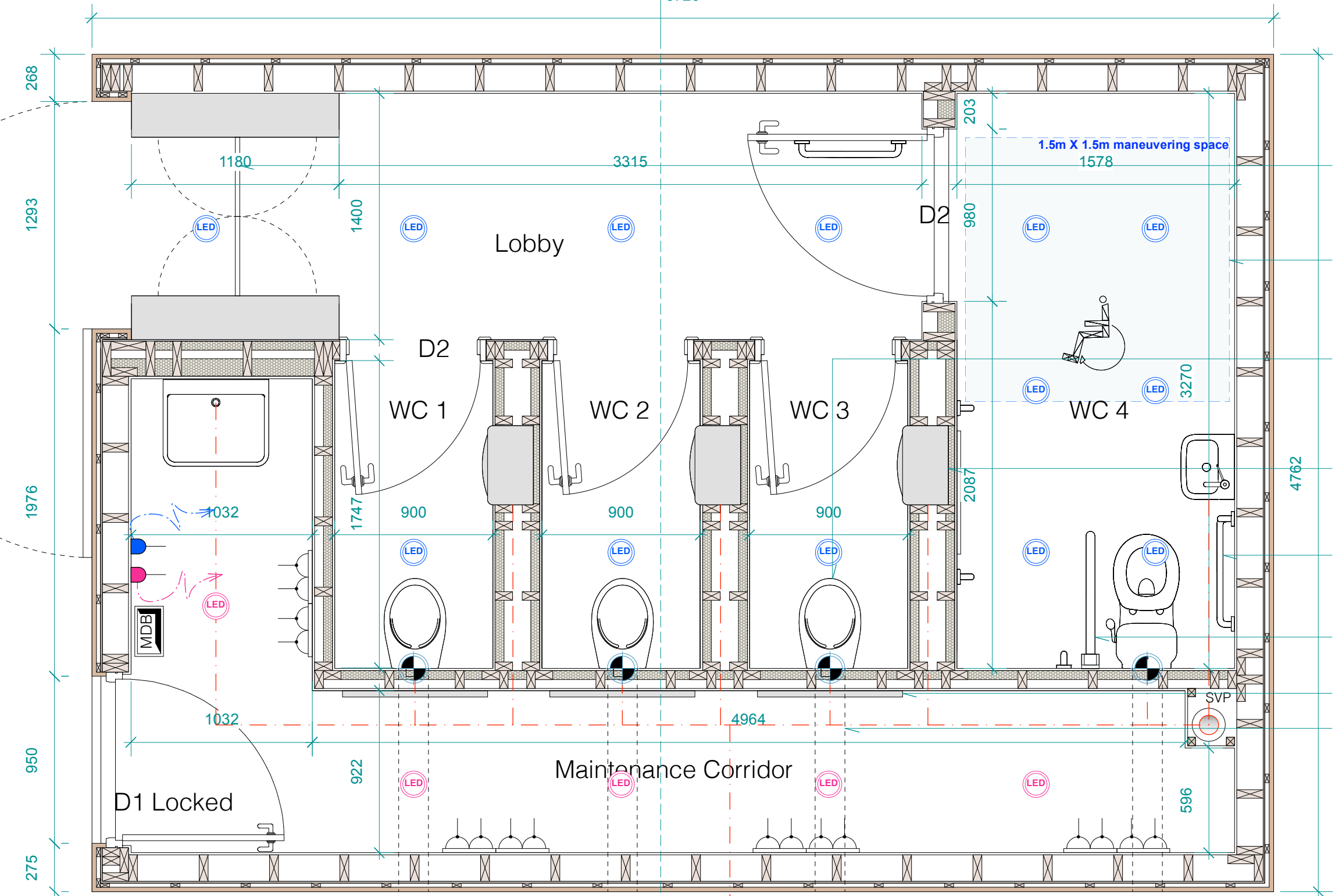
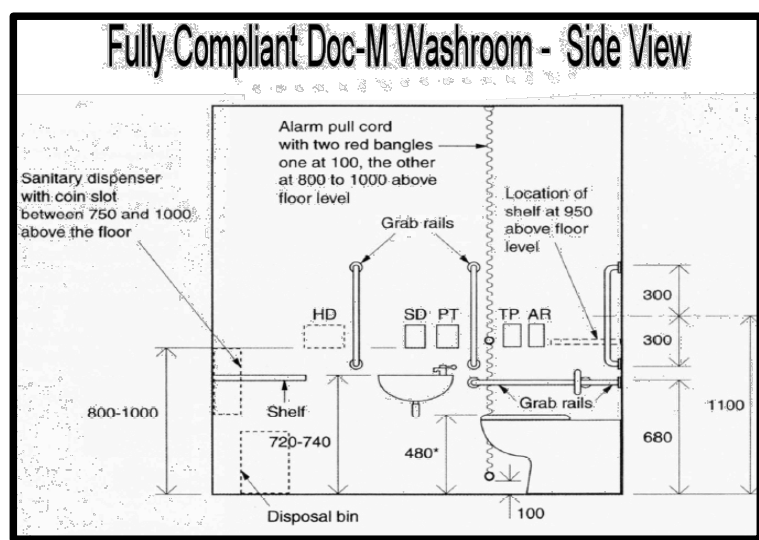
DPC min 150mm above ground level & to lap with DPM

Heavy duty commercial vinyl with upstand fitted to all flooring

Concrete strip foundations. Foundation depth to suit site conditions and to be agreed upon with engineer/building control



Section A - A 1:25



Ground Floor Plan 1:25

Door Specification

D1 - Timber / composite maintenance door key lock externally, thumb turn internally

D2 - WC door internal lock but with the ability for the door to be opened or removed externally (i.e. access to hinges)

Half height bidirectional swing turnstile to be composed of a steel structure which can be programmed to open both ways (Entry & Exit). Exact spec of turnstile to be confirmed by client (ECB or equally approved).

1500mm x 1500mm wheelchair turning space area.

Standard height dual flush duofix frame to support wall-hung toilet. Final toilet design to be determined by client.

Recessed mounted complete hand washing facility including liquid soap, temperature water & integral air dryer. Exact spec as per clients approval.

wall mounted grab rails with alarm pull cord

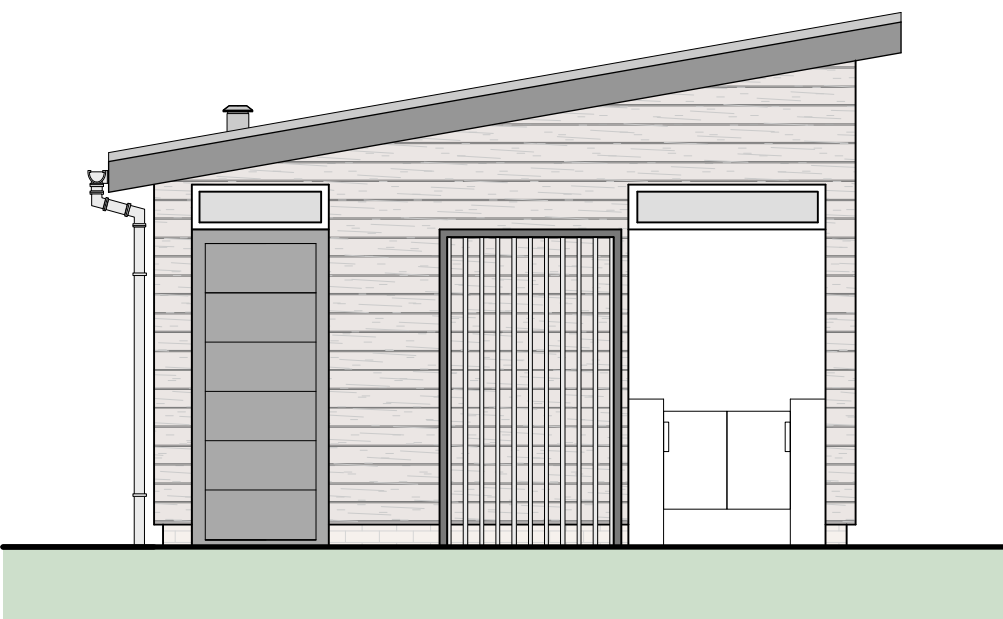
Height of drop down rails to be the same as other horizontal rails

Maintenance access panel to rear of WC's

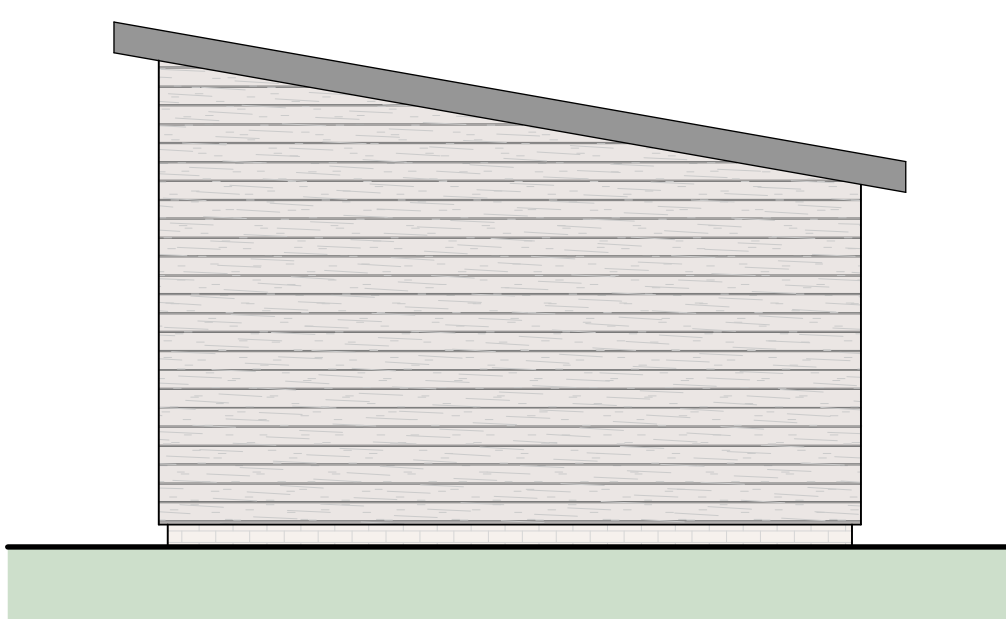
Mech extract fans to be relocated to soffit terminals

Symbols Key

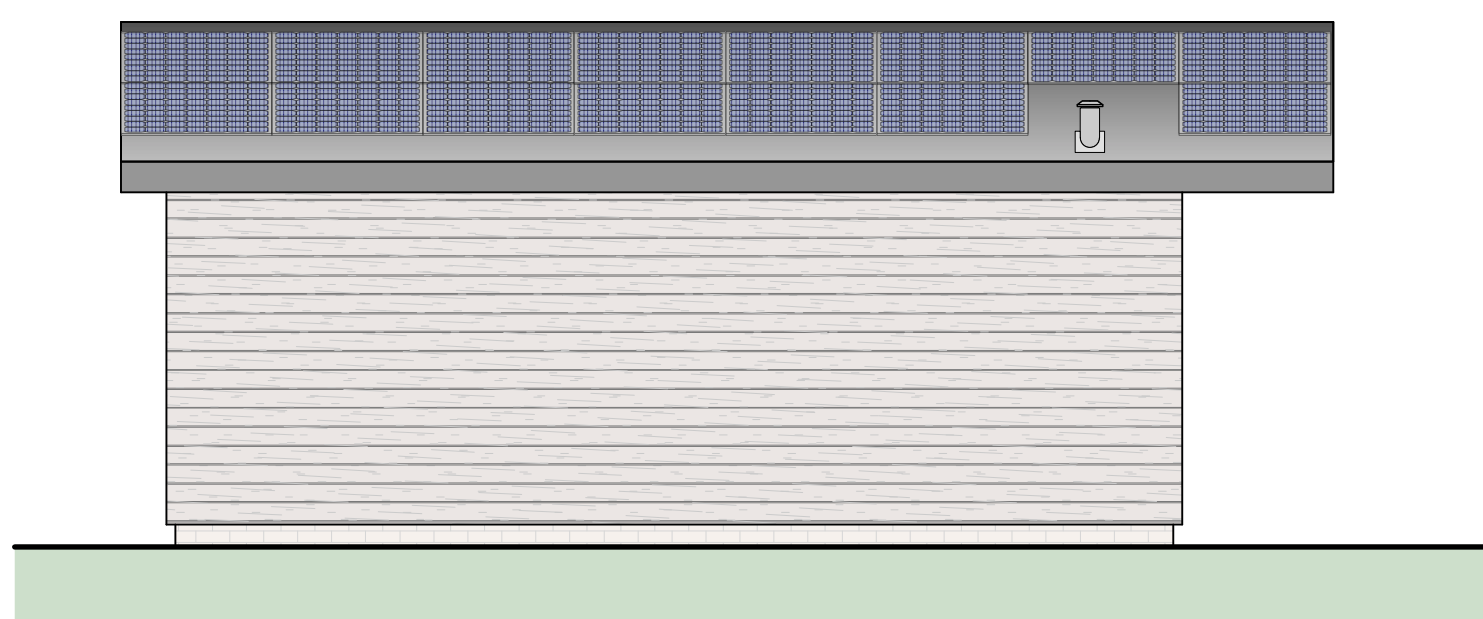
	Low Energy LED downlight fitting
	On timer control or daylight sensor Low Energy LED downlight fitting
	Mains Distribution Board
	Master Light switch (fitted between 900 and 1100mm above floor level)
	Light switch (fitted between 900 and 1100mm above floor level)
	13amp wall sockets (min 400mm above floor level)
	Ceiling mounted mechanical extract fan - see specification notes for ventilation rates



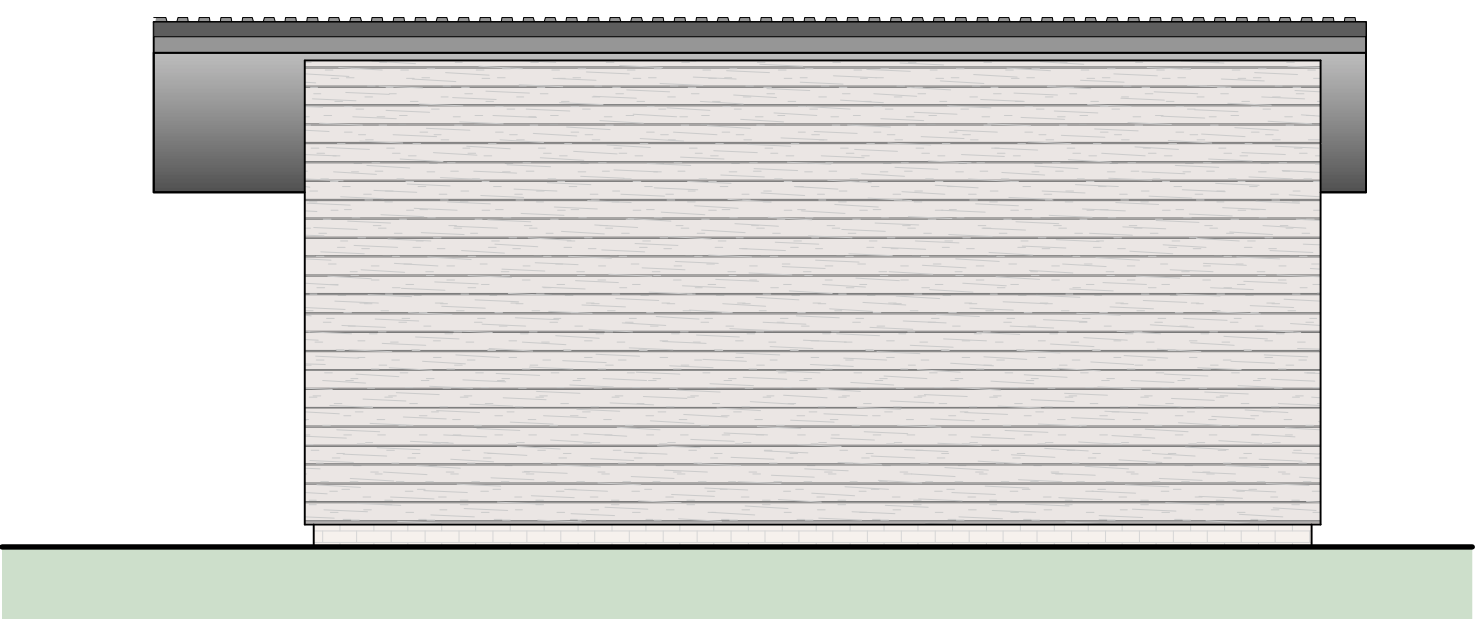
Front Elevation 1:50



Rear Elevation 1:50

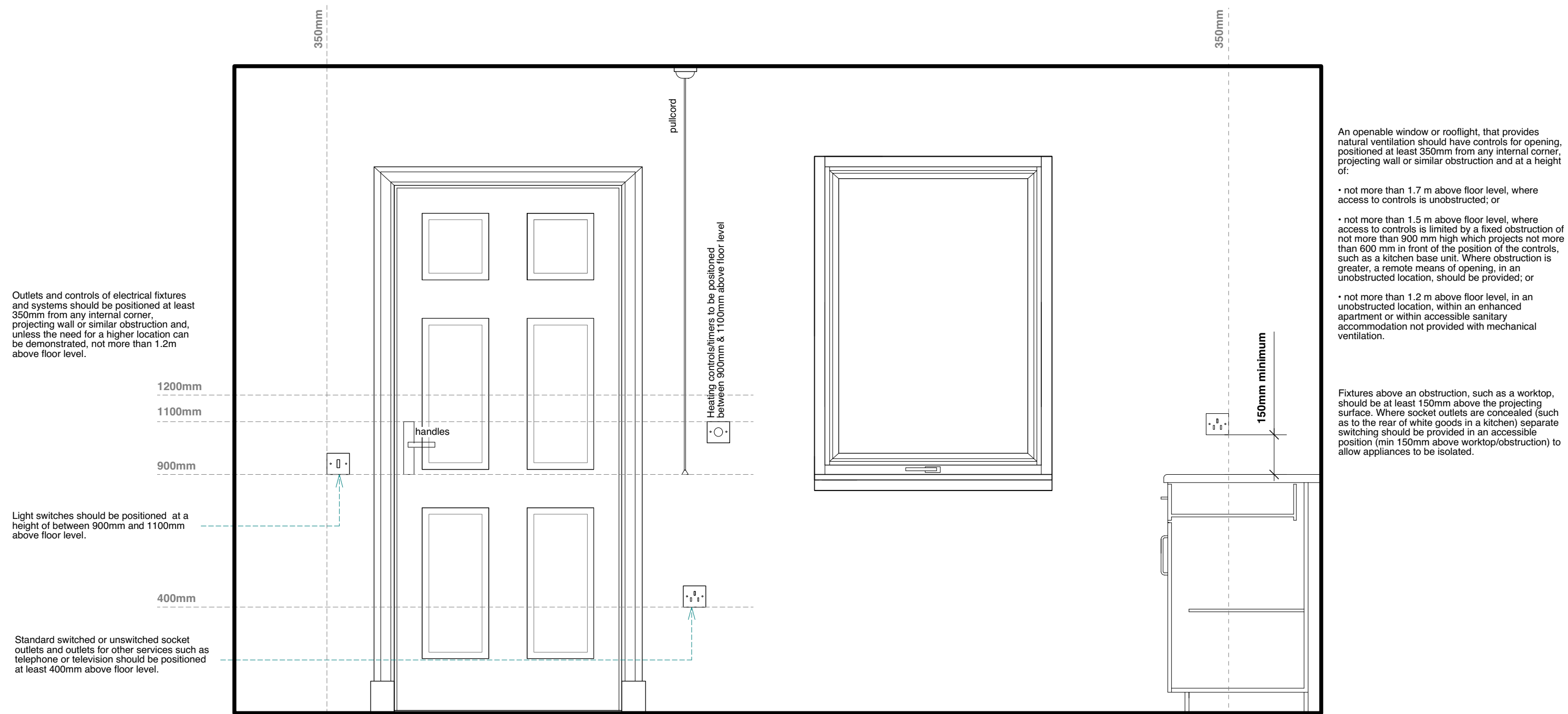


South Elevation 1:50



North Elevation 1:50

Access To Manual Controls



SPECIFICATION **NOTES**

EXTENSION

NEW TOILET BLOCK AT:

The Point, Powderham Terrace, Teignmouth, TQ14 8BL

Quay Road, Teignmouth, TQ14 8EL

Eastcliff Centre, Dawlish road, Teignmouth, TQ14 8PH



newspace
ARCHITECTURE

Job No. 23053



info@newspacearchitecture.com

The Dairy Barn, Westpoint, Clyst St Mary, EX5 1DJ

©   @newspacearchitecture_uk

CONTRACTOR TO BE AWARE THIS PROJECT HAS BEEN APPROVED UNDER THE NEW JUNE 2022 BUILDING REGULATIONS

PLEASE READ THE BELOW SECTION TO UNDERSTAND THE CHANGES AND NEW REQUIREMENTS

JUNE 2022 CHANGES:

PART L - ENERGY

This update increased the energy efficiency requirements for all constructions and introduces the new BREL report (previously SAP) and BRUKL report (previously SBEM) which requires all new works to be more efficient and have less carbon impact. For further details see the specification note found later in this document. If a BREL report was required as part of the works (due to the amount of glazing or other reasons) The contractor is to be aware that the BREL report, its specification and all specification notes contained within this document must be adhered to. Any deviation or change **MUST** be discussed with New Space Architecture and the Energy Assessor to ensure compliance is maintained.

PART F - VENTILATION

This update changes the ventilation requirements (simplifying them) and requires two specific assessments at commencement of works to provide information to Building Control and the homeowner. The first is an assessment of the existing ventilation provisions in the dwelling and the second provides categorisation of the proposed works to demonstrate that the ventilation provision at completion meets the minimum standards outline in F1(1). These assessments and information on this aspect are found later in this document. The contractor is to contact New Space Architecture should any of this information be deemed to be incorrect.

PREPARATION WORKS

GENERAL:

It is the client's responsibility to ensure that all civil and party wall agreements are in place and the correct periods of notice given before any works commence. For any party wall queries contact Andrew Lane of Devon Party Walls on info@devonpartywalls.com.

Client/Main Contractor to ensure all conditions attached to the Planning and/or Building Regulations approval documents are met. After demolition, the existing remaining building must be left in a safe and watertight condition. All buildings and the entire site shall be securely fenced off to protect the general public. All buildings shall be kept free of mud and dust. A building site where there are unfinished or partially completed works must be kept safe and secure.

If significant unsuspected contamination is found then all works shall cease until appropriate investigation to determine the nature, extent and potential impacts of the contamination has been undertaken and a Remediation Method Statement (*agreed with the Local Authority Contamination Section*) has been produced.

GENERAL/EXCAVATIONS:

The appointed contractor is responsible for correct dimensional layout and setting out. All sizes to be checked/ confirmed prior to manufacturing/construction process begins. **DO NOT SCALE OFF DRAWINGS, IF IN DOUBT ASK.**

PREPARATION OF SITE

Unsuitable material including turf, vegetable matter, wood, roots and topsoil to be removed from the ground to be covered by the building, and the ground immediately adjoining the building, to a depth of at least that which will prevent later growth that could damage the building.

FOUNDATIONS AND UNDERBUILDING**FOUNDATIONS:**

Foundation dimensions to suit ground conditions and to be agreed with the building inspector prior to any construction. Unless advised otherwise by structural engineer/ building inspector, all foundations to be C35 concrete trench fill foundations. Foundations to be min 750mm below finished ground level (*or to load bearing strata or to be taken to the invert level of any adjacent drains if lower than specified depth - whichever is greater*). Any stepped foundations should be designed so that the height of any steps should be no greater than the foundation thickness. Any overlap should be greater than twice the step height, foundation thickness or at least 300mm. Foundation concrete to be in accordance with BS 8110 and BS EN 1992-2, Eurocode 2:Design of Concrete structures. Allow at least 7 days curing time after foundations have been poured before building work commences.

UNDERBUILDING (*Timber Kit with Cladding*):

Blockwork leaf to be **140mm dense concrete blockwork**. The mortar used below ground level is to be a 1/3 mix to BS 5628-3 : 2005. If timber floor, allow for sleeper walls (*Honeycomb construction*) to be **100mm dense concrete blockwork** (*as shown on foundation plan*). Blockwork compressive strength: 7N/mm² (*10N/m² below ground level*), Density: 2050kg/m³ in accordance with BS 6073. All blockwork to be constructed in accordance with BS 5628 Part 3, BS 8000 Part 3 and BS EN 771-3.

FLOOR CONSTRUCTION**FLOOR CONSTRUCTION:**

150mm in-situ concrete slab on **Visqueen 1200 (300µm) DPM**. 50mm minimum sand blinding on minimum 150mm consolidated hardcore. All concrete laid in accordance with BS 8110 and BS EN 1992-2, Eurocode 2:Design of Concrete structures.

OPTIONAL : CONCRETE GROUND FLOOR CONSTRUCTION U-Value = 0.17 W/m²K (PA of 0.4):

Floor finish throughout to be to clients choice on **150mm insitu concrete slab** on **polythene sheet** (*not less than 125 micron/ 500 gauge, to prevent the wet concrete penetrating the joints between the boards, and to act as a vapour control layer. Ensure the polythene sheet has 150mm overlaps, taped at the joints, and is turned up at a 100mm at the walls*) on **100mm EcoTherm Eco-Versal** rigid insulation on **Visqueen 1200 (300µm) DPM**. 50mm minimum sand blinding on minimum 150mm consolidated hardcore. 50mm EcoTherm Eco-Versal rigid insulation to perimeter of slab, vertically placed against the inner depth of the 100mm concrete slab. All concrete laid in accordance with BS 8110 and BS EN 1992-2, Eurocode 2:Design of Concrete structures.

EXTERNAL WALLS - TIMBER CONSTRUCTION

CLADDING - TIMBER WALL CONSTRUCTION U-Value = 0.18 W/m²K:

22mm horizontal cladding (exact cladding to clients choice - i.e. timber, composite etc) nailed (*with Stainless Steel nails*) on 50x50mm treated vertical battens at 600mm centres on **Tyvek Reflex breather membrane** on **9mm OSB Board** sheathing. OSB sheeting fixed to **150x50mm C24 reg and treated studs** at 600mm centres incorporating double top and bottom rails (**OPTIONAL: with 120mm Ecotherm PIR insulation between studs**) finished on internal face with **9mm OSB** and **13mm plasterboard** with a **3mm plaster skim** ready for decoration. 47x50mm treated fire stops/cavity barriers, within cavity between cladding and OSB, are to be incorporated vertically around all openings, wall heads, first floor level, corners and gable at maximum 8000mm centres vertically. Tenmat FF 102/50 ventilated cavity barrier to be incorporated horizontally above all openings and first floor level to allow ventilation of cavity in normal conditions. Metal rodent stop mesh fixed to vertical battens at top and bottom, minimum 25mm air gap to be maintained at top and bottom of cladding. All windows to be finished with preformed aluminium sills. Sills finish to clients choice.

EXTERNAL WALLS - ALL

D.P.C's:

To be 'Visqueen 2000' or similar to be incorporated under wall plates and outer walls minimum 150mm above finished ground level. DPCs around inside faces of cills, lintels, and all openings to be pitch free Xtra Load Elite or similar.

ROOF CONSTRUCTION

ROOF CONSTRUCTION - BREATHABLE ROOF:

Metal profiled roof sheeting on **38x25mm treated horizontal battens** on **38x19mm treated counter battens** on **Daltex Roofshield breathable roofing membrane** underlay (*to BS 5250 code of practice for the control of condensation in buildings*) fixed to roof structure (*i.e. proprietary roof trusses or rafters*). The installation of Daltex Roofshield must be strictly in accordance with the relevant requirements of BS 5534, the suppliers instructions and requirements of BRE Certificate 072/00. Trusses and rafters to be fixed to timber wall head with proprietary truss clips. Lateral restraint straps to be incorporated at high and low level spanning at least 3No. members and securely fixed into structure. Straps to comply with BS 5268 Part 3 2006 Appendix B. Fix straps to rafters with not less than 4 no.50x8 gauge sherardised screws evenly spaced, locate at least one screw 150mm off bottom end of strap. Bracing to be in accordance with BS 5268.

OPTIONAL: ROOF INSULATION - CEILING ROOF U-Value = 0.14 W/m²K:

Roof void at ceiling tie level to be insulated with **350mm thick Rockwool Roll** mineral wool insulation between ties. Insulation to be cross layered. First layer to consist of **150mm Rockwool Roll** mineral wool insulation quilt, to BS EN ISO 13501-1 between ties and second layer to consist of **200mm Rockwool Roll** mineral wool insulation quilt laid at right angles to first layer over ties. Underside of timbers to be finished with **Tyvek AirGuard Air** as a vapour control layer (VCL) and then finish with **12.5mm plasterboard** finished with a **3mm plaster skim** coat ready for decoration.

INTERNAL PARTITIONS

TIMBER PARTITIONS:

Partition formed with **100x50mm C16 reg treated studs** at 600mm centres with 2no 100x50mm C16 reg and treated top and bottom rails. Minimum **50mm mineral wool** (*min density of 10Kg/m³*) insulation between studs. Single layer of **12.5mm plain plasterboard** (*min density of 10Kg/m³*) finished both sides with a plaster skim ready for decoration.

GENERAL CONSTRUCTION - TIMBER FRAME

FABRICATION NAILING:

Timber Structure - 100mm x 4mm ring shank

Studs to head and sole plate - 2No nailed each end

Noggins to studs - 2No nailed each end

Studs to cripple stud - 600mm staggered ctrs, face nailed

Lintel bearing on cripple stud - 4No nailed each end

Lintel to Lintel - 300mm staggered ctrs, face nailed

Plate below openings to cripple studs - 2No nailed each end

Studs below openings to plate above - 2No nailed

Plywood Sheathing- 65mm x 3.35mm

Gable Panels - Perimeter 150mm ctrs, 300mm ctrs internal

Front and back wall panels - Perimeter 150mm ctrs, 300mm ctrs internal

Internal sheeted panels - Perimeter 150mm ctrs, 300mm ctrs internal

ON SITE NAILING

Foundation - 100mm x 4mm ring shank (UNO)

Wall plate/brick base - Hilti HLC 10x100/68 @ 1800mm ctrs

Wall plate/half lapped joint - 2No skew nailed

Ground anchor strap to stud - 6No 64x4mm face nailed

Header joist/floor joist - 2No face nailed

Header joist/wall plate - 2No skew nailed to suit studs ctrs

Wall Framing - 100mm x 4mm ring shank

Ground floor sole plate to header joist - 3No to each joist end

Panel to panel - 300mm staggered ctrs

Panel to corner post - 300mm staggered ctrs

Head binder to wall panel - 300mm staggered ctrs face nailed

Gable restraint strap to noggins - 6No 64 4mm @ 200mm ctrs

Stud to stud (internal sheeted wall to external wall) - 200mm ctrs

Roof Framing - 100mm x 4mm ring shank

Roof truss to head binder - 12No 45x3.65mm via truss clips

Gable frame to head binder - 450mm staggered ctrs

Plywood sheathing to truss - 300mm ctrs

Roof bracing - 2No per truss

TIMBER FRAME:

- ensure DPC's are turned up behind sole plates and lap with vapour control layers; alternatively seal with mastic or a gasket between the DPC and sole plate
- place bead of mastic on timber floor deck before positioning wall panels (*timber ground floors and intermediate floors*)
- ensure sheet' vapour control layers are properly lapped at junctions, and/or,
- ensure any vapour control plasterboard is jointed in accordance with the manufacturer's instructions
- always return vapour control layers into door and window reveals, head and sills
- cut vapour control layers tight to electrical outlets and seal at piped service penetrations, (*with tape or sealant as appropriate*)
- ensure all breather control membranes overlap each other and are stapled in place.

STRUCTURAL TIMBER:

All structural timber to be grade C24 unless noted otherwise. All roof trusses to be in timber grade TR26. All timber to be preservative treated with double vacuum process with organic solvent in accordance with the requirements of the British Wood Preservative Association. Timber frame construction materials and workmanship to be in accordance with BS 5268 and current TRADA recommendations. Studs should as far as possible line through with floor joist and roof trusses above

GENERAL CONSTRUCTION

AIR INFILTRATION:

The details shown contain measures designed to reduce air infiltration. Ways of preventing air infiltration should be considered at every penetration of this barrier. Particular care on site should be paid to:

- joints between structural components e.g. wall to floors
- joints around components and opening within walls
- service penetrations plumbing, electrical and ventilation.

Insulated and sealed loft hatches to be fitted

GENERAL:

- close any vertical ducts at the top and bottom where they meet the air barrier (*e.g. boxing round soil vent pipe's*)
- seal any service penetrations through the air barrier
- select the appropriate sealant or gap filler for the size of gap and degree of movement anticipated.

MASONRY CONSTRUCTION:

- ensure continuous ribbons of adhesive are used to fix to dry lining at perimeters of external walls, openings, and services on external walls. The importance of correct sealing of dry lining on dabs needs to be stressed, as this is a key area of infiltration and can seriously affect the overall ventilation rate
- use joist hangers to support floor joists
- seal under skirting boards where dry lining is used, or on suspended floors.

THERMAL BRIDGING:

Construction to be in such a way that there are no substantial thermal bridges or gaps where the layers of insulation occur within building elements, at the junction between building elements and at the edges of building elements where openings in the structure are formed.

LEADWORK:

All leadwork used to be **Code '4' lead** to BS EN 12588. Leadwork ragged into walls with a minimum 150mm upstand and fixed in place with proprietary fixing clips to BS6915 at max 450mm centres. Lead sealant to be applied to raggles. Lead valleys to be minimum 125mm wide. Code '4' secret gutters dressed under tiles forming a welt.

DOORS AND WINDOWS**EXTERNAL DOORS:**

External doors to be high performance with a mortice latch/lock (*5 lever*) and Yale Lock. Any new main entrance doors to have a minimum 800mm clear opening. All glazing to be as the window specification. Doors to be fitted with draught proof strips and to achieve **U-Value of 1.4W/m²K**. Doors to have a max 170mm step up into house.

DOOR & WINDOW SECURITY SPECIFICATIONS:**General****ALL WINDOWS, DOORS & GLAZING TO BE COMPLIANT WITH PART K OF THE BUILDING REGULATIONS**

External doors, doors between dwellings and conservatories, doors between dwellings and garages and doors to flats or maisonettes should be designed and installed to resist forced entry by:

- 1) by meeting the recommendations for physical security in Section 2 of Secured by Design' (ACPO, 2009); or
- 2) by use of door sets and windows which are tested and certified by a notified body as meeting a recognised standard for security such as BS PAS 24: 2007 for door sets or BS 7950: 1997 for windows
- 3) by use of door sets and windows manufactured to meet recognised product standards and defined component performance as follows

- BS 7412: 2007, for PVCu units;
- BS 644: 2009, for timber window units;
- BS 4873: 2009, for aluminium alloy units;
- BS 6510: 2005, for steel-framed units

Vulnerable windows should be constructed to resist attempts to force frames and, if openable, ironmongery. Windows which can be opened should be fitted with either:

- a keyed locking system that uses a removable key; or
- a keyless locking system, together with glazing which incorporates laminated glass or a similarly robust glazing material.

Laminated Glazing:

Any door with glazing and every pane of glass within 400mm of any door to have one pane of glass (*of the double glazing*) to be laminated as per BS EN 356:2000 class P1A.

Hinges

If single swing the door set should be fitted with at least one and a half pairs of hinges meeting the recommendations of BS EN 1935: 2002 for hinge grade 11 or above. Hinges fitted to an outward-opening door should be of a type that does not permit the hinge pin to be removed unless the door is open. Otherwise, hinge bolts should be fitted to ensure the door leaf will remain secure when closed.

Locking

A door set should include a single-point locking device to BS 3621: 2007 (*for keyed egress*) or to BS 8621: 2007 (*for keyless egress*) or a multipoint locking system. A deadlocking facility should be provided. Any lock cylinder should be in accordance with BS EN 1303: 2005, grade 5 key security and grade 2 attack resistance as a minimum.

Sliding Doors

A sliding door should have a multi-point deadlocking system with 3 or more hook or similar bolts. To prevent removal of the door, an anti-lift device should be fitted. Shoot bolts, if used, should locate into the head of the frame.

Multiple Leaf Doors

A door set with more than one door leaf should include a means of securing any secondary leaf at head and foot to allow the primary leaf to be securely locked.

Installation and fixing of doors and windows

To ensure a robust installation, fixing of a door set or window should be in accordance with:

- the recommendations given in section 8 of BS 8213-4: 2007; or
- manufacturer's written instructions where these meet or exceed the recommendation within this British Standard.

STEEL/ ENGINEERING**GENERAL STEELWORK**

All steel work/ lintels and structure to be checked and specified by structural engineer. See engineer's notes and calculations. 2No layers of 12.5mm Plasterboard/ 1no. layer of 15mm Gyproc Fireline plasterboard to be provided around all steel beams/catnic lintels to provide 60min fire resistance.

ELECTRICS**ELECTRIC POSITIONS:**

Final positions of electrics to be confirmed on site by client **and installed in accordance with NEW SPACE ARCHITECTURE ACCESS TO MANUAL CONTROLS DRAWING.**

ELECTRICAL:

Final positions of all lights and plug socket outlets to be agreed on site with client. Electrical installation to be designed, constructed, installed and tested as such to comply with recommendations of BS 7671:2008, current IEE regs and Building Regulations. Electrical work to be certified by a member of SELECT or NICEIC only.

All fixed light fittings and lamps installed within a dwelling should be low energy type, with a min luminous efficacy of 75 lumens/circuit watt. Fixed light fittings include only the main light sources to a room; not display or feature lighting such as picture lights, kitchen wall cupboard lights, over mirror lights. A light fitting may contain one or more lamps and a group of lamps operated by the same switch could be counted as one fitting, e.g. a pair of wall lights.

Outlets and controls of electrical fixtures and systems should be positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2 m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers. Within this height range:

- light switches should be positioned at a height of between 900 mm and 1.1 m above floor level.
- standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150 mm above the projecting surface. Where socket outlets are concealed, such as to the rear of white goods in a kitchen , separate switching should be provided in an accessible position, to allow appliances to be isolated.

VENTILATION

VENTILATION STRATEGY:

The ventilation strategy for this property utilises natural ventilation through the use of trickle vents and intermittent extraction fans. This should follow additional guidance on ventilation in CIBSE's AM10. Sufficient information about the ventilation system and its maintenance requirements must be given to the building owner to allow the system to be operated effectively (in a new or existing building log book).

ACCESS FOR MAINTENANCE:

Reasonable access to be provided for maintaining ventilation systems, including all of the following:

- a) providing access to replace filters, fans and coils
- b) Providing access points for cleaning ductwork
- c) Providing access for the general maintenance of plant

COMMON SPACE VENTILATION:

Common spaces to be naturally ventilated by appropriately located ventilation openings with a total opening area of at least 1/50th of the floor area of the common space.

PLUMBING AND DRAINAGE

PLUMBING:

All supply pipes to be in copper piping with proprietary protected preformed insulation to BS5422:2009 Thermostatic Mixing Valve (anti scald valve) fitted at point of delivery to bath, bidets and shower heads and should not allow water temperature to exceed 48 degrees celsius in order to prevent scalding

RAINWATER GOODS:

Marley deepflow UPVC gutters with brackets at 600mm centres. 68mm diameter UPVC downpipes with holderbats at 1800mm centres. All rainwater pipework to be constructed and installed to BS EN 12056-3: 2000

DRAINAGE:

All new drains to be laid and tested to the satisfaction of the local authority. All drains to be a minimum of 450mm below finished ground level. **Drains below driveway to be min 900mm below finished ground level.** All drains to have a min fall of 1:80. All pipes to be 110mm underground quality UPVC pipes and encased in pea-gravel before infilling. Any pipes passing under walls are to be haunched over. Access in drainage to be provided where any changes of direction occurs and at head of runs. Access to be provided on internal drainage where directional changes occur at head of drain and where waste pipe enters stack. Ensure shower traps are accessible. Bend at foot of vertical stack must have a radius of not less than 200mm or should consist of two of at least 45 degrees.

All drainage below concrete floor to be 110mm UPVC pipes. Connect to sanitary ware with appropriate reducers in order to comply with the following:

All sanitary pipework to be installed in accordance with BS EN 12056-2:2000

SVP: 110mm diameter UPVC vent pipe,

Toilet: 110mm diameter UPVC waste pipe,

Sinks: 40mm diameter waste pipe,

WHB's: 30mm diameter waste pipes

Drains which pass below foundations are to be protected by the provision of reinforcing within the strip foundation which pass over drains extending minimum 900mm beyond each side of drain track. Where a drain passes through a wall the wall will require to be provided with a lintel over the drain opening.

All drainage should be constructed and installed in accordance with the recommendations in BS EN 12056-1:2000, BS EN 752: 2008 and BS EN 1610:1998

DISUSED DRAINS:

Any former or disused drains to be disconnected from the drainage system as near as possible to the point of connection in a manner that does not damage any pipe that is still in use and ensures the sewer system is watertight. Where possible, the redundant drains are to be removed. If this is not feasible, the disused drains are to be capped at both ends and at any additional point of connection.

AIR ADMITTANCE VALVES:

110mm dia Soil Vent Pipe (*SVP*) with air admittance value. Air Admittance valves to be installed:

- a. accordance with the recommendations in BS EN 12380: 2002; or
- b. in compliance with the conditions of certification of a notified body.

Removal access panel with ventilation grille to be fitted to allow access.

SOIL VENT PIPES:

110mm dia UPVC soil vent pipe drop and access located within 45mm x45mm timber boxing. Access to be min 1000mm above floor level. SVP ducted through ceiling and ducted through a proprietary ridge vent. Fully seal around ducting where it penetrates ceiling

RAINWATER HARVESTING TANK:

Rainwater harvesting tank to supply toilet cisterns and outside taps only. The rainwater harvesting system is to be designed, constructed and installed in accordance with the Water Byelaws 2004, the recommendations of the Water Regulations Advisory Scheme (*WRAS*) Information and Guidance Notes No. 9-02-04 and 9-02-05, 1999. BS 8515: 2009 'Rainwater harvesting systems - Code of Practice' and the CIRIA publication CIRIA C539; Rainwater and grey water use in *buildings*, provide good practice installation, design and maintenance advice. Prior to the storage of water in the tank a suitable filter is to be installed to remove leaves and other organic matter and dust or grit. Disinfection may be required if the catchment area is likely to be contaminated with animal faeces, extensive bird droppings, oils or soil.

Suitable underground 3400 litre GRP water storage tanks to be installed and sealed and protected against the corrosive effects of the stored water and to prevent the ingress of ground water.

Water for use in the dwelling should be extracted from just below the water surface in the tank to provide optimum water quality. All pipework carrying rainwater for use in the dwelling should be identified as such in accordance with the WRAS guidance notes and great care should be taken to avoid cross-connecting reclaimed water and mains water. Tanks should be accessible to allow for internal cleaning and the maintenance of inlet valves, sensors, filters or submersible pumps. An overflow should discharge to a

soakaway or to mains drainage where it is not reasonably practicable to discharge to a soakaway. Backflow prevention devices should be incorporated to prevent contaminated water from entering the system.

EXTERNAL ACCESS AND GROUNDWORKS

PEDESTRIAN RAMPS

Surfaces with a gradient of 1 in 20 to not more than 1 in 12 are considered to be ramps and recommendations are made on such surfaces to ensure the safety and amenity of users. Gradients of more than 1 in 12 are considered too steep to negotiate safely and are not recommended. Steep gradients require both greater effort to ascend and more care when descending. As a general principle, the steeper the gradient of a ramp, the shorter the flight should be. A pedestrian ramp should be constructed in accordance with the following table:

Gradient, length and rise of a flight in a pedestrian ramp:

Maximum gradient of flight 1 in 20, Maximum length of ramp 10m, Maximum rise of ramp 500mm

Maximum gradient of flight 1 in 15, Maximum length of ramp 5m, Maximum rise of ramp 333mm

Maximum gradient of flight 1 in 12, Maximum length of ramp 2m, Maximum rise of ramp 166mm

The maximum flight length for a particular gradient can be interpolated as follows: 3 m long for a gradient of 1 in 13, 4 m long for a gradient of 1 in 14, and so on. The width of a ramp should relate to the intensity of use. For example, an unobstructed width of 1.8 m is the minimum that will allow two wheelchair users to pass safely. As a ramp flight will normally be enclosed between flanking handrails or guarding, it is important that this width still offers safe and convenient passage. The effective width of a ramp flight should be at least 1.0 m. Effective width is measured between handrails, or where there are no handrails, the protective barrier or inside face of any wall or guarding kerb, and should be clear of any obstructions.

FIRE STRATEGY - Approved Document Part B: Volume 2

B1 - Means of Warning and escape

The building is a very small toilet block therefore the distance and time to escape is tiny and would never pose an issue. The turnstiles would allow unabated escape out of the building.

B2 - Internal fire spread (linings)

All internal wall linings are to be either 12.5mm plasterboard with a 3mm skim coat. The ceilings throughout will be finished with 2No layers of 12.5mm plasterboard with a 3mm skim coat.

B3 - Internal fire spread (structure)

Any exposed steel elements are to be finished with 2No layers of 12.5mm plasterboard (staggered joints) or 1 layer of 12.5mm fireline plasterboard to provide 1 hour fire resistance. 30 minute cavity barriers are to be fitted at all cavities to prevent spread of flame.

B4 - External fire spread

The clients are in ownership of all land within 25m therefore there is no risk of spread of flames to a neighbouring building.

The external cladding must be class C-s3, d2 or better (i.e. timber cladding can be no less than 9mm thick).

B5 - Access and facilities for the fire service

The building is classified as a small building (less than 2000m² with a top storey no more than 11m above ground level) therefore a pump appliance must be able to access every point of the building from within 45m.

BUILDING OWNERS RESPONSIBILITIES REGARDING FIRE SAFETY

These premises are subject to the Regulatory Reform (Fire Safety) Order 2005 for which a Fire Risk Assessment must be carried out by the employer or responsible person. This may result in the requirement of other Fire Safety provisions.

For technical detail and guidance you are strongly advised to obtain the appropriate publication that has been published by HM Government, details of these publications are available at <https://www.gov.uk/workplace-fire-safety-your-responsibilities> for purchase or free download. When purchasing or installing equipment, compliance with the relevant British Standard is normally taken as being adequate. Should the issues set out in this report require major changes or costs then you are advised to take professional advice before proceeding.

Under Regulation 38 of the Building Regulations, it is a requirement to supply information relating to the design and construction of the building or extension and the services, fittings and equipment provided in or in connection with the building, which will assist the responsible person to operate and maintain the building with reasonable safety. Such information should be kept and incorporated with the Fire Risk Assessment (where appropriate) and be available to the Inspecting Officer when the premises are subjected to a Fire Safety Audit under the Regulatory Reform (Fire Safety) Order 2005.

The building owner must comply with the Regulatory Reform (Fire Safety) Order 2005 / Approved Document B (Fire safety - Volume 2 - Buildings other than dwellings (2019 edition) and:

1. Assess the fire risks in the workplace by undertaking a review of your fire risk assessment and establish whether this policy raises any new significant findings that may impact upon you, your staff and other persons who may occupy your premises.
2. Implement the necessary controls that will effectively deal with and mitigate the issues that have been raised.
3. Ensure that there is a responsible person or persons that have a working knowledge of the fire alarm system
4. Check that a fire can be detected in a reasonable time and that people can be warned.
5. Check that people who may be in the building can get out safely.
6. Provide reasonable fire fighting equipment
7. Check that those in the building know what to do in the event of a fire
8. Check and maintain the fire safety equipment.

The Building Owner should prepare a fire action plan to include provision for the safe evacuation of disabled people via alternative routes.

PORTABLE FIRE FIGHTING EQUIPMENT

A Fire Risk Assessment should be carried out to identify the number and type of extinguishers required for the premises (IF REQUIRED).

Fire fighting equipment should be provided in the premises and installed in accordance with BS 5306-8:2012.

Paragraph 6 of the British Standard deals particularly with distribution of extinguishers according to classification and rating. It is recommended that a reputable fire protection engineer be consulted.

EMERGENCY ESCAPE LIGHTING

Emergency escape lighting system to be provided throughout the premises

including the external escape routes. Installation of emergency lighting to be in accordance with BS 5266-1:2016 as read in association with BS EN 1838:2013

FIRE EXIT SIGNS

Fire exit signs conforming to BS 5499: Part 1 or The Health & Safety (Safety Signs & Signals) Regulations 1996 should be provided. Signs provided to indicate exit doors should be sited either immediately above the door or at the highest practical level but not below the top third of the door.

CERTIFICATION

All equipment should be certified and documentation made available for inspection by an authorised Officer of the Fire and Rescue Service on request.

GENERAL PROVISIONS IN ALL SANITARY ACCOMMODATION

Following provisions should be made within all sanitary accommodation:

- sanitary facilities, fittings and surface finishes should be easily cleanable, to allow a hygienic environment to be maintained; and
- to allow space for general use, where a door opens into a space containing a sanitary facility, there should be an unobstructed space of at least 450mm in diameter between the sanitary facility and the door swing; and
- a door fitted with a privacy lock should have an emergency release, operable from the outside and, if not sliding or opening outward, offer an alternate means of removal, to permit access in an emergency; and
- a sanitary facility and any associated aid or fitting, such as a grab rail, should contrast visually with surrounding surfaces to assist in use by a person with a visual impairment.

ACCESSIBLE SANITARY ACCOMMODATION

Sanitary accommodation should:

- be clearly identified by signage as accessible sanitary accommodation; and contain a manoeuvring space of at least 1.5 m by 1.5 m, clear of any obstruction, including a door swing, other than a wall-mounted wash hand basin which may project not more than 300 mm into this space; and
- be fitted with fixed and folding grab rails, as shown in the relevant diagram below. Rails should be securely fixed to walls and capable of accommodating the transfer weight of an adult; and
- be fitted with an assistance alarm which can be operated or reset when using a sanitary facility and which is also operable from floor level. The alarm should have an audible tone, distinguishable from any fire alarm, together with a visual indicator, both within the sanitary accommodation and outside in a location that will alert building occupants to the call; and
- where more than one accessible sanitary facility of a type is provided within a building, offer both left- and right-hand transfer layouts to allow choice in use by a person who favours a particular transfer method.

M&E GENERAL

Detailed design of all systems are developed by the contractor.

ELECTRICAL INSTALLATION

The electrical installation will comply with BS 7671:2008. Requirements for electrical installations (17th Edition IEE Wiring Regulations).

GENERAL LIGHTING

The general lighting installation shall comply with BS 7671:2008, requirements for electrical installations (17th edition IEE wiring regulations).

LIGHTING CONTROL

Lighting controls will comply fully with artificial and display lighting, of the current building regulations.

- Areas where daylight is present shall be controlled by photoelectric switching with override control.
- Areas which are general unoccupied such as stores, toilets and the like will be controlled by PIR sensors with no manual switching.

- Office areas and small workshops will be switched manually at the door with additional presence/ absence detection.
- The lighting design will be in full compliance with the CIBSE guide.

VENTILATION

Mechanical ventilation to comply with BS 5720: 1979 or CIBSE Guide B : 1986 installation and equipment data Section B2. Ventilation and air conditioning (requirements). Shower rooms to be capable of 10000mm² trickle ventilation & 15 litres/sec mechanical ventilation. Toilets to be capable of 10000mm² trickle ventilation & 3 air changes per hour mechanical ventilation.

Natural ventilation to comply with Section 3 of BS 5925: 1991 (1995) or CIBSE Guide A 1986 Design Data. Section A4. Air infiltration and natural ventilation.

NOTES

1. Layouts shown are indicative only and are not assumed to be compliant with the relevant standards. The contractor has a responsibility to carry out all designs and calculations to the appropriate standards/ regulations/ codes before submitting their tender.
2. Wiring shall be flat multi-core XLPE cables with grey LSF oversheath installed in metal conduit where they pass down walls (within partitions or externally).
3. All conduit shall be recessed where possible, with accessories flush mounted, except in the workshop areas where containment shall be surface mounted.
4. Data outlets shall be wired by the sub-contractor from the patch panel to the RJ45 outlets utilising CAT 6 data cables. Connection at the RJ45 outlets and patch panel shall be by the sub-contractor. All cables must be labelled to correspond to their respective outlets, with the contractors working drawings indicating the reference numbers for all outlets on each level. Allow all necessary conduit drops, back boxes, front plates, etc. Telephone cabling shall be made via the CAT 6 cabling. Allow for separate patch panels and adaptors at RJ45 outlets.
5. Dado/ skirting trunking shall be served by recessed conduits for power and data cables into the back of the trunking.
6. All sockets, accessories, etc. shall be white, except where metal clad.
7. Socket outlets in offices shall have dual earth connectors to comply with section 607 of the IEE regulations. Double earth bars shall also be provided at the distribution board to satisfy the requirements.
8. Layouts shown on this drawing apply to general power/ data required for workstations, etc. and are shown only to ensure the correct positioning is used. Power supplies for fixed equipment or plant, etc. are not shown on this drawing and should be installed as required and in the position best suited to the equipment/ plant being served.
9. All outlets shall be labelled with their full circuit reference.
10. Wiring between isolators and fixed plant or machinery shall be carried out by the electrical sub-contractor. Wiring shall be contained in flexible metallised conduit with PVC oversheath (KOPEX). If the supply is small from a spur outlet, then install suitable flexible cable. If the supply cable is too large, XLPE/ SWA/ LSF cables shall be fitted. The contractor must liaise with the equipment suppliers/ installers before connection proceeds and before power-up to ensure they are satisfied. Ultimately they may insist on carrying this out themselves.

ACCESS DOOR TO MAINTENANCE AREA:

Min 825mm clear opening - lock, no key required internally (i.e. thumb turns instead).

ACCESS DOOR TO TOILETS:

Min 825mm clear opening with Bathroom lock internal turn with external release.

APPENDIX C

Mechanical and Electrical Engineer Information

– Included in Architect Information

APPENDIX D

Structural and Civil Engineer Information

– Included in Architect Information

APPENDIX E

Employer Documents

– Included in Architect Information

APPENDIX F

Programme

APPENDIX G

Surveys

– The Contractor to undertake

APPENDIX H

Contractor Designed Portion Information – Refer to preliminaries.

APPENDIX I

Planning Information



Devon Building Control Partnership

A joint service from South Hams District Council, Teignbridge District Council & West Devon Borough Council

20 May 2024

Our Reference Number:- 24/01473/WAMFP/28

TEIGNMOUTH - Proposed Public Toilet Block at Public Conveniences, The Point Car Park, Promenade Teignmouth

The Building Regulation Approval Notice in respect of your proposed development is attached.

This work will be the subject of site inspections carried out by our Building Control surveyors and in order to carry out these inspections with the minimum of delay, notice can be given via telephone or e-mail. You can also book a site visit online at www.devonbuildingcontrol.gov.uk Should anyone involved wish to discuss the inspection programme for this particular scheme, the surveyor to contact is **Nigel Passmore** on **01626 215720** who will be pleased to hear from you. There may be conditions attached to the Building Regulation Approval and the implications of these conditions will need to be fully considered at an early stage. Please note that if work is not commenced within a three year period, the plans will no longer be valid and a new application and fee would need to be submitted.

All of the latest revision of deposited plans registered under this application up until the date of this notice are deemed to be conditionally approved.

In order to conclude our inspection programme we need you or your builder to tell us when the building work is about to be finished. When work is satisfactorily completed our surveyor will issue a Certificate of Completion, a document increasingly required by banks, building societies and solicitors.

I would remind you that the carrying out of building work or a material change of use of a building may require permission under the Town and Country Planning Act. If you are in any doubt it would be wise for you to contact the relevant planning authority.

Kind regards,

Scott Adams
01626 215752
scott.adams@devonbuildingcontrol.gov.uk
Devon Building Control Partnership



The Building Act 1984 • The Building Regulations 2010
Forde House Newton Abbot TQ12 4XX
Building Control Help line (01626) 215793
mail@devonbuildingcontrol.gov.uk • www.devonbuildingcontrol.gov.uk





Devon Building Control Partnership

A joint service from South Hams District Council, Teignbridge District Council & West Devon Borough Council

FULL PLANS CONDITIONAL APPROVAL

DETAILS OF WORK:

Proposed Public Toilet Block

LOCATION OF BUILDING TO WHICH WORK RELATES:

TEIGNMOUTH - Public Conveniences The Point Car Park Promenade for Mr Cliff spong
Grid Ref: 293935/072430.

COUNCIL'S REFERENCE NUMBER: 24/01473/WAMFP/28

APPROVAL

The plans submitted in respect of the above work have been examined and passed by the Authority as complying with the Building Regulations **subject to the conditions set out overleaf.**

This Approval is only for the purposes of the requirements of the Building Regulations and Sections 19 and 25 of the Building Act 1984. It is not an Approval under the Town and Country Planning Acts and Approval for improvement grant purposes or for any other statutory provision. Under the requirements of the Building Regulations the person carrying out the work to which the Building Regulations relate is required to notify the Authority at certain stages during the execution of the work. If work is not commenced within three years of submitting the plans the Authority may declare that the deposit of plans is of no effect under the provision of the Building Act 1984, Section 32.

AUTHORITY

This Full Plans Approval Notice is authorised by:

Nigel Hunt

Nigel Hunt – Head of Devon Building Control Partnership

Date: 20 May 2024



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CONDITIONS

In respect of Proposed Public Toilet Block at TEIGNMOUTH - Public Conveniences The Point Car Park Promenade for Mr Cliff spong Grid Ref. (293935/072430)

- 1 Soakaway design in accordance with BRE Digest 365 to be submitted and approved prior to its construction on site in order to show compliance with Part H, Schedule 1 of the Building Regulations 2010.
- 2 All fittings are to contrast with the chosen background in order to show compliance with Part M, Schedule 1 of the Building Regulations 2010.



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APPENDIX J

Funding Requirements – Included in ITT

APPENDIX K

Warranties – Included in ITT

APPENDIX L

Non Completion Damages – Refer to preliminaries

APPENDIX M

Amendments to Contract – Refer to preliminaries

APPENDIX N

Queries – Included in ITT

APPENDIX O

Specific Drawings – No additional information

APPENDIX P

Photographs











APPENDIX Q

Mood Boards – No additional information

APPENDIX R

Quality Questions – Included in ITT