



Kingston Morehen
Chartered Surveyors | Property Consultants

**SPECIFICATION AND
EMPLOYERS REQUIREMENTS**

FOR

NEW SPORTS PAVILLION

AT

**NORTH TRADE ROAD
BATTLE
TN33 0HS**

ON BEHALF OF

BATTLE TOWN COUNCIL

PREPARED BY

**KINGSTON MOREHEN
15A HYDE GARDENS
EASTBOURNE
BN21 4PR**

3RD FEBRUARY 2025

Ref 16767



INSTRUCTIONS TO TENDERERS

1. The contractor is to visit the site as no claim at a later date will be considered on the grounds of lack of knowledge of the conditions of access, nature of the buildings, risk of damage to property adjacent to the site and of injury to the occupiers of such property.
2. The Contractor is responsible for checking that every page is properly contained within this Specification that each page is priced if so required by the Contractor and each page correctly carried to the Summary. Any claim in respect of missing pages will not be considered.
3. If there are any clauses, descriptions or references in the contract Specifications, Employers Requirements or drawings which are unclear, ambiguous or give rise to discrepancies within the contract documents they should immediately be drawn to the attention of the Contract Administrator for clarification.
4. The Contractors Proposal, setting out how the contractor intends to comply with the Tender Documents, must be submitted with the tender. It should contain the following:
 - a. Outline proposals for the contractor design elements
 - b. Details of materials and workmanship where not specified in the Employer's Requirements of Construction Notes, sufficient to judge the quality of the proposed work.
 - c. Programme, to include Contractor design development, Statutory Approvals and construction on site. It is to be noted that the Council funding criteria state the project must be complete by the end of 2025 and therefore the contractor's proposal to achieve this have a high weighting.
 - d. Schedule of any intended specialist sub-contractors and consultants.
 - e. Contract sum analysis in a form similar to that enclosed
 - f. Method statement of construction strategy, site set up, site management and quality control procedures.
6. The Contractors Tender Return, including the Contractors Proposals and Contract Sum Analysis is to include for everything necessary to complete the design and works described whether or not detailed in the tender documents. Include for all operational costs including parking, transport, storage, consents, licences and any other incidental costs. If any items are not priced the Contractor will be deemed to have made due allowance for these items in his prices for other items.
7. If upon examination of the Tender return, an error is detected then the tendering Contractor will be given details of such errors and afforded an opportunity to clarify their offer.



8. Any alteration or qualifications made to this Tender Documents should be clearly set out in the Contractors Tender Return. The client is not bound to accept any alteration or qualification.
9. If the Contractor has any questions relating to the Specification, then he should contact the Contract Administrator.



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Part 1

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A10

Project particulars

Clauses

110 The Project

1. Name: Battle Sports Pavillion
2. Nature: New Sports Pavillion and Associated Works
3. Location: Battle Recreation Ground, North Trade Road, Battle
4. Timescale for construction work: 38 weeks

120 Employer (client)

1. Name: Battle Town Council
Address:
Battle Town Council
The Almonry
High Street
Battle TN33 0EA
2. Contact: Carol Harris (Ms) Clerk to Battle Town Council
3. Telephone: Tel: 01424 772210
4. Email: clerk@battletowncouncil.gov.uk

130 Principal contractor (CDM)

1. Name: The Contractor

140 Architect/ contract administrator

1. Name: Kingston Morehen
2. Address: 15A Hyde Gardens, Eastbourne BN21 4PR
3. Contact: Patrick McDonald
4. Telephone: 01323 411 088
5. Email: patrick@kingstonmorehen.co.uk

150 Principal designer

1. Name: The Contractor



A11

Tender and contract documents

Clauses

110 Tender drawings

1. The tender drawings are: included in Appendices of the Tender Document

120 Contract drawings

1. The contract drawings: The same as the tender drawings.

160 Pre-construction information

1. Format: The pre-construction information is described in these Preliminaries in section A34 and also in the Appendices . It refers to information given elsewhere in the Preliminaries, specification, drawings and associated documents.

A12

The site/ existing buildings

Clauses

110 The site

1. Description: The sports pavilion at Battle Recreation Ground

120 Existing buildings on/ adjacent to the site

1. Description: An existing sports pavilion
1. Drawings: Refer to Appendix.

200 Access to the site

1. Description: Access to the site is from North Trade Road
2. Limitations: No vehicle access.

210 Parking

Restrictions on parking of the Contractor's and employees' vehicles:

A contractor's compound and parking will be agreed as part of the Contractors Proposal.

220 Use of the site

1. General: Do not use the site for any purpose other than carrying out the Works.
2. Limitations: The Recreation Ground will remain in use by the public at all times.

230 Surrounding land/ building uses

1. General: Adjacent or nearby uses or activities are as follows:
 - 1.1. Public Park
 - 1.2. Residential Properties



240 Health and safety hazards

1. **General:** The nature and condition of the site/ buildings cannot be fully and certainly ascertained before being opened up. However, the following hazards are or may be present:
 - 1.1. Potential asbestos containing materials - refer to asbestos management survey report included in the Appendix .
2. **Information:** The accuracy and sufficiency of this information is not guaranteed. Ascertain if any additional information is required to ensure the safety of all persons and the works.

250 Site visit

1. **Assessment:** Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.
2. **Arrangements for visit:** see A120

A13

Description of the work

Clauses

120 The works

1. **Description:** The demolition of the existing of a new Sports Pavilion



A20

JCT minor works building contract with contractor's design (MWD)

Clauses

JCT minor works building contract with contractor's design

- The contract: JCT Minor Works Building Contract with Contractor's Design 2024 Edition.
- Requirement: Allow for the obligations, liabilities and services described.

The recitals

First - The Works and the Contract Administrator

- The work comprises: New Sports Pavillion
- Architect/ Contract Administrator: See clause A10/140.

Second - Contractor's designed portion

- The Works include the design and construction of
As detailed in the Employers Requirement Section
 - Foundations
 - Floors structure
 - Structural timber frame
 - Roof trusses
 - Internal Finishes
 - All sanitation and drainage installations
 - Space heating
 - Hot and Cold-Water supplies
 - Ventilation
 - Electrical Installations
 - Solar Voltaic Panels and battery storage.

Third - Contract documents

- Contract drawings: As listed in clause A11/120.
- Contract documents: The following have been prepared which show and describe the work to be done
Schedule of Works.

SPECIFICATION OF WORKS AND EMPLOYERS REQUIREMENTS

Fourth - Priced documents

- Documents to be priced or provided by the Contractor: Contract Sum Analysis

Articles

4 - Architect/ Contract Administrator

- Architect/ Contract Administrator: See clause A10/140.



5 and 6 - Principal Designer/ Principal Contractor

- Principal Designer: The Contractor
- Principal Contractor: The Contractor

Contract particulars

Fifth Recital and the Fluctuation Option

- Base date: 3rd February 2025

Fifth Recital and clause 4.2 - Construction industry scheme (CIS)

- Employer at base date is a 'contractor' for the purposes of the CIS.

Sixth Recital - CDM Regulations

- The project is notifiable.

Seventh Recital - Framework agreement

- Framework agreement: Does not apply

Eighth Recital and Schedule 2 - Supplemental provisions

- Health and safety: Supplemental Provision 1 applies.
- Cost savings and value improvements: Supplemental Provision 2 applies.
- Performance indicators and monitoring: Supplemental Provision 3 applies.
- Transparency and The Public Contracts Regulation 2015 Supplemental Provision 4 and 5 apply.

Article 8 - Arbitration

- Article 7 and Schedule 1 apply.

Clause 2.3 - Commencement and Completion

- Works commencement date: Anticipated 21st April 2025 , actual date to be agreed
- Date for Completion: 25 weeks from commencement

Clause 2.9 - Liquidated damages

- At the rate of £1,000.00 per calendar week or pro-rata thereto.

Clause 2.11 - Rectification period

- Period: 12 months from the date of practical completion.

Clause 4.3 and 4.4 - Interim payments

- Interim Valuation Dates
 - The first Interim Valuation Date is: One month after commencement of works
 - Thereafter at intervals of: One month
- Payments due prior to practical completion
 - Percentage of total value of the work etc.: 95 per cent
- Payments becoming due on or after practical completion



- Percentage of the total amount to be paid: 97½ per cent

Clause 4.4 and 4.9 - Fluctuations provision

- The following fluctuations provision applies: No fluctuations provision applies

Clause 4.9.1 - Supply of documentation for computation of amount to be finally certified

- Period: Three months from the date of practical completion.

Clause 5.3 - Contractor's Public Liability insurance - injury to persons or property

- The required level of cover for any one occurrence or series of occurrences arising out of one event
 - Not less than: £10,000,000.00 (ten million pounds)

Clauses 5.4A, 5.4B and 5.4C - Insurance of the works, etc. - alternative provisions

- Clause 5.4A applies.

Clause 7.3 - Adjudication

- The Adjudicator is: President or Vice-President
- Nominating body: Royal Institution of Chartered Surveyors

Schedule 1 paragraph 2.1 - Arbitration

- Appointor of Arbitrator (and of any replacement): President or a Vice president of the: The Royal Institution of Chartered Surveyors.

The conditions - No Amendments

Section 1: Definitions and Interpretation

1.4 - Reckoning periods of days

- Amendments: None

1.8 - Applicable law

- Amendments: None

Execution

Execution

- The contract: Will be executed under hand as a deed as a deed.



A30

Tendering/ subletting/ supply

Main contract tendering

110 Scope

1. **General:** These conditions are supplementary to those stated in the Invitation to Tender and on the form of tender.

145 Tendering procedure

1. **General:** In accordance with the principles of Single stage selective tendering
2. **Arithmetical errors:** Overall price is dominant.

160 Exclusions

1. **Inability to tender:** Immediately inform if any parts of the work as defined in the tender documents cannot be tendered.
2. **Relevant parts of the work:** Define those parts, stating reasons for the inability to tender.

170 Acceptance of tender

1. **Acceptance:** No guarantee is offered that any tender will be recommended for acceptance or be accepted, or that reasons for non acceptance will be given.
2. **Costs:** No liability is accepted for any cost incurred in the preparation of any tender.

190 Period of validity

1. **Period:** After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 3 months.
2. **Date for possession/ commencement:** See section A20.

Pricing/ submission of documents

210 Preliminaries in the specification

1. The Preliminaries/ General conditions sections (A10-A56 inclusive) must not be relied on as complying with SMM7/ NRM2.

250 Priced documents

1. **Alterations:** Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.
2. **Measurements:** Where not stated, ascertain from the drawings.
3. **Deemed included:** Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.
4. **Submit:** With tender

310 Tender

1. **General:** 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.



520 Design documents

1. **Scope:** Include the following in the Contractor's Proposals:
 - 1.1. **Design drawings:** not required
 - 1.2. **Technical information:** Submit outline proposals.
2. **Submit:** With tender.

530 Substitute products

1. **Details:** 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.
2. **Compliance:** Substitutions accepted will be subject to the verification requirements of clause A31/200.

550 Health and safety information

1. **Content:** Describe the organization and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the Works may affect.
2. **Include**
 - 2.1. A copy of the health and safety policy document, including risk assessment procedures.
 - 2.2. Accident and sickness records for the past five years.
 - 2.3. Records of previous Health and Safety Executive enforcement action.
 - 2.4. Records of training and training policy.
 - 2.5. The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.
3. **Submit:** Within one week of request

570 Outline construction phase health and safety plan

1. **Content:** Submit the following information within one week of request:
 - 1.1. Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed.
 - 1.2. Details of the management structure and responsibilities.
 - 1.3. Arrangements for issuing health and safety directions.
 - 1.4. Procedures for informing other contractors and employees of health and safety hazards.
 - 1.5. Selection procedures for ensuring competency of other contractors, the self-employed and designers.
 - 1.6. Procedures for communications between the project team, other contractors and site operatives.
 - 1.7. Arrangements for cooperation and coordination between contractors.
 - 1.8. Procedures for carrying out risk assessment and for managing and controlling the risk.
 - 1.9. Emergency procedures including those for fire prevention and escape.
 - 1.10. Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.
 - 1.11. Arrangements for welfare facilities.
 - 1.12. Procedures for ensuring that all persons on site have received relevant health and safety information and training.
 - 1.13. Arrangements for consulting with and taking the views of people on site.
 - 1.14. Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.



- 1.15. Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.
- 1.16. Review procedures to obtain feedback.

590 Site Waste Management Plan

1. **Development**
 - 1.1. **Responsibility:** The Contractor
 - 1.2. **Content:** Principal Contractor, purpose of the plan, location of the site, description of project, types and quantities of waste to be generated, use of appropriate licensed waste management contractors, waste auditing protocols
 - 1.3. **Submittal date:** with tender

599 Freedom of Information Act

1. **Records:** Retain, make available for inspection and supply on request information reasonably required to allow response to requests made under the provisions of the Freedom of Information Act.
2. **Determination:** Submit requests received. Do not supply information to anyone other than the project participants without express written permission.
3. **Confidentiality:** Maintain at all times.

Subletting/ supply - No Amendments

A31

Provision, content and use of documents

Definitions and interpretations

110 Definitions

1. **Meaning:** Terms, derived terms and synonyms used in the preliminaries/ general conditions and specification are as stated here or in the appropriate referenced document.

120 Communication

1. **Definition:** Includes advise, inform, submit, give notice, instruct, agree, confirm, seek, provide or obtain information, consent or instructions, or make arrangements.
2. **Format:** In writing to the person named in clause A10/140 unless specified otherwise.
3. **Response:** Do not proceed until response has been received.

130 Products

1. **Definition:** Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the Works.
2. **Includes:** Goods, plant, materials, site materials and things for incorporation into the Works.

135 Site equipment

1. **Definition:** Apparatus, appliances, machinery, vehicles or things of whatsoever nature required in or about the construction for the execution and completion of the Works but not materials or other things intended to form or forming part of the Permanent Works.



2. **Includes:** Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.
3. **Excludes:** Products and equipment or anything intended to form or forming part of the permanent works.

140 Drawings

1. **Definitions:** To BSRIA BG 6, 'A design framework for building services: Design activities and drawing definitions'.
2. **CAD data:** In accordance with ISO 19650.

150 Contractor's Design

1. **Meaning:** Design to be carried out or completed by the Contractor and supported by appropriate contractual arrangements, to correspond with specified requirements.

155 Submit proposals

1. **Meaning:** Submit information in response to specified requirements.

160 Terms used in specification

1. **Remove:** 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 removal and disposal of associated pipework, wiring, ductwork or other services.
2. **Remediate:** Action or measures taken to lessen, clean up, remove or mitigate the existence of hazardous materials; in accordance with standards, or requirements as may be set out by statutes, rules, regulations or specification.
3. **Fix:** Receive, unload, handle, store, protect, place and fasten in position; dispose of waste and surplus packaging. To include all labour, materials and site equipment for that purpose.
4. **Supply and fix:** As above, but including supply of products, components or systems to be fixed, together with everything necessary for their fixing. All products, components or systems are to be supplied and fixed unless stated otherwise.
5. **Keep for reuse:** Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, protect adequately and store until required by the employer/ purchaser, or until required for use in the works as instructed.
6. **Keep for recycling:** As 'keep for reuse', but relates to a naturally occurring material rather than a manufactured product.
7. **Make good:** Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.
8. **Replace:** Supply and fix new products matching those removed. Execute work to match original new state of that removed.
9. **Repair:** Execute remedial work to restore something to its original working state. Make secure, sound and neat. Excludes redecoration and/ or replacement.
10. **Refix:** Fix removed products.
11. **Ease:** Adjust moving parts of designated products, or work to achieve free movement and good fit in open and closed positions.
12. **Match existing:** 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.
13. **System:** Equipment, accessories, controls, supports and ancillary items (including installation) necessary for that section of the work to function.



170 Manufacturer and product reference

1. **Definition:** When used in this combination:
 - 1.1. **Manufacturer:** the person or legal entity under whose name or trademark the particular product, component or system is marketed
 - 1.2. **Product reference:** the proprietary brand name and/ or identifier by which the particular product, component or system is described.
2. **Currency:** References are to the particular product as specified in the manufacturer's technical literature current on the date of the invitation to tender.

200 Substitution of products

1. **Products:** If an alternative product to that specified is proposed, obtain approval before ordering the product.
2. **Reasons:** Submit reasons for the proposed substitution.
3. **Documentation:** Submit relevant information, including:
 - 3.1. manufacturer and product reference;
 - 3.2. cost;
 - 3.3. availability;
 - 3.4. relevant standards;
 - 3.5. performance;
 - 3.6. function;
 - 3.7. compatibility of accessories;
 - 3.8. proposed revisions to drawings and specification;
 - 3.9. compatibility with adjacent work;
 - 3.10. appearance;
 - 3.11. copy of warranty/ guarantee.
4. **Alterations to adjacent work:** If needed, advise scope, nature and cost.
5. **Manufacturers' guarantees:** If substitution is accepted, submit before ordering products.

210 Cross references

1. **Accuracy:** Check remainder of the annotation or item description against the terminology used in the section or clause referred to.
2. **Related terminology:** Where a numerical cross reference is not given, the relevant sections and clauses of the specification will apply.
3. **Relevant clauses:** Clauses in the referred to specification section dealing with general matters, ancillary products and execution also apply.
4. **Discrepancy or ambiguity:** Before proceeding, obtain clarification or instructions.

220 Referenced documents

1. **Conflicts:** Specification prevails over referenced documents.

230 Equivalent products

1. **Inadvertent omission:** Wherever products are specified by proprietary name the phrase 'or equivalent' is to be deemed included.



250 Currency of documents and information

1. **Currency:** References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.

260 Sizes

1. **General dimensions:** Products are specified by their co-ordinating sizes.
2. **Timber:** Cross section dimensions shown on drawings are:
 - 2.1. Target sizes as defined in BS EN 336 for structural softwood and hardwood sections.
 - 2.2. Finished sizes for non-structural softwood or hardwood sawn and further processed sections.

Documents provided on behalf of the employer

410 Additional copies of drawings/ documents

1. **Additional copies:** Issued on request

440 Dimensions

1. **Scaled dimensions:** Do not rely on.

460 The specification

1. **Coordination:** All sections must be read in conjunction with Main Contract Preliminaries/ General conditions.

Documents provided by contractor/ subcontractors/ suppliers

600 Contractor's Design information

1. **General:** Complete the design and detailing of parts of the Works as specified.
2. **Provide**
 - 2.1. Production information based on the drawings, specification and other information.
 - 2.2. Liaison to ensure coordination of the work with related building elements and services.
3. **Master programme:** Make reasonable allowance for completing design/ production information, submission (including information relevant to the CDM Regulations), comment, inspection, amendment, resubmission and reinspection.
4. **Information required:** Contractor design proposals relating to drainage and other service installations
 - 4.1. **Format:** one hard copy, one electronic copy
 - 4.2. **Number of copies:** one of each
5. **Submit:** Within one week of request.

620 As-built drawings and information

1. **Contractor designed work:** Provide drawings/ information:
2. **Submit:** At least two weeks before date for completion.

630 Technical literature

1. **Information:** Keep on site for reference by all supervisory personnel:
 - 1.1. Manufacturers' current literature relating to all products to be used in the Works.
 - 1.2. Relevant British, EN or ISO Standards.



640 Maintenance instructions and guarantees

1. **Components and equipment:** Obtain or retain copies, register with manufacturer and hand over on or before completion of the Works.
2. **Information location:** In Building Manual.
3. **Emergency call out services:** Provide telephone numbers for use after completion. Extent of cover: twenty four hours seven days a week.

650 Energy rating calculation

1. **Calculation documentation**
 - 1.1. **Number of copies:** Two
 - 1.2. **Deliver to:** Energy Performance Certificate Assessor and also lodge in the Building Manual.

A32

Management of the works

Generally

110 Supervision

1. **General:** Accept responsibility for coordination, supervision and administration of the Works, including subcontracts.
2. **Coordination:** Arrange and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work.

118 Vehicle safety requirements

1. **Vehicle equipment:** Ensure that all vehicles have the following:
 - 1.1. Audible alert to other road users to the planned movement of the vehicle when the vehicle's indicators are in operation.
 - 1.2. Prominent signage at the rear of the vehicle to warn cyclists of the dangers of passing the vehicle on the inside.
2. **Driver training**
 - 2.1. Drivers must be trained on vulnerable road user safety through an approved course and hold a current valid Certificate of Competence.
 - 2.2. Drivers must have a valid driving licence and be legally able to drive the vehicle.

120 Insurance

1. **Documentary evidence:** Before starting work on site submit details, and/ or policies and receipts for the insurances required by the Conditions of Contract.

130 Insurance claims

1. **Notice:** 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 give notice to the employer/ client, the person administering the Contract on their behalf and the Insurers.
2. **Failure to notify:** Indemnify the employer/ client against any loss, which may be caused by failure to give such notice.



140 Climatic conditions

1. **Information:** Record accurately and retain:
 - 1.1. Daily maximum and minimum air temperatures (including overnight).
 - 1.2. Delays due to adverse weather, including description of the weather, types of work affected and number of hours lost.

150 Ownership

1. **Alteration/ clearance work:** Materials arising become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.

Programme/ progress

210 Programme

1. **Master programme:** Immediately when requested and before starting work on site submit in an approved form a master programme for the Works, which must include details of:
 - 1.1. Planning and mobilisation by the Contractor
 - 1.2. Subcontractor's work.
 - 1.3. Running in, adjustment, commissioning and testing of all engineering services and installations.
 - 1.4. Work resulting from instructions issued in regard to the expenditure of provisional sums.
 - 1.5. Work by others concurrent with the Contract.
2. Submit one electronic copy.

250 Monitoring

1. **Progress:** Record on a copy of the programme kept on site.
2. **Avoiding delays:** If any circumstances arise which may affect the progress of the Works submit proposals or take other action as appropriate to minimize any delay and to recover any lost time.

260 Site meetings

1. **General:** Site meetings will be held to review progress and other matters arising from administration of the Contract.
2. **Frequency:** Every month
3. **Location:** On Site
4. **Accommodation:** Ensure availability at the time of such meetings.
5. **Attendees:** Attend meetings and inform subcontractors and suppliers when their presence is required.
6. **Chairperson (who will also take and distribute minutes):** Contract Administrator

290 Notice of completion

1. **Requirement:** Give notice of the anticipated dates of completion of the whole or parts of the Works.
2. **Associated works:** Ensure necessary access, services and facilities are complete.
3. **Period of notice (minimum):** Two weeks

310 Extensions of time

1. **Notice:** When a notice of the cause of any delay or likely delay in the progress of the works is given under the contract, written notice must also be given of all other causes which apply concurrently.
2. **Details:** As soon as possible submit:



- 2.1. Relevant particulars of the expected effects, if appropriate, related to the concurrent causes.
- 2.2. An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion.
- 2.3. All other relevant information required.

Control of cost

420 Removal/ replacement of existing work

1. **Extent and location:** Agree before commencement.
2. **Execution:** Carry out in ways that minimize the extent of work.

430 Proposed instructions

1. **Estimates:** If a proposed instruction requests an estimate of cost, submit without delay and in any case within seven days.

440 Measurement

1. **Covered work:** Give notice before covering work required to be measured.

470 Products not incorporated into the Works

1. **Ownership:** At the time of each valuation, supply details of those products not incorporated into the Works 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.
2. **Evidence:** When requested, provide evidence of freedom of reservation of title.

A33

Quality standards/ control

Standards of products and executions

110 Incomplete documentation

1. **General:** Where and to the extent that products or work are not fully documented, they are to be:
 - 1.1. Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used.
 - 1.2. Suitable for the purposes stated or reasonably to be inferred from the project documents.
2. **Contract documents:** 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.

120 Workmanship skills

1. **Operatives:** Appropriately skilled and experienced for the type and quality of work.
2. **Registration:** With Construction Skills Certification Scheme.
3. **Verification:** When requested, operatives must produce evidence of skills/ qualifications.

130 Quality of products

1. **Generally:** New. (Proposals for recycled products may be considered).
2. **Supply of each product:** From the same source or manufacturer.



3. **Whole quantity of each product required to complete the Works:** Consistent kind, size, quality and overall appearance.
4. **Tolerances:** Where critical, measure a sufficient quantity to determine compliance.
5. **Deterioration:** Prevent. Order in suitable quantities to a programme and use in appropriate sequence.

135 Quality of execution

1. **Generally:** Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.
2. **Colour batching:** Do not use different colour batches where they can be seen together.
3. **Dimensions:** Check on-site dimensions.
4. **Finished work:** Without defects, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.
5. **Location and fixing of products:** Adjust joints open to view so they are even and regular.

140 Evidence of Compliance

1. **Proprietary products:** Retain on site evidence that the proprietary product specified has been supplied.
2. **Performance specification:** Submit evidence of compliance, including test reports indicating:
 - 2.1. Properties tested.
 - 2.2. Pass/ fail criteria.
 - 2.3. Test methods and procedures.
 - 2.4. Test results.
 - 2.5. Identity of testing agency.
 - 2.6. Test dates and times.
 - 2.7. Identities of witnesses.
 - 2.8. Analysis of results.

150 Inspections

1. **Products and executions:** Inspection or any other action must not be taken as approval unless confirmed in writing referring to:
 - 1.1. Date of inspection.
 - 1.2. Part of the work inspected.
 - 1.3. Respects or characteristics which are approved.
 - 1.4. Extent and purpose of the approval.
 - 1.5. Any associated conditions.

160 Related work

1. **Details:** Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is:
 - 1.1. Appropriately complete.
 - 1.2. In accordance with the project documents.
 - 1.3. To a suitable standard.
 - 1.4. In a suitable condition to receive the new work.
2. **Preparatory work:** Ensure all necessary preparatory work has been carried out.



170 Manufacturer's recommendations/ instructions

1. **General:** Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.
2. **Exceptions:** Submit details of changes to recommendations or instructions.
3. **Execution:** Use ancillary products and accessories supplied or recommended by main product manufacturer.
4. **Products:** Comply with limitations, recommendations and requirements of relevant valid certificates.

180 Water for the works

1. **Mains supply:** Clean and uncontaminated.
2. **Other:** Do not use until:
 - 2.1. Evidence of suitability is provided.
 - 2.2. Tested to BS EN 1008 if instructed.

Samples/ approvals

210 Samples

1. **Products or executions:** Comply with all other specification requirements and in respect of the stated or implied characteristics either:
 - 1.1. To an express approval.
 - 1.2. To match a sample expressly approved as a standard for the purpose.

220 Approval of products

1. **Submissions, samples, inspections and tests:** Undertake or arrange to suit the Works programme.
2. **Approval:** Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained.
3. **Complying sample:** Retain in good, clean condition on site. Remove when no longer required.

230 Approval of execution

1. **Submissions, samples, inspections and tests:** Undertake or arrange to suit the Works programme.
2. **Approval:** Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required this is specified separately). Do not conceal, or proceed with affected work until compliance with requirements is confirmed.
3. **Complying sample:** Retain in good, clean condition on site. Remove when no longer required.

Accuracy/ setting out generally

320 Setting out

1. **General:** Submit details of methods and equipment to be used in setting out the Works.
2. **Levels and dimensions:** Check and record the results on a copy of drawings. Notify discrepancies and obtain instructions before proceeding.
3. **Inform:** When complete and before commencing construction.

330 Appearance and fit

1. **Tolerances and dimensions:** If likely to be critical to execution or difficult to achieve, as early as possible either:



- 1.1. Submit proposals; or
- 1.2. Arrange for inspection of appearance of relevant aspects of partially finished work.
2. General tolerances (maximum): To BS 5606, tables 1 and 2.

360 Record drawings

1. Site setting out drawing: Record details of all grid lines, setting-out stations, benchmarks and profiles. Retain on site throughout the Contract and hand over on completion.

Services generally

410 Services regulations

1. New or existing services: Comply with the Byelaws or Regulations of the relevant Statutory Authority.

420 Water regulations/ byelaws notification

1. Requirements: Notify Water Undertaker of any work carried out to (or which affects) new or existing services and submit any required plans, diagrams and details.
2. Consent: Allow adequate time to receive Undertaker's consent before starting work. Inform immediately if consent is withheld or is granted subject to significant conditions.

430 Water regulations/ byelaws contractor's certificate

1. On completion of the work: Submit (copy where also required to the Water Undertaker) a certificate including:
 - 1.1. The address of the premises.
 - 1.2. A brief description of the new installation and/ or work carried out to an existing installation.
 - 1.3. The Contractor's name and address.
 - 1.4. A statement that the installation complies with the relevant Water Regulations or Byelaws.
 - 1.5. The name and signature of the individual responsible for checking compliance.
 - 1.6. The date on which the installation was checked.

435 Electrical installation certificate

1. Submit: When relevant electrical work is completed.
2. Original certificate: To be lodged in the Building Manual.

445 Service runs

1. General: Provide adequate space and support for services, including unobstructed routes and fixings.
2. Ducts, chases and holes: Form during construction rather than cut.
3. Coordination with other works: Submit details of locations, types/ methods of fixing of services to fabric and identification of runs and fittings.

450 Mechanical and electrical services

1. Final tests and commissioning: Carry out so that services are in full working order at completion of the Works.
2. Building Regulations notice: Copy to be lodged in the Building Manual.



Supervision/ inspection/ defective work

525 Access

1. **Extent:** Provide at all reasonable times access to the Works and to other places of the Contractor or subcontractors where work is being prepared for the Contract.
2. **Designate:** Contract Administrator

530 Overtime working

1. **Notice:** Prior to overtime being worked, submit details of times, types and locations of work to be done.
 - 1.1. **Minimum period of notice:** One week
2. **Concealed work:** If executed during overtime for which notice has not been given, it may be required to be opened up for inspection and reinstated at the Contractor's expense.

540 Defects in existing work

1. **Undocumented defects:** When discovered, immediately give notice. Do not proceed with affected related work until response has been received.
2. **Documented remedial work:** Do not execute work which may:
 - 2.1. Hinder access to defective products or work; or
 - 2.2. Be rendered abortive by remedial work.

560 Tests and inspections

1. **Timing:** Agree and record dates and times of tests and inspections to enable all affected parties to be represented.
2. **Confirmation:** One working day prior to each such test or inspection. If sample or test is not ready, agree a new date and time.
3. **Records:** Submit a copy of test certificates and retain copies on site.

610 Defective products/ executions

1. **Proposals:** Immediately any work or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.
2. **Acceptability:** Such proposals may be unacceptable and contrary instructions may be issued.

Work at or after completion

710 Work before completion

1. **General:** Make good all damage consequent upon the Works.
2. **Temporary markings, coverings and protective wrappings:** Remove unless otherwise instructed.
3. **Cleaning:** Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.
4. **Cleaning materials and methods:** As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.
5. **COSHH dated data sheets:** Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.
6. **Minor faults:** Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.



7. **Moving parts of new work:** Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.

720 Security at completion

1. **General:** Leave the Works secure with, where appropriate, all accesses closed and locked.
2. **Keys:** Account for and adequately label all keys, and hand over together with an itemized schedule, retaining duplicate schedule signed as a receipt.

730 Making good defects

1. **Remedial work:** Arrange access with Client.
2. **Rectification:** Give reasonable notice for access to the various parts of the Works.
3. **Completion:** Notify when remedial works have been completed.

A34

Security/ safety/ protection

Security, health and safety

120 Execution hazards

1. **Common hazards:** Not listed. Control by good management and site practice.

130 Product hazards

1. **Hazardous substances:** Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document EH40: 'Workplace Exposure Limits'.
2. **Common hazards:** Not listed. Control by good management and site practice.

140 Construction phase health and safety plan

1. **Submission:** Present to the employer/ client no later than two weeks prior to works commencement .
2. **Confirmation:** Do not start construction work until the employer has confirmed in writing that the construction phase health and safety plan includes the procedures and arrangements required by the CDM Regulations.
3. **Content:** Develop the plan from, and draw on, the outline construction phase health and safety plan, clause A30/570, and the pre-tender health and safety plan/ pre-construction information.

150 Security

1. **Protection:** Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.
2. **Access:** Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.

160 Stability

1. **Responsibility:** Maintain the stability and structural integrity of the works and adjacent structures during the contract.
2. **Design loads:** Obtain details, support as necessary and prevent overloading.



170 Occupied premises

1. **Extent:** Existing buildings will be occupied and/ or used during the contract as follows: All of the pitches will remain in use for the full duration of the contract period.
2. **Works:** Carry out without undue inconvenience and nuisance and without danger to occupants and users.
3. **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 allowed, provided that such overtime is authorized in advance.

210 Safety provisions for site visits

1. **Safety:** Submit details in advance of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site.
2. **Protective clothing and/ or equipment:** Provide and maintain on site for visitors to the-site.

Protect against the following

330 Noise and vibration

1. **Standard:** Comply with the recommendations of BS 5228-1, in particular clause 7.3, to minimize noise levels during the execution of the Works.
2. **Equipment:** Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
3. **Restrictions:** Do not use:
 - 3.1. Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

340 Pollution

1. **Prevention:** Protect the site, the works and the general environment (including the atmosphere, land, streams and waterways) against pollution.
2. **Contamination:** If pollution occurs, report immediately, including to the appropriate authorities, and provide relevant information.

350 Pesticides

1. **Use:** Not permitted.

360 Nuisance

1. **Duty:** Prevent nuisance from smoke, dust, rubbish, vermin and other causes.
2. **Surface water:** Prevent hazardous build-up on-site, in excavations and to surrounding areas and roads.

370 Asbestos containing materials

1. **Duty:** Report immediately any suspected materials discovered during execution of the works.
 - 1.1. Do not disturb.
 - 1.2. Agree methods for safe removal or encapsulation.

371 Dangerous or hazardous substances

1. **Duty:** Report immediately suspected materials discovered during execution of the works.
 - 1.1. Do not disturb.
 - 1.2. Agree methods for safe removal or remediation.



375 Antiquities

1. **Duty:** Report immediately any fossils, antiquities and other objects of interest or value discovered during execution of the works.
2. **Preservation:** Keep objects in the exact position and condition in which they were found.

380 Fire prevention

1. **Duty:** Prevent personal injury or death, and damage to the Works or other property from fire.
2. **Standard:** Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by Construction Industry Publications and The Fire Protection Association (The 'Joint Fire Code').

390 Smoking on-site

1. **Smoking on-site:** Not permitted.

400 Burning on-site

1. **Burning on-site:** Not permitted.

420 Infected timber/ Contaminated materials

1. **Removal:** Where instructed to remove material affected by fungal/ insect attack from the building, minimize the risk of infecting other parts of the building.
2. **Testing:** carry out and keep records of appropriate tests to demonstrate that hazards presented by concentrations of airborne particles, toxins and other microorganisms are within acceptable levels.

430 Waste

1. **Waste:** Includes rubbish, debris, spoil, containers and packaging, and surplus material requiring disposal.
2. **Requirement:** Minimize production and prevent accumulation of waste. Keep the site and works clean and tidy. Clean out voids and cavities in the construction before closing.
3. **Disposal:** Collect and store in suitable containers. Remove from site and dispose of in a safe and competent manner, as approved and directed by the waste regulation authority.
4. **Recyclable material:** Sort and dispose of at a materials recycling facility approved by the waste regulation authority.
5. **Documentation:** Retain on-site.

440 Electromagnetic interference

1. **Duty:** Prevent excessive electromagnetic disturbance to apparatus outside the site.

470 Invasive species

1. **General:** Prevent the spread of species (e.g. plants or animals) that may adversely affect the site or works economically, environmentally or ecologically.
2. **Duty:** Report immediately any suspected invasive species discovered during execution of the works.
 - 2.1. Do not disturb.
 - 2.2. Agree methods for safe eradication or removal.



Protect the following

510 Existing services

1. **Confirmation:** Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.
2. **Identification:** Before starting work, check and mark positions of utilities/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.
3. **Work adjacent to services**
 - 3.1. Comply with service authority's/ statutory undertaker's recommendations.
 - 3.2. **Adequately protect, and prevent damage to services:** Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.
4. **Identifying services**
 - 4.1. **Below ground:** Use signboards, giving type and depth;
 - 4.2. **Overhead:** Use headroom markers.
5. **Damage to services:** If any results from execution of the Works:
 - 5.1. Immediately give notice and notify appropriate service authority/ statutory undertaker.
 - 5.2. Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.
 - 5.3. Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.
6. **Marker tapes or protective covers:** Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.

520 Roads and footpaths

1. **Duty:** Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris.
2. **Damage caused by site traffic or otherwise consequent upon the Works:** Make good to the satisfaction of the Employer, Local Authority or other owner.

530 Existing topsoil/ subsoil

1. **Duty:** Prevent over compaction of existing topsoil and subsoil in those areas which may be damaged by construction traffic, parking of vehicles, temporary site accommodation or storage of materials and which will require reinstatement prior to completion of the Works.
2. **Protection:** Before starting work submit proposals for protective measures.

540 Retained trees/ shrubs/ grassed areas

1. **Protection:** Preserve and prevent damage, except those not required.
2. **Replacement:** Mature trees and shrubs if uprooted, destroyed, or damaged beyond reasonable chance of survival in their original shape, as a consequence of the Contractor's negligence, must be replaced with those of a similar type and age at the Contractor's expense.

560 Existing features

1. **Protection:** 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.

570 Existing work

1. **Protection:** Prevent damage to existing work, structures or other property during the course of the work.
2. **Removal:** Minimum amount necessary.



3. **Replacement work:** To match existing.

580 Building interiors

1. **Protection:** Prevent damage from exposure to the environment, including weather, flora, fauna, and other causes of material degradation during the course of the work.

600 Existing furniture, fittings and equipment

1. **Protection:** Prevent damage or move as necessary to enable the Works to be executed. Reinstall in original positions.

610 Especially valuable/ vulnerable items

1. **Protection:** Ensure provision and maintenance of special protective measures to prevent damage to the following:
 - 1.1. To be confirmed at Pre Contract Meeting.
2. **Method statement:** Submit within one week of request describing special protection to be provided.

625 Adjoining property restrictions

1. **Precautions**
 - 1.1. Prevent trespass of workpeople and take precautions to prevent damage to adjoining property.
 - 1.2. Pay all charges.
 - 1.3. Remove and make good on completion or when directed.
2. **Damage:** Bear cost of repairing damage arising from execution of the Works.

630 Existing structures

1. **Duty:** Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.
2. **Supports:** During execution of the Works:
 - 2.1. 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.
 - 2.2. Do not remove until new work is strong enough to support existing structure.
 - 2.3. Prevent overstressing of completed work when removing supports.
3. **Adjacent structures:** Monitor and immediately report excessive movement.
4. **Standard:** Comply with BS 5975 and BS EN 12812.

640 Materials for recycling/ reuse

1. **Duty:** Sort and prevent damage to stated products or materials, clean off bedding and jointing materials and other contaminants.
2. **Storage:** Stack neatly and protect until required by the Employer or for use in the Works as instructed.



A35

Specific limitations on method/ sequence/ timing

Clauses

130 Method/ sequence of work

1. Specific Limitations: Include the following in the programme:
 - 1.1. Allowance must be made for temporary relocation of various pitches as described elsewhere.

160 Use or disposal of materials

1. Specific limitations: N/A

170 Working Hours

1. Specific limitations: Monday to Friday 8am to 5pm. No Saturday morning working without prior consent from the Client. No working at any other times including evenings, weekends and Bank Holidays.

A36

Facilities/ temporary work/ services

Generally

110 Spoil heaps, temporary works and services

1. Location: Give notice and details of intended siting.
2. Maintenance: Alter, adapt and move as necessary. Remove when no longer required and make good.

Accommodation - No Amendments

Temporary works

310 Roads

1. Permanent roads, hard standings and footpaths on the site: The following may be used, subject to clause A34/520:
 - 1.1. Details: Main access road into the site
 - 1.2. Restrictions on use: Maintain access for residents at all times
 - 1.3. Protective or remedial measures: Provide suitable protective coverings to all trenches

320 Temporary works

1. Employer's specific requirements: Provide: Screens or Heras fencing as required to protect the public and the neighbouring residents within the immediate area and to prevent any unauthorised personnel from entering the working area. The Contractor is to ensure that existing residents, including children and animals are prevented from entering the working area for the duration of the works.

340 Name boards/ advertisements

1. Name boards/ advertisements: Not permitted.



Services and facilities

420 Lighting and power

1. **Supply:** Electricity from the existing mains may be used for the Works as follows:
 - 1.1. **Metering:** To be confirmed
 - 1.2. **Point of supply:** To be confirmed
 - 1.3. **Available capacity:** To be confirmed
 - 1.4. **Frequency:** 50 Hz.
 - 1.5. **Phase:** To be confirmed
 - 1.6. **Current:** Alternating.
2. **Continuity:** No responsibility will be accepted for the consequences of failure or restriction in supply.

430 Water

1. **Supply:** The existing mains may be used for the Works as follows:
 - 1.1. **Metering:** To be confirmed
 - 1.2. **Source:** To be confirmed
 - 1.3. **Location of supply point:** To be confirmed
 - 1.4. **Conditions/ Restrictions:** To be confirmed
2. **Continuity:** No responsibility will be accepted for the consequences of failure or restriction in supply.

440 Telephones

1. **Direct communication:** As soon as practicable after the Date of Possession provide the Contractor's person in charge with a mobile telephone.

540 Meter readings

1. **Charges for service supplies:** Where to be apportioned ensure that:
 - 1.1. Meter readings are taken by relevant authority at possession and/ or completion as appropriate.
 - 1.2. Copies of readings are supplied to interested parties.

570 Personal protective equipment

1. **General:** Provide for the sole use of other members of the project team, in sizes to be specified:
 - 1.1. Safety helmets to BS EN 397, neither damaged nor time expired. Number required: Two
 - 1.2. High visibility waistcoats to BS EN ISO 20471 Class 2. Number required: 2.
 - 1.3. Safety boots with steel insole and toecap to BS EN ISO 20345. Pairs required: Two
 - 1.4. Disposable respirators to BS EN 149.FFP1S.
 - 1.5. Eye protection to BS EN 166.
 - 1.6. Ear protection - muffs to BS EN 352-1, plugs to BS EN 352-2
 - 1.7. Hand protection - to BS EN 388, 407, 420 or 511, as appropriate.



A37

Operation/ maintenance of the finished works

Generally

115 The Health and Safety File

1. **Responsibility:** the contractor
2. **Content:** Obtain and provide the following information: Brief description of work carried out, any residual hazards which remain, any hazardous materials used, key structural principles, the nature, location and markings of services, as built drawings and any other relevant information.
3. **Format:** Electronic copy
4. **Delivery to:** Contract Administrator By (date): Two weeks after Practical Completion.



Part 2

Materials and Workmanship

Contents

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C20

Demolition

To be read with preliminaries/ general conditions.

5 Desk study/ survey

5. **Scope:** Before starting deconstruction/ demolition work, examine available information, and carry out a survey of:
 - 5.1. the structure or structures to be deconstructed/ demolished,
 - 5.2. the site on which the structure or structures stand, and
 - 5.3. the surrounding area.
6. **Report and method statements:** Submit, describing:
 - 6.1. Form, condition and details of the structure or structures, the site and the surrounding area.
 - 6.1.1. **Extent:** As drawings
 - 6.2. Type, location and condition of features of historical, archaeological, geological or ecological importance.
 - 6.3. Type, location and condition of adjoining or surrounding premises that might be adversely affected by removal of the structure or structures or by noise, vibration and/ or dust generated during deconstruction/ demolition.
 - 6.4. Identity and location of services above and below ground, including those required for the Contractor's use, and arrangements for their disconnection and removal.
 - 6.5. Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.
 - 6.6. Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage.
 - 6.7. Proposed programme of work, including sequence and methods of deconstruction/ demolition.
 - 6.8. Details of specific pre-weakening required.
 - 6.9. Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.
 - 6.10. Arrangements for control of site transport and traffic.
 - 6.11. **Special requirements:** Site waste management plan development and proposals
7. **Format of report:** electronic

10 Extent of deconstruction/ demolition

5. **General:** Subject to retention requirements specified elsewhere, deconstruct/ demolish structures down to foundation level.

13 Groundworks

2. **Old foundations, slabs and the like:** Break out in locations and to the extents stated.
3. **Contaminated material:** Remove, and carry out remediation required by the Enforcing Authority.

15 Bench marks

6. **Unrecorded bench marks and other survey information:** Give notice when found. Do not remove marks or destroy the fabric on which they are found.



20 Features to be retained

2. General: Keep in place and protect the following: Gates and gate pillars as shown on drawings.

25 Location of services

2. Services affected by deconstruction/ demolition work: Locate and mark positions.
3. Mains services marking: Arrange with the appropriate authorities for services to be located and marked.
 - 3.1. Marking standard: In accordance with National Joint Utilities Group 'Guidelines on the positioning and colour coding of underground utilities' apparatus'.

30 Services disconnection arranged by contractor

2. General: Arrange with the appropriate authorities for disconnection of services and removal of fittings and equipment owned by those authorities prior to starting deconstruction/ demolition.

32 Disconnection of drains

2. General: Locate, disconnect and seal disused foul and surface water drains.
3. Sealing: Permanent, and within the site.

35 Live foul and surface water drains

2. Drains and associated manholes, inspection chambers, gullies, vent pipes and fittings
 - 2.1. Protect and ensure normal flow during deconstruction/ demolition work.
 - 2.2. Make good any damage arising from deconstruction/ demolition work.
 - 2.3. Leave clean and in working order at completion of deconstruction/ demolition work.
3. Other requirements: Post completion camera survey

50 Workmanship

2. Standard: Demolish structures in accordance with BS 6187.
3. Operatives
 - 3.1. Appropriately skilled and experienced for the type of work.
 - 3.2. Holding, or in training to obtain, relevant CITB Certificates of Competence.
4. Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of deconstruction/ demolition to be used.

55 Site hazards

2. Precautions: Prevent fire and/ or explosion caused by gas and/ or vapour from tanks, pipes, etc.
3. Dust: Reduce airborne dust by periodically spraying deconstruction/ demolition works with an appropriate wetting agent. Keep public roadways and footpaths clear of mud and debris.
 - 3.1. Lead dust: Submit method statement for control, containment and clean-up regimes.
4. Site operatives and general public: Protect from health hazards associated with vibration, dangerous fumes and dust arising during the course of the Works.

60 Adjoining property

3. Temporary support and protection: Provide. Maintain and alter, as necessary, as work proceeds. Do not leave unnecessary or unstable projections.
4. Defects: Report immediately on discovery.
5. Damage: Minimize. Repair promptly to ensure safety, stability, weather protection and security.



6. Support to foundations: Do not disturb.

65 Structures to be retained

1. Extent: to be confirmed on site prior to commencement of works
2. Parts which are to be kept in place: Protect.
3. Interface between retained structures and deconstruction/ demolition: Cut away and strip out with care to minimize making good.

70 Partly demolished structures

3. General: Leave partly in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours.
4. Temporary works: Prevent overloading due to debris.
5. Access: Prevent access by unauthorized persons.

71 Dangerous openings

2. General: Provide guarding at all times, including outside of working hours. Illuminate during hours of darkness.
3. Access: Prevent access by unauthorized persons.

75 Asbestos-containing materials – known occurrences

3. General: Materials containing asbestos are known to be present in: Roof sheets to shed on pitch 1.
4. Removal: By contractor licensed by the Health and Safety Executive, and prior to other works starting in these locations

76 Asbestos-containing materials – unknown occurrences

3. Discovery: Give notice immediately of suspected asbestos-containing materials when discovered during deconstruction/ demolition work. Avoid disturbing such materials.
4. Removal: Submit statutory risk assessments and details of proposed methods for safe removal.

78 Unforeseen hazards

2. Discovery: Give notice immediately when hazards, such as unrecorded voids, tanks, chemicals, are discovered during deconstruction/ demolition.
3. Removal: Submit details of proposed methods for filling, removal, etc.

85 Site condition at completion

- Debris: Clear away and leave the site in a tidy condition.

86 Site surface at completion

- Levels: Grade the site to follow the levels of adjacent areas.

95 Recycled materials

- Materials arising from deconstruction/ demolition work: Can be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification and in accordance with any site waste management plan.
- Evidence of compliance: Submit full details and supporting documentation.
 - Verification: Allow adequate time in programme for verification of compliance.



D20

Excavating and filling

To be read with preliminaries/ general conditions.

6 Site investigation report

- The Contractor will be responsible for carrying out and site investigations prior to any excavation works to ascertain the ground conditions. Any unexpected ground conditions are to be reported to the Contract Administrator immediately.

12 Site clearance

- **Timing:** Before topsoil stripping, if any.
- **General:** Clear site of rubbish, debris and vegetation. Do not compact topsoil.

14 Removing small trees, shrubs, hedges and roots

- **Identification:** Clearly mark trees to be removed.
- **Small trees, shrubs and hedges**
 - **Cut down.**
 - **Roots:** Grub up and dispose of without undue disturbance of soil and adjacent areas.
- **Safety:** Comply with Forest Industry Safety Accord safety leaflets.

16 Felling large trees

- **Definition:** Girth over 600 mm.
- **Identification:** Clearly mark trees to be removed.
- **Safety:** Comply with Forest Industry Safety Accord safety leaflets.
- **Felling:** As close to the ground as possible.
- **Stumps:** Remove by stump grinding
- **Work near retained trees:** Take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained, where tree canopies overlap and in confined spaces generally.

18 Chipping and shredding

- **Generally:** Not permitted

20 Stripping topsoil

- **General:** Before beginning general excavation or filling, strip topsoil from areas where there will be regrading, buildings, pavings/ roads and other areas shown on drawings.
- **Depth**
 - **Remove to an average depth of:** 150 mm 150 mm
 - **Give notice** where the depth of topsoil is difficult to determine.
- **Handling:** Handle topsoil for reuse or sale in accordance with BS 3882.
- **Site storage:** Keep separate from excavated sub-soil



23 Excavations adjacent to existing foundations

- **Prior to commencing excavation**
 - Excavate trial pits adjacent to existing foundations to determine extent and formation levels.
 - Allow for inspection of trial pits.
 - Allow time for amendment of details if required.

25 Inspecting formations

- **Give Notice:** Make advance arrangements for inspection of formations for foundations, service trenches and roads and pavings.
 - Notice (minimum): Three days Five days

30 Recorded features

- **Recorded foundations, beds, drains, manholes, etc:** Break out and seal drain ends
- **Contaminated earth:** Remove and disinfect as required by Local Authority.

31 Unrecorded features

- **Give notice:** If unrecorded foundations, beds, voids, basements, filling, tanks, pipes, cables, drains, manholes, watercourses, ditches, etc. not shown on the drawings are encountered.

45 Surplus subsoil

- **Excavated material:** Stockpile in temporary storage heaps.
- **Retained material:** Spread and level surplus subsoil on site.
- **Remaining material:** Remove from site.

50 Hazardous, aggressive or unstable materials

- **Generally:** Do not import or use fill materials which would, either in themselves or in combination with other materials or groundwater, give rise to a health hazard, damage to building structures or instability in the filling, including material that is:
 - Frozen or containing ice.
 - Organic.
 - Contaminated or noxious.
 - Susceptible to spontaneous combustion.
 - Likely to erode or decay and cause voids.
 - With excessive moisture content, slurry, mud or from marshes or bogs.
 - Clay of liquid limit exceeding 80 and/ or plasticity index exceeding 55.
 - Unacceptable, class U2 as defined in the 'Specification for highway works', clause 601.

53 Water

- **Generally:** Keep all excavations free from water until:
 - Formations are covered.
 - Below ground constructions are completed.
 - Basement structures and retaining walls are able to resist leakage, water pressure and flotation.
- **Drainage:** Form surfaces of excavations and fill to provide adequate falls.



- **Removal of water:** Provide temporary drains, sumps and pumping as necessary. Do not pollute watercourses with silt laden water.

55 Placing fill

- **Surfaces of excavations and areas to be filled:** Free from loose soil, topsoil, organic material, rubbish and standing water.
- **Freezing conditions:** Do not use frozen materials or materials containing ice. Do not place fill on frozen surfaces. Remove material affected by frost. Replace and recompact if not damaged after thawing.
- **Adjacent structures, membranes and buried services**
 - Do not overload, destabilise or damage.
 - Submit proposals for temporary support necessary to ensure stability during filling.
 - Allow 14 days (minimum) before backfilling against in situ concrete structures.
- **Layers:** Place so that only one type of material occurs in each layer.
- **Earthmoving equipment:** Vary route to avoid rutting.

60 Backfilling around foundations

- **Under oversite concrete and pavings:** Hardcore.
- **Under grassed or soil areas:** Material excavated from the trench, laid and compacted in 300 mm maximum layers.



Part 3

Employers Requirements



1.0 THE WORKS GENERALLY

1.1 To be read in conjunction with all other sections of the Tender Document

1.2 Materials and Workmanship

All works are to be completed in strict accordance with manufactures recommendations and in accordance with current best practice, Building Regulations and all British Standards applicable to the works being carried out. Materials and Workmanship are to be of best quality of their respective kinds.

The contractor is to execute everything necessary for the proper execution of the works whether or not shown on the drawings or described providing the same may be reasonably inferred there from.

2.0 BUILDING REGULATION AND PLANNING CONSENT

2.1 PLANNING CONSENT:

Planning Approval For the works has been obtained and the approved drawings are the part of the contract drawings. A copy of the approval letter detailing the conditions and approved drawings are is attached in the Appendices.

A non-material amendment has been submitted for approval as set out in the drawings included as the Appendices.

For the purpose of the tender return, contractor is to comply with the existing planning approval as amended by the updated drawings.

The contractor is to allow for all work necessary in discharge the planning conditions.

2.2 BUILDING REGULATION APPROVAL:

The contractor will allow within his tender for all work necessary in applying for, obtaining and complying with Building Regulations approval. He is to include for the issuing of all necessary notices and the payment of all fees incurred. All conditions to the approval are to be met and all additional information is to be provided as requested by Building Control. The contractor is to obtain written confirmation from Building Control that all works have been certified as complete.

The original Construction Notes are included in the Appendices.

The contractor is to develop, amplify and complete the detailed design as laid out within the Construction Notes and the Employer's Requirements, and obtain all necessary approvals to the satisfaction of the Building Regulations Department or other body, whilst ensuring that the design still complies with the overall concept and conditions of the Employers Requirements. The contractor is to allow within his tender for all costs and programme implications of complying with Building Control Instructions/Employers Requirements.



Confirmation of practical completion by the Contract Administrator will be conditional upon satisfactory written evidence being provided by the contractor that all Building Control approvals have been granted and all conditions complied with and on the issuing of a Completion Certificate.

2.3 ANY OTHER STATUTORY REQUIREMENTS:

The tender is deemed to include for all matters necessary to comply with any other statutory requirements which relate to this project.

3.0 DESIGN REQUIREMENTS

3.1 The contractor is to develop the detail design and select products where not set out in the Construction Notes or the Mechanical and Electrical Performance Specification. The Design is to accommodate the requirement set out in the Room Data Sheets. This includes (but is not limited to) the following main elements:

- a. Foundations
- b. Floors structure
- c. Structural timber frame
- d. Roof trusses
- e. Internal Finishes
- f. All sanitation and drainage installations
- g. Space heating
- h. Hot and Cold-Water supplies
- i. Ventilation
- j. Electrical Installations
- k. Solar Voltaic Panels and battery storage.

3.2 The contractor is to employ architectural, structural engineering and building services consultants as necessary, to develop the detailed design in order to obtain all statutory approvals. The existing DWG file will be issued to the contractor.

The original architect will not be involved in the construction phase.

3.3 The Contractor is to provide in his Proposals a list of all such sub-contractors and consultants he will be using who will be carrying out design work.

3.4 Insurances

The Contractor shall take out an insurance policy to cover his liabilities under the terms of the contract with a minimum indemnity of £5,000,000 and he is to provide with the Contractor's Proposals evidence that such insurance is in place.

In the event of the Contractor employs separate independent consultants to provide design services in connection with any part of the contract then each consultant will be required to provide evidence of their own professional indemnity insurance cover which shall have a minimum indemnity of £2,000,000.



Sub-contractors used by the Contractor carry out design work shall be required to take out an insurance policy with a minimum indemnity of £500,000 to cover their design liabilities and evidence of sub-contractor's insurance must also be provided with the Contractor's Proposals. In the event of there being piling and structural frame sub-contractors the minimum indemnity shall be £2,000,000.

4.0 SITE SET UP AND PREPARATION

- 4.1 Site set up and preparation works are to include all works necessary in order to construction the new building in a safe manner.
- 4.2 Ensure all mature tree are protected from the works Isolate all utilities
- 4.3 Remove any redundant underground services. See Gas, Electrical and Water Utility Plans plan and Drainage Plan Included as in the Appendices.
- 4.4 Provide solid plywood hoarding around the site and to segregate the playground from the site. during the works
- 4.5 The precise access route to the site from the road is to be agrees with the Council. The contractor is to submit proposals for access and the management of the public. It is anticipated that temporary ground protection and fencing of the route will be necessary.
- 4.6 Protect the existing steps and retain wall at the front of the changing room – these are to be retained.
- 4.7 The Guide Huts access facing the site will be disused during the works. The contractor is to install temporary alteration s to allow the Guide Hut to be access from the west fire escape doors:
 - Lay a rubber nonslip grass matting from the level access fire escape doors, to the west footpath.
 - On completion of the work, remove the matt and issue to the council for reused. The Council ground staff will reseed the grass if necessary.
 - Remove for later reinstatement, the fire escape ironmongery from the existing door. Fix new level handles and a dead lock to enable normal access. Reinststate the fire escape ironmongery on completion of the works.

5.0 DEMOLITION AND EXCAVATIONS

- 5.1 Demolish the existing building and complete excavations in a safe manner and removal all redundant material from site. Refer to Material and Workmanship Section for general requirements.

6.0 SUB STRUCTURE

- 6.1 The contractor is to design and construction the foundations with a design life of 60 years. The ground investigation report is included as appendix G.
- 6.2 Fully co-ordinate incoming and outgoing services with foundations.



6.3 The Contractor shall take into account the proximity of the adjacent Guide Hut. The ground works are to be completed in a manner so that the Hut is not disturbed and damaged.

6.4 The existing ground level around the perimeter of the building are to be maintained. Excess soil is to be removed from site.

7.0 STRUCTURAL TIMBER FRAME AND ROOF TRUSSES

7.1 The contractor is to design the timber frame and roof truss with a design life of 60 years

8.0 FLOORS

8.1 The contractor is to design the solid concrete subfloor and suspended beam and block ground floor structures with a design life of 60 years

8.2 The tolerance and finish on concrete floor slabs is to be suitable to receive specified finishes and achieve the raised floor and required suspended ceiling voids.

9.0 STAIRCASES

9.1 There is a single step across the ground floor. A suitable handrail and step nosing are required.

10.0 ROOFS COVERINGS

10.1 Roof coverings and associated flashings to be selected to comply with the Planning Condition with a maintenance free design life of 25 years.

10.2 The rainwater goods are to be metal box section gutters and round downpipe to match the roof coverings.

10.3 Gutters are to be fitted with continuous grilles to reduce collection of debris.

11.0 EXTERNAL WALLS

11.1 Design the external wall, in conjunction with the frame to have a design life of 60 years – subject to routine external maintenance.

11.2 Mastic pointing/sealants to have 15-year design life.

12.0 WINDOWS AND EXTERNAL DOORS AND SHUTTERS

12.1 The windows are to be PVCu framed with a design life of 25 years.

12.2 The entrance glazed screens and entrance doors are to be powder coated aluminium with a design life of 45 years.

12.3 Sealed double glazed units to be K Glass . Design life of 15 years.

12.4 Mastic pointing shall have a design life of 15 years.



12.5 Security Shutters are required to the entrance screen as noted on the planning drawings. These are to be externally fixed colour coated steel roller shutters.

12.6 Lower ground store to have a set of double plywood faced hardwood timber doors and frame with deadlock and security bolts.

13.0 INTERNAL WALLS AND PARTITIONS

13.1 Plasterboard faced studworks - generally as per the construction Notes and room data sheet. All Changing room areas and changing room entrance corridor to have OSB lining behind the plasterboard.

13.2 A plant room is to be formed in the lower ground store with blockwork walls and lockable timber door, ventilation and lighting. Details to be coordinated with the building services design.

14.0 INTERNAL JOINERY

14.1 Unless otherwise stated, internal doors are to be 838mm wide timber veneered and solid cored. Vision panels and fire rating to suit building regulation requirements.

14.2 Door frames, stops and architraves shall be of gloss finishes softwood.

14.3 Ironmongery will be stainless steel. All handles will be "bolt through."

- 1 1/2 pairs stainless steel butt hinges
- 'D' pull handles and push plates
- Deadlock with thumbturn
- kick plates, both faces
- dado level protection to circulation doors and doors in high traffic areas
- overhead closers

14.4 Softwood timber skirting unless covered skirtings requested.

14.5 Softwood timber window boards to all windows.

15.0 INTERNAL FINISHES

15.1 Generally as per the construction Notes and room data sheets.

15.2 Plasterboard. – the Council has had the offer of free issue plasterboard to the walls and ceilings . Provide a separate cost for the plasterboard installations and a provisional allow for the material supply.

15.3 Shower Water proofing. All shower areas are to have a propriety membrane waterproofing system applied to the walls and floor prior to finish of finishes

15.4 PVCu Walling Cost Option. Instead of wall tiles and painted plasterboard wall linings, supply and fit PVCu panels to the OSB wall linings as per Brett Martin Marvec FS.



- 9 – WCs
- 10 – Officials shower
- 11 – showers
- 12 – Players Lobby
- 13- - Wet room
- 14- Officials Room
- 15- Changing Room
- 16- Changing Cubicle

15.5 Decorations to ceiling, walls and joinery – as per room data sheets.

16.0 FIXTURES AND FITTINGS

16.1 Café kitchen units to be supplied and fitted by others. Provide water, drainage and power supplies to suit the café design plan.

17.0 SANITARY APPLIANCES

17.1 Commercial quality and as per the room data sheets

18.0 SIGNAGE

18.1 Screw fixed brushed stainless steel room name and statutory signage to be provides to all room.

18.2 Emergency signage as required by Building Regulations.

19.0 LANDSCAPING AND EXTERNAL WORKS

19.1 Ramp to the side entrances to be brick based and with powder coated steel balustrading. Colour to match the building.

19.2 New tarmacadam paving to the ramp, front entrance, and to the Guide Hut entrance. Form a net cut and join with the existing retain paving. The existing steps and low brick retain wall are to be retained.

19.3 Repair all damaged areas of paving resulting from the works

19.4 Grade the perimeter soil around the building to provide a level and even surface with the existing areas. Lave smooth and ready for the Council ground staff to apply topsoil and to see.

20.0 Drainage

20.1 A Survey of the existing drains in attached I the appendices. The new foul and surface water drainage is to be connected to the existing outlets.

20.2 The design for all new above and below ground drainage shall comply with Building Regulations and the requirements of the local Water Authority.



- 20.3 The Contractor shall be responsible for liaising and obtaining all necessary approvals, licences etc, from the local Water Authority in relation to constructing the temporary and permanent works, if required.
- 20.3 The Contractor is to be responsible for checking and confirming the depth and position of all public sewers, and for ascertaining whether the existing sewers are capable of accepting the discharges from the new development and if attenuation is required.



Appendix A – Pre Construction Information and Potential Hazards



1.0 SITE SPECIFIC INFORMATION

1.1	Is there an existing health and safety file for the site?	No
	Are there any existing drawings for the site?	Yes –
1.3	Is there an asbestos survey report for the site?	This is being produced and will be issued to the contractor
1.4	Has a fire risk assessment been undertaken for the site?	No

2.0 SITE ARRANGEMENTS AND RESTRICTIONS

2.1	Project programme or key dates relating to design/construction phase	To start in spring 2024 and be completed by December 2024
2.2	Lead in period allowed for	4 weeks
2.3	What is specifically required in relation to the security of the site?	<p>The site will require secure fencing (Heras or similar) to any areas that are being worked upon to prevent any unauthorised access by members of the public and residents of the site.</p> <p>When excavation is carried out, any trenches that are to be left open must be covered over with suitable road plates that are securely fixed in place.</p> <p>Site compound will need to be fully secured at all times for the duration.</p>
2.4	Are there any restrictions/hazards relating to access to the site?	The site is within a public area and access crosses areas where the public will be present for the during of the project.
2.5	Access arrangements for tendering	Refer to specification document
2.6	Access arrangements for works	To be agreed before contract is awarded. Contractor will be provided with a Site Compound for the duration of the contract period.
2.7	Location of waste collection and storage on site	With the Site compound – exact location to be confirmed.
2.8	What is the use of the adjacent land to the site?	Residential and recreational
2.9	Is there a pedestrian right of way close to or adjacent to the site?	Yes. Public have access to the park and this must be maintained at all times.
2.10	Are there any rights of way within the site?	Yes. See 2.9.



2.11	Are there any uses of the adjacent site that must remain in use and maintained?	Yes.
2.12	Is there any overlap with client undertakings on site?	Yes – public present at all times. There will be numerous animals and children, in and around the site at all times.
2.13	First aid arrangements	To be arranged by contractor
2.14	Welfare arrangements	To be arranged by contractor
2.15	Working hour restrictions	Normal working hours
2.16	Any other site rules/restrictions	No Smoking, radios etc.

3.0 HEALTH AND SAFETY FILE AND O&M MANUALS

3.1	Is a Health and Safety File required for this project?	Yes
3.2	Are Operations and Maintenance (O&M) Manuals required for this project?	Yes

4.0 HAZARD REGISTER

4.1	Hazard	Known risk	Procedure
4.2	Manual handling	Building materials required to be moved around site.	Normal construction risk to be controlled and managed safely
4.3	Plant and machinery	Excavation plant, access scaffolding and hand held tools	Normal construction risk to be controlled and managed safely
4.4	Pollution, vibration, noise, dust	Excavation, demolition and general construction	Normal construction risk to be controlled and managed safely
4.5	Means of escape/safe access	Required	Existing means of escape from site and individual pitches is to be maintained at all time. Working areas to be secured with fencing to prevent unauthorised access by residents or public.
4.6	Uncontrolled collapse	During demolition	Normal construction risk to be controlled and managed safely
4.7	Working at height	Working from scaffolding during demolition of certain buildings	Normal construction risk to be controlled and managed safely
4.8	Asbestos	Client will issue a Demolition and Refurbishment Survey prior to commencing works.	Contractors to notify the CA immediately on discovery of any suspected ACM and follow the HSE guidelines.
4.9	Public and Residents	Collision	Contractor to provide all necessary measures to segregate work safely from the public and residents.





Appendix B – Room Data Sheets



Appendix C – Planning Descision Notice



Appendix D – Drawings

Planning Amendment Drawings.

SHG 2025 01 13 – Elevations

SHG 2025 01 28 – Internal Layout

Approved Planning Drawings

5744-2019-1- E – Proposed Floor Plan

5744-2019-2- E – Proposed Elevations

5744-2019-3 – Proposed Sections

5744-2019-4 - Typical Section Through Pavillion

5744 / EX / 1 Existing Floor Plan

5744/ EX/ 2 Existing Elevations

5744 / LBP Location Block Plan

Café Layout



Appendix E – Construction Notes



Appendix F – Utility Plans

- Gas
- Water
- Drainage



Appendix G – Drainage Survey



Appendix H – Asbestos Demolition Survey



Appendix I – Ground Investigation Report



Appendix J – IWA Mechanical and Electrical Performance Specification





	Contract Sum Analysis Battle Sport Pavillion	
1.0	Design and Statutory	Cost
1.1	Building Regulations Approval Contract Sum Analysis	£
1.2	Structural Design	£
1.3	Architectural Design	£
1.4	Building Services Design	£
1.5	Other	£
2.0	Preliminaries / Site Set Up	
2.1	Access / security / hoarding	£
2.2	Temporary Works	
2.3	Site welfare	£
2.4	Scaffolding / Plant	£
2.5	Site Supervision / Management	£
2.6	Health and Safety / CDM	£
2.7	Clear site on completion	£
2.8	Other	£
3.0	Demolition	
3.1	Disconnection of utilities -	£
3.2	Demolition of existing Pavilion	£
3.3	Asbestos Removal Provisional Sum	£ 10,000
3.4	Other	£
4.0	Excavations	£
5.0	Foundations	£
6.0	Lower ground floor	£
7.0	Lower ground masonry	£
8.0	Ground floor	£
9.0	Strucutral Timber Frame	£
10.0	Roof Structure	£
11.0	Roof Covering and Insulation	£
12.0	Rainwater Goods	£
13.0	External Wall Cladding	£
14.0	External Windows and Doors	
14.1	Windows	£
14.2	Doors	£
14.3	Entrance Screen and serving hatch	£
15.0	Shutters	£
16.0	Internal Partitions	
16.1	Studwork	£
16.2	OSB to studwork	£
16.3	Lower ground floor plant room	£
17.0	Ceiling and Wall Linings	
17.1	Provisional Allowance for plasterboard supply	£
17.2	Labour for plasterboard	£
17.3	Plastering	£



17.4	Shower tile backerboard and waterproofing	£
18.0	Internal Doors	£
19.0	Other internal Joinery	£
20.0	Finishes	
20.1	Wall tiling	£
20.2	Cost Option - PVC Linings WC, changing and shower areas.	£
20.3	Decorations	£
20.4	Flooring	£
21.0	Fixture and Fittings	£
21.1	Sanitary Appliances	£
21.2	Cubicle Partitioning	£
21.3	Signage	£
22.0	External Works	£
22.1	Ramp	£
22.2	Ramp Handrail	£
22.3	New paving	£
22.4	Grade grounds	£
22.5	Drainage Connections	£
23.0	Electrical Building Service Installation	£
	- provide breakdown as per performance specification	£
24.0	Mechanical Building Service Installation	£
	- provide breakdown as per performance specification	£
25.0	Other Costs - Contractor to detail	£
26.0	General Contingency	£70,000
27.0	Total Carried to Form of Tender	£



TENDER FORM

Contract Title: Battel Sport Pavillion

Contract Address: North Tade Road, Battle, TN33 0HB

I/We hereby undertake to execute and complete the works in a good and workmanlike professional manner at the above in accordance with the Tender Documents for the fixed sum of:

£Exclusive of VAT.

Amount in words:

Which includes all provisional sums mentioned in the said specification, conditions of contract and work schedules and for all contingencies.

VAT will/will not* be added to our final account at the applicable rate. (* Delete as applicable)

I/We undertake from the date of commencement within Weeks from the date of acceptance of the Tender and to complete the said works within weeks from the date of commencement of contract.

I/We agree that this Tender shall remain open for acceptance for 3-months from this date.

I/We understand that the Employer does not bind itself to accept the lowest or any Tender or any expenses incurred in the preparation thereof.

I/We undertake that I/we have not communicated and will not up to the latest date and time for the receipt of this Tender communicate to any person other than the Employer the amount of this Tender and that I/we have not adjusted the amount of the Tender in accordance with any agreement between me/us and any other firm or company.

Signed: Date:

In the capacity of:

Duly authorised to sign tenders for and on behalf of: (in BLOCK CAPITALS):

For and on behalf of:.....

Address:

.....