



# Engineering and Construction Short Contract

## Contract Data Forms

June 2017  
(with amendments January 2023)

### Template version history

V1 (as per bidder pack)	Go live template (this document)

# NEC4 Engineering and Construction Short Contract

A contract between	<b>The Environment Agency</b> <b>Horizon House</b> <b>Deanery Road</b> <b>Bristol</b> <b>BS1 5AH</b>
And	<b>Bridge Civil Engineering Ltd</b> <b>Silverton House,</b> <b>Chudleigh,</b> <b>Devon,</b> <b>TQ13 0DF</b>
For	<b>Clewer Pumping Station Portacabins</b>
	<b>Contract Forms</b> <ul style="list-style-type: none"> <li>- <b>Contract Data</b></li> <li>- <b>The <i>Contractor's</i> Offer and <i>Client's</i> Acceptance</b></li> <li>- <b>Price List</b></li> <li>- <b>Scope</b></li> <li>- <b>Site Information</b></li> </ul>

# Contract Data

## The *Client's* Contract Data

	The <i>Client</i> is	
Name	Environment Agency	
Address for communications	The Environment Agency, Horizon House, Deanery Road, Bristol, BS1 5AH	
Address for electronic communications		
The <i>works</i> are	Refurbishment of existing foul drainage, provision of new services, connection of services to the modular building and the construction of foundations and access steps and ramp to the modular office.	
The <i>site</i> is	Clewer Pumping Station, Lower Notlake Drove, Cheddar, Somerset, BS28 4JW  Location: ST 43840 51483  See Site Plan in supporting Scope Documents	
The <i>starting date</i> is	18th July	
The <i>completion date</i> is	31 <sup>st</sup> March 2026	
The <i>delay damages</i> are	<i>nil</i>	Per day
The <i>period</i> for reply is	2	weeks

The <i>defects date</i> is	52	weeks after Completion
The <i>defects correction period</i> is	4	weeks
The <i>assessment day</i> is	the last working day	of each month
The <i>retention</i> is	nil	%
The United Kingdom Housing Grants, Construction and Regeneration Act (1996) <b>does</b> apply		
The <i>Adjudicator</i> is :		
In the event that a first dispute is referred to adjudication, the referring Party at the same time applies to the Institution of Civil Engineers to appoint an <i>Adjudicator</i> . The application to the Institution includes a copy of this definition of the <i>Adjudicator</i> . The referring Party pays the administrative charge made by the Institution. The person appointed is also <i>Adjudicator</i> for later disputes.		

## Contract Data

### The *Client's* Contract Data

The interest rate on late payment is		% per complete week of delay.
Insert a rate only if a rate less than 0.5% per week of delay has been agreed.		
For any one event, the liability of the <i>Contractor</i> to the <i>Client</i> for loss of or damage to the <i>Client's</i> property is limited to	The Contract Price	
The <i>Client</i> provides this insurance	None	

Insurance Table		
Event	Cover	Cover provided until
Loss of or damage to the <i>works</i>	Replacement Cost	The <i>Client's</i> certificate of Completion has been issued
Loss of or damage to Equipment, Plant and Materials	Replacement Cost	

The <i>Contractor's</i> liability for loss of or damage to property (except the <i>works</i> , Plant and Materials and Equipment) and for bodily injury to or death of a person (not an employee of the <i>Contractor</i> ) arising from or in connection with the <i>Contractor's</i> Providing the <i>Works</i>	Minimum £5,000,000 in respect of every claim without limit to the number of claims	The defects Certificate has been issued
Liability for death of or bodily injury to employees of the <i>Contractor</i> arising out of and in the course of their employment in connection with this contract	The amount required by the applicable law	
Failure of the <i>Contractor</i> to use the skill and care normally used by professionals providing <i>works</i> similar to the <i>works</i>	Minimum Contract Price in respect of every claim without limit to the number of claims	6 years following Completion of the whole of the <i>works</i> or earlier termination

The <i>Adjudicator nominating body</i> is	The Institution of Civil Engineers
The <i>tribunal</i> is	litigation in the courts

The <i>conditions of contract</i> are the NEC4 Engineering and Construction Short Contract June 2017 (including 2023 amendments) and the following additional conditions
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Only enter details here if additional conditions are required.	
Z1.0	Sub-contracting
Z1.1	The <i>Contractor</i> submits the name of each proposed subcontractor to the <i>Client</i> for acceptance. A reason for not accepting the subcontractor is that their appointment will not allow the <i>Contractor</i> to Provide the <i>Works</i> . The <i>Contractor</i> does not appoint a proposed subcontractor until the <i>Client</i> has accepted them.
Z1.2	Payment to subcontractors and suppliers will be no more than 30 days from receipt of correct invoice.
Z2.0	Environment Agency as a regulatory authority
Z2.1	The Environment Agency's position as a regulatory authority and as <i>Client</i> under the contract is separate and distinct. Actions taken in one capacity are deemed not to be taken in the other.
Z2.2	Where statutory consents must be obtained from the Environment Agency in its capacity as a regulatory authority, the <i>Contractor</i> is responsible for obtaining these and paying fees (unless stated otherwise in the Scope). The <i>Client's</i> acceptance of a tender and the <i>Client's</i> instruction or variation of the <i>works</i> does not constitute statutory approval or consent.
Z2.3	An action by the Environment Agency as regulatory authority is not in its capacity as <i>Client</i> and is not a compensation event.
Z3.0	Confidentiality & Publicity
Z3.1	The <i>Contractor</i> may publicise the <i>works</i> only with the <i>Client's</i> written agreement.

Z4.0	Correctness of Site Information
Z4.1	Site Information about the ground, subsoil, ducts, cables, pipes and structures is provided in good faith by the <i>Client</i> but is not warranted correct. The <i>Contractor</i> checks the correctness of any such Site Information they rely on for the purpose of Providing the <i>Works</i> .
Z5.0	The Contracts (Rights of Third Parties) Act 1999
Z5.1	For the purposes of the Contracts (Rights of Third Parties) Act 1999, nothing in this contract confers or purports to confer on a third party any benefit or any right to enforce a term of this contract.
Z6.0	Design

Z6.1	Where design is undertaken, it is the obligation of the <i>Contractor</i> to ensure the use of skill and care normally used by professionals providing similar design services.
Z6.2	The <i>Contractor</i> designs the parts of the <i>works</i> which the Scope states they are to design.
Z6.3	<p>The <i>Contractor</i> submits the particulars of their design as the Scope requires to the <i>Client</i> for acceptance. A reason for not accepting the <i>Contractor's</i> design is that it does not comply with either the Scope or the applicable law.</p> <p>The <i>Contractor</i> does not proceed with the relevant work until the <i>Client</i> has accepted this design.</p>
Z6.4	The <i>Contractor</i> may submit their design for acceptance in parts if the design of each part can be assessed fully.
Z7.0	Change to Compensation Events
Z7.1	<p>Delete the text of Clause 60.1(11) and replace by:</p> <p>The <i>works</i> are affected by any one of the following events</p> <ul style="list-style-type: none"> <li>• War, civil war, rebellion revolution, insurrection, military or usurped power</li> <li>• Strikes, riots and civil commotion not confined to the employees of the <i>Contractor</i> and sub-<i>Contractors</i></li> <li>• Ionising radiation or radioactive contamination from nuclear fuel or nuclear waste resulting from the combustion of nuclear fuel</li> <li>• Radioactive, toxic, explosive or other hazardous properties of an explosive nuclear device</li> <li>• Natural disaster</li> <li>• Fire and explosion</li> <li>• Impact by aircraft or other device or thing dropped from them</li> </ul>
Z8.0	Framework Agreement
Z8.1	The <i>Contractor</i> shall ensure at all times during this contract it complies with all the obligations and conditions of the Framework Agreement made with the <i>Client</i> .
Z9.0	Termination
Z9.1	<p>Delete the text of Clause 92.3 and replace with:</p> <p>If the <i>Contractor</i> terminates for Reason 1 or 6, the amount due on termination also includes 5% of any excess of a forecast of the amount due at Completion had there been no termination over the amount due on termination assessed as for normal payments.</p>
Z10.0	Data Protection
Z10.1	The requirements of the Data Protection Schedule shall be incorporated into this contract

Z11.0	Liabilities and Insurance
Z11.1	Civil data protection claims and regulatory fines for breaches of Data Protection Legislation are excluded from any limit of liability stated.
Z12.0	Packaging
Z12.1	For contracts containing packages of projects the <i>Client's</i> Contract Data, Scope and Site Information particular to an individual project is contained within its Site Specific Pack
Z110	<p>Inflation</p> <p>At the Contract Date the total of the Prices does not include a sum to cover inflation.</p> <p>The total of the Prices [at the Contract Date] shall be adjusted by a fixed number of Price Adjustments.</p>
	<p>The number of Price Adjustments shall be equal to:</p> <p>The number of months between the Completion Date included at the <i>starting date</i> and the Contract Date.</p> <p>The proportion of Price Adjustment shall be equal to:</p> <p>The total of the Prices at the Contract Date / The number of Price Adjustments Each time the amount due is assessed, the Price Adjustment shall be:</p> <p>The proportion of Price Adjustment x [80% x Construction Output Price Indices (OPIs) New work output prices: Infrastructure Index 1 – month rate]</p> <p>The Construction Output Price Indices (OPIs) New work output prices: Infrastructure Index 1 – month rate shall be the value determined by the Office of National Statistics for the applicable month of the amount due assessment</p> <p>Provided always that the fixed number of Price Adjustments has NOT been exceeded.</p> <p>The Price Adjustment adjusts the total of the Prices.</p> <p>If a compensation event under this contract omits original Scope covered by the total of the Prices at the Contract Date the Price Adjustments made under this clause shall be corrected accordingly.</p>

# Contract Data

## The Contractor's Contract Data

	The Contractor is	
Name	Bridge Civil Engineering Ltd	
Address for communications	Bridge Innovation Centre, Chudleigh, Devon, TQ13 0DG	
Address for electronic communications	[REDACTED]	
The fee percentage is	As Framework Agreement	%
The people rates are	As Framework Agreement	
category of person	unit	rate
The published list of Equipment is		As Framework Agreement
The percentage for adjustment for Equipment is		As Framework Agreement



# Contract Data

## The *Contractor's* Offer and *Client's* Acceptance

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

The offered total of the Prices is	£ 99,794.00
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	<b>Enter the total of the Prices from the Price List.</b>
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Signed on behalf of the *Contractor*

Name	
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Position	Framework Manager
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Signature	
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Date	14/07/2025
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The *Client* accepts the *Contractor's* Offer to Provide the *Works*

Signed on behalf of the *Client*

Name	<div></div>
Position	Project Executive
Signature	<div></div>
Date	16/07/2025

# Price List

Item Number	Description	Unit	Quantity	Rate	Price
	<b>Design phase:</b>				
1	Site investigations required	1	Sum		
2	<del>Further design of service trenches, service connections, foundation, entry/exit ramp and steps</del>	1	Sum		
3	Discharge applicable planning condition(s)	1	Sum		
4	<del>Flood Risk Activity Permit</del>	1	Sum		
5	Design Risk Assessment and PCI updates	1	Sum		
	<b>Pre-commencement planning:</b>				
6	CDM documentation for <i>Client</i> acceptance/approval (including CPP, RAMS, Temporary Works etc.)	1	Sum		
7	Photographic schedule	1	Sum		
	<b>Site Works:</b>				
8	Mobilisation to site and set up working area	1	Sum		
9	Pre-Construction Management	1	Sum		
10	Site Management / Supervision	1	Sum		
11	Welfare, Security and general Preliminaries	1	Sum		
12	Demolition and stripout works ( <i>non electrical</i> )	1	Sum		
13	Enabling works, drainage works, and service trench works	1	Sum		
14	Foundation works	1	Sum		
15	Interface with Portakabin Ltd - Supply and fit of access ramp and steps to modular office	1	Sum		
16	Service connections (Excluding electrical and surface water)	1	Sum		
17	Testing and commissioning	1	Sum		
18	Demobilise and reinstate the Site.	1	Sum		
	<b>Post construction works:</b>				
19	Provision of 'as built'	1	Sum		
20	Provision of Carbon Calculator and Carbon Appendix	1	Sum		

21	Provision of CDM Health and Safety File	1	Sum		
22	<del>Provision of O&amp;M manual copies</del>	1	Sum		
23	<del>Training of Client where required</del>	1	Sum		
<b>The total of the Prices</b>				<b>£ 99,794.00</b>	

The method and rules used to compile the Price List are

Civil Engineering Standard Method of Measurement 4<sup>th</sup> edition (CESMM4) as per the Framework Price Workbook.

# Scope

## 1. Description of the *works*

Project background



The current existing facilities at Clewer Pumping Station provide welfare and offices for the Field Operations Team in the River Axe catchment. The facilities are in poor condition, which do not meet current standards. The existing facilities therefore require replacement.

The main objective of this project is to ensure suitable welfare and office space for field team members and visitors and continue to provide a base for the Axe Field Team.

To meet the main objective, the following are required:

- Design work to take preliminary drawings to “ready for construction”
- Discharge of planning conditions
- ▲ ~~Flood Risk Activity Permit (FRAP) application~~
- Site preparation
- Provision of a new foundation
- Erection of new modular units
- Service connections, including existing foul drainage, excluding electrical works.

The scope of *works* covers:

Design Phase:

- Further development of design to enable getting to site
- Discharge of applicable planning conditions
- ▲ ~~Preparation and submission of a FRAP~~

Construction Phase:



The enabling *works* and connection of services to a modular office. The *works* include refurbishment of existing foul drainage, provision of new services, connection of services to the modular building and the construction of foundations and access steps and ramp to the modular office. For the avoidance of doubt, any activities requiring an Electrical Safety Agreement (ESA) are excluded from the *works*. The *works* shall require interface with Portakabin Ltd as a separate contractor to the *Client* who will be delivering and establishing the modular units.

### **Detailed description of the works**

#### **Design Phase – the Contractor shall:**

- Attend the site to gain an understanding of the site constraints, including with regards to access and buildability.
- Review existing drawings and site information and complete design work and temporary works design to enable the construction phase scope and objectives to be met. The *Contractor* shall allow for Site Investigations within their offer. The *Contractor* shall specify which Site Investigations are required.
- Liaise with the modular office supplier, Portakabin, and review the existing design for the new foundation slab and, if feasible, design an alternative foundation for acceptance by the *Client*.
- Provide the necessary design risk assessments and material data sheets to update the provided PreConstruction Information (PCI) document (see Supporting Scope documents).
- Discharge outstanding planning conditions (see Supporting Scope documents).
- ~~Allow for preparation and submission of a FRAP to account for the surface water outfall entering adjacent Main River and any other permanent works within eight (8) meters of bank top of the Main River.~~
- Provide email progress updates on a fortnightly basis to the *Client* and attend monthly progress meetings with the *Client* (held virtually via MS Teams).

#### **Construction Phase - the Contractor shall:**

##### **General -**

- Submit to the *Client* a completed Construction Phase Plan (CPP) to cover all phases of work being delivered and shall include site specific Risk Assessment and Method Statement (RAMS).
- Assume that an Environment Agency Principal Designer will be appointed by the *Client* to support the project delivery. The *Contractor* shall provide information in accordance with latest published SHEW document.
- Determine the most appropriate method of completing the *works* and allow for all temporary protection required during the *works*.
- Prior to commencing *works*, the *Contractor* shall prepare (2 sets of) a photographic schedule recording the condition of the property where *works* are to be undertaken and subject to planned *works*. The *Contractor* shall pass one set to the *Client* for signature by both parties and retention.

##### **Access provisions and site setup -**

- Mobilise to the site and establish the working area and safety signage while maintaining access for the *Client's* staff to the Pumping Station and existing site office.
- Remove and reinstate all furniture and equipment from the working area and protect all equipment left in the working area.
- Reinstate access routes and welfare areas to the same or better condition to that of pre *works*.

- Allow for bringing to site on commencement, maintaining and removal on completion of *works* all plant where necessary including skips, toilets, signage, access equipment, etc., in order to carry out the *works* as described, in accordance with the current Codes of Practice.
- Provide welfare facilities within the site compound area for the duration of the *works* in full accordance





with current CDM Regulations.

- On completion of the *works* the *Contractor* is to leave the site clean and tidy to the satisfaction of the *Client*. A professional clean is required prior to formal handover to the *Client*.
- Agree all site delivery times with the *Client* to avoid any conflict with surrounding users of the Pumping Station compound.

#### *Cleaning and protection -*

- Allow for the use of temporary, proprietary protective sheeting to existing floor coverings in internal working areas within internal areas and access/egress routes used by the *Contractor* and removal on completion.
- On the completion of *works* remove all waste materials, rubbish, packaging and spoil from all internal and external working areas created as a result of the *works* to the satisfaction of the *Client*. Deep clean is to be undertaken to all work areas.

#### *Health and Safety -*

- Fire escape routes are to be maintained throughout the *works*. Confirmation of fire routes are to be confirmed by the *Client* prior to *works* commencing.
- The site must operate a signing in and out procedure in the form of a log book, which must be kept on site at all times for the inspection of the *Client*.
- ASBESTOS: There is no known Asbestos Containing Material (ACM) in the work area. However, the risk cannot be fully eradicated without an up to date Refurbishment and Demolition (R&D) report. The *Contractor* shall allow for undertaking an R&D survey of the affected areas and shall remain vigilant at all times.

#### *General Demolition and Stripout Works -*

- ~~Allow for temporary sectional isolation of power supplies as required to allow installation of general power.~~
- Prior to any excavation, ○ Organise CAT scanning to detect underground services, ○ Ensure full coverage of the excavation area and nearby surroundings, ○ Identify and make a record of the location of underground services, highlighting their depth and alignment on plan drawings.
- CAT scans are to be undertaken in accordance with guidance set out in PAS 128 Underground utility detection, verification and location.
- Make good where redundant installations are removed and existing installations are replaced.
- Isolate/make safe M&E services installations where necessary to facilitate the *works*, and cap off and remove where necessary, including plumbing, waste, water and electrical/data systems.
- Allow for and be responsible for waste removal.
- Prior to commencement of *works* the *Client* will fell the tree shown in drawing number 15 - P-001933-W\_RLB\_XX\_00\_D\_B\_00\_S0\_CLEWER WEDMORE OFFICE -PROPOSED SERVICES LAYOUT. The *Contractor* shall be responsible for the removal of the stump and shall include for the grubbing up of roots and stump removal to prevent regrowth. Care must be taken during removal to minimise impact on the surrounding environment and avoid damage to the underground services. Any resulting hole or depression caused by the stump removal is to be filled and levelled.

- The *Contractor* shall break up the existing hard standing, unless an alternative design solution is accepted by the *Client*, as shown on RLB drawing P-001933-W\_RLB\_XX\_00\_D\_B\_00\_S0\_CLEWER

WEDMORE OFFICE-HARD STANDING DEMOLITION. Care must be taken and RAMMS followed to minimise the creation of dust and hazardous runoff as required by conditions of planning. Debris and arisings are to be carted away and disposed of.

*Enabling works and drainage -*

- Any work carried out on or around existing services shall be done without disruption to the *Client*.
- Isolation of any services for connection of new, adaptation or the like, will be arranged by the *Client* and shall be done at a time to suit the *Client* and shall be preceded by a method statement submitted for approval at least 10 working days before planned works.
- The *Contractor* shall allow for disconnection and removal of any redundant plant and materials from site in a manner that is in full compliance with the Local Authority, Utility Company and *Client* requirements. Certificates of safe disposal shall be provided where necessary.
- All Items of equipment no longer required as part of the new proposals shall be listed and presented to the *Client* for consideration for retention for spares.
- Allow for excavation and refurbishment of the drainage run between MH1 and MH2 in addition to the refurbishment of MH1 itself.
  - Include for a new inspection chamber between MH1 and MH2, accepting waste water from the proposed office, as shown on drawing number 15 - P-001933-W\_RLB\_XX\_00\_D\_B\_00\_S0\_CLEWER WEDMORE OFFICE -PROPOSED SERVICES LAYOUT.
  - Prior to backfilling the trench, test the drainage runs for leaks and ensure sufficient falls are achieved as required.
  - Refer to drainage report Clewer PS\_Tank Pipe Inspect\_May 2022 for condition of foul drains.
  - All *works* are to adhere to guidance set out in: BS EN 1610:2015 - Construction and testing of drains and sewers. and: BS 6297:2007+A1:2008 - Code of practice for the design and installation of drainage fields for use in wastewater treatment
- Allow for refurbishment of the septic tank. The *Contractor* is to include for a Clearwater sewage treatment sample chamber (or similar approved) on the outflow of the septic tank as shown on drawing number 15 - P-001933-W\_RLB\_XX\_00\_D\_B\_00\_S0\_CLEWER WEDMORE OFFICE -PROPOSED SERVICES LAYOUT.
  - Refer to drainage report Clewer PS\_Tank Pipe Inspect\_May 2022 for condition of septic tank.
  - Prior to backfilling the trench, test the drainage runs for leaks and ensure sufficient falls are achieved as required.
  - All *works* are to adhere to guidance set out in: BS EN 1610:2015 - Construction and testing of drains and sewers. and: BS 6297:2007+A1:2008 - Code of practice for the design and installation of drainage fields for use in wastewater treatment.
- Create a trench from the WC in the Pump House, to the proposed modular office as shown in RLB drawing 15 - P-001933-W\_RLB\_XX\_00\_D\_B\_00\_S0\_CLEWER WEDMORE OFFICE -PROPOSED SERVICES LAYOUT ready for the subsequent laying of a new water supply and a new foul drainage run. The trench must additionally have capacity for a duct complete with three drawcords ready for data cables and any future expansion of the proposed modular office.
  - In the newly excavated trench from the WC to the modular office, the *Contractor* shall include laying of 100mm diameter pipe, set on a gravel bed to form drainage run between newly installed inspection chamber (see 1.2.8.2) and proposed modular office. The *Contractor* shall leave a suitable section of pipe protruding from the ground ready for connection to sink waste.

- All *works* are to adhere to guidance set out in: BS EN 1610:2015 - Construction and testing of drains and sewers. and: BS 6297:2007+A1:2008.
- In newly excavated trench from the WC to the modular office, the *Contractor* shall include laying of an MDPE water supply pipe. Pipe to T off from mains supply located in the Pump House WC. The *Contractor* shall include for a stop tap for the new water pipe within the WC and ensure it is appropriately labelled for

ease of operation, maintenance and future expansion or modifications. Ensure a suitable tail remains once trench has been backfilled to allow connection to new modular office. Ensure duct is included in proposed raft foundation to house the water pipe and allow to penetrate safely. Conduct pressure test on installed water supply pipe to verify integrity and identify leaks or weakness.

- All works are to adhere to guidance set out in: BS EN 805:2000 Water supply - Requirements for systems and components outside buildings. AND: BS EN 806 - Specifications for installations inside buildings conveying water for human consumption.
- In newly excavated trench from the WC to the modular office, the *Contractor* shall include laying of a duct complete with three drawcords ready for data cables and any future expansion of the proposed modular office. Ensure allowance is made in proposed raft foundation for the duct to penetrate safely. Ensure suitable protrusion of duct either end of trench. Cap duct ends ready for use when required.
- ~~The Contractor shall create a trench from the proposed modular office, to the bank of the Main River ready for surface water drainage runs as shown in RLB drawing number 15 P 001933 W\_RLB\_XX\_00\_D\_B\_00\_S0\_CLEWER WEDMORE OFFICE PROPOSED SERVICES LAYOUT. Ensure trench is set to appropriate depth, alignment and slope to facilitate the efficient flow of surface water. Lay 100mm diameter pipe, set on a gravel bed, include for 2Nr inlets, appropriately set into the ground ready for the modular office, 1Nr inspection chamber at change in direction. Ensure the outfall pipe is as low as practically possible at the embankment in addition to a suitable erosion control blanket to prevent erosion of the embankment. Prior to backfilling the trench, test the drainage runs for leaks and ensure sufficient falls are achieved as required.~~
  - ~~All works are to adhere to guidance set out in: BS EN 752:2017 Drain and sewer systems outside buildings Sewer system management.~~
- ~~The Contractor shall connect new cables to existing junction box as shown on RLB drawing number 15 P 001933 W\_RLB\_XX\_00\_D\_B\_00\_S0\_CLEWER WEDMORE OFFICE PROPOSED SERVICES LAYOUT. Cables must be suitable to provide a single phase 30Amp supply to the proposed modular office. Ensure there is enough cable provided to connect to the distribution board within the proposed office. Cables are to be house in a suitable ducting and laid in excavation with red warning tape a minimum 450mm below ground level. Ensure allowance has been made in raft foundation for the ducting and cables to penetrate safely.~~
- The *Contractor* shall construct a new foundation, based on the outputs of the *Contractor's* design work. Ensure provisions are made to allow services to penetrate the raft in appropriate locations.

#### *Building works -*

- Allow to supply and fit Rapid Ramp (or similar approved) steel access ramp and steps to modular office. Ensure level access is maintained at thresholds.
- Access steps and ramps must conform to drawings RIN301.15TRPLT1518RW1.5SU1.2 and suin30tlplt2015su1.2 in addition to guidance set out in BS:8300 - Design of an accessible and inclusive built environment.
- The *Contractor* shall include for:
  - H900mm handrail to ramped/ stepped sections
  - H900 handrail to level landings
  - Infill balustrade. Vertical bars at 100mm centres
  - 100mm Kerb height that is visibly contrasted to the ramp or landing
  - Handrails that are 42mm diameter, comfortable and easy to grip, with connectors between the handrails.
  - Powder coated handrail surface which does not become excessively cold or hot to touch
  - Looped ends to reduce the risk of clothing being caught
  - Multi-directional slip resistant walkways with self-draining steel mesh with galvanised finish.
  - Self-drainage

mesh to allow water to pass through without puddling and freezing on the surface. ○ Heel safe.  
The drainage holes aperture must not allow passing of 10mm radius

#### Services -

- Once the modular office has been installed the final service connections are to be made including drainage and water. ~~and electric.~~
- ~~Ensure cables rated to a minimum of 30amps are connected to the existing distribution board as set out in line item 7.10. A suitable isolator must be provided and tested at source. Final connection into the proposed modular office will be completed by others upon installation of the unit.~~
- Allow for completing the final connection of mains connected water to the modular office. Include for creation of clearance holes to allow water pipe to enter the building. Holes to be appropriately sealed once connection has been made.
- Allow for connecting the foul waste into the sink of the modular office. Include for the creation of clearance holes in the unit to allow for the waste pipe. Holes to be appropriately sealed once the connection has been made.
- ~~Ensure surface water inlets are appropriately in line with the modular cabin rain water down pipes. Allow for appropriate testing.~~

#### Testing and Commissioning -

- The *Contractor* shall carry out all necessary testing and commissioning *works* in order to provide the *Client* with a fully working installation. (Excluding electrical connections)
- All testing and commissioning shall be witnessed and approved by the Site Supervisor where required or requested.
- ~~All commissioning shall be carried out in accordance with the CIBSE Commissioning Codes and BSRIA commissioning requirements. Where there is a difference or contradiction between these documents, the *Contractor* shall be deemed to have included for the more onerous and rigorous, as defined by the Site Supervisor.~~

#### Post- Construction Works – The *Contractor* shall:

- Liaise with the *Client*'s project team and CDM Principal Designer, to provide:
  - Clearly annotated/marked up drawings, with any deviations from the design captured accordingly to enable the designer to produce 'as constructed' drawings.
  - Actual incurred carbon calculations in accordance with the latest *Client* Carbon Calculator and Carbon Appendix tools and criteria.
  - Construction information for the CDM Health and Safety File.
- ~~Provide three complete copies of the O&M manual for inclusion within the project Health and Safety File.~~
  - ~~The O&M manual shall cover the full scope of the services installed by the *Contractor* and appointed Sub-*Contractor*(s), including any additional *works* installed during the contract period.~~
  - ~~The O&M manual shall be produced in accordance with Class D of BSRIA Application Guide 1/87.1 "Operating and maintenance manuals for building services installations".~~
- ~~Allow in the price for sufficient time to demonstrate and train the *Client* and end users on all items within the installation. Any specialist equipment shall be demonstrated by the manufacturers or specialist installers. It is the *Contractor*'s responsibility to ensure that all costs are covered for outside assistance. A~~

suitable time with sufficient prior notice shall be agreed with the *Client*, Site Supervisor and any other parties involved.

- The As Fitted drawings shall be produced using the latest version of AutoCAD software. A CD/Memory Stick shall be provided with each manual, containing all as fitted drawings. The CD/ Memory Stick shall

also contain a copy of the O&M manual in .pdf format, including all manufacturers' literature.

## 2. Drawings

Drawing Number	Revision	Title
N/A	P01	P-001933-W_RLB_XX_00_D_B_00_S0_CLEWER WEDMORE OFFICE-Drawing Register
01	P01	P-001933-W_RLB_XX_00_D_B_00_S0_CLEWER WEDMORE OFFICE-Location Plan
02	P01	P-001933-W_RLB_XX_00_D_B_00_S0_CLEWER WEDMORE OFFICE-Site Plan - existing
03	P01	P-001933-W_RLB_XX_00_D_B_00_S0_CLEWER WEDMORE OFFICE-Site Plan - proposed
04	P01	P-001933-W_RLB_XX_00_D_B_00_S0_CLEWER WEDMORE OFFICE-ELEVATIONS EXISTING
05	P01	P-001933-W_RLB_XX_00_D_B_00_S0_CLEWER WEDMORE OFFICE-ELEVATIONS PROPOSED
06	P01	P-001933-W_RLB_XX_00_D_B_00_S0_CLEWER WEDMORE OFFICE-ELEVATIONS PROPOSED - IN CONTEXT
07	P01	P-001933-W_RLB_XX_00_D_B_00_S0_CLEWER WEDMORE OFFICE-HARD STANDING DEMOLITION
08	P01	P-001933-W_RLB_XX_00_D_B_00_S0_CLEWER WEDMORE OFFICE-PROPOSED SLAB
10	P01	P-001933-W_RLB_XX_00_D_B_00_S0_CLEWER WEDMORE OFFICE-PROPOSED FLOOR PLAN
12	P01	P-001933-W_RLB_XX_00_D_B_00_S0_CLEWER WEDMORE OFFICE-Means of Escape Plan
14	P02	P-001933-W_RLB_XX_00_D_B_00_S0_CLEWER WEDMORE OFFICE-PROPOSED SERVICES LAYOUT
N/A	N/A	RIN301.15TRPLT1518RW1.5SU1.2
N/A	N/A	suin30tlplt2015su1.2
13107	First Issue	20230207 - Cabin Foundations Calculations Package



ENV6003807R-ATK-IP-3CL-DR-Z-000001	C02	Clewer PS Pollution Prevention Emergency Plan
N/A	N/A	Clewer PS_Tank Pipe Inspect_May 2022
<div>3. Specifications</div>		

Title	Date or Revision	Tick if publicly available
Asset OMR Framework Deed of Agreement and Schedules	04/03/2024	
Minimum Technical Requirements – Standard (LIT 13258)	V 13	
Minimum Technical Requirements – Environment and Sustainability (LIT 65150)	V 2	
Exchange Information Requirements (LIT 17641)	V 3.0	
Safety, Health, Environment and Wellbeing (SHEW) Code of Practice (CoP)	V 6	
Flood and Coastal Risk, Asset Management Environmental Maintenance Standards (LIT 12144)	V 2.0	
Control of Substances Hazardous to Health (COSHH) Regulations	6 <sup>th</sup> Edition, 2013	Y
Construction Design Regulations (CDM) 2015	2015	Y
Lot 1 – Spec Supplementary clauses – General		
Lot 1 & Lot 3 – Supply Chain Passport Template		
Code of practice for electrical safety (COPES) Electrical authorisation (LIT 13130)		
Annex 11 Code of practice for electrical safety (COPES) part 1 (LIT 13118)		
Annex 11 Code of practice for electrical safety (COPES) part 2 (LIT 13133)		
<h4>4. Constraints on how the <i>Contractor</i> Provides the <i>Works</i></h4>		
<p>State any constraints on the sequence and timing of work and on the methods and conduct of work including the requirements for any work by the <i>Client</i>.</p>		

1. The *Contractor* shall not commence any work on the *site* until the *Client*, or their representative, has accepted the method statements and risk assessments related to this contract.
2. The *Contractor* shall prepare, for the *Client's* acceptance, the Construction Phase Plan (CPP), Risk Assessment Method Statement (RAMS), and the Environmental Action Plan (EAP) prior to starting the *works*.
3. The *Contractor* shall allow 2 weeks for the Principal Designer to review Construction Phase Plans.
4. No work shall be undertaken until all permissions and consents have been obtained, ~~including, but not limited to, a Flood Risk Activity Permit (FRAP).~~
5. In accordance with Clause 14.5 of the contract, all of the *Client's* actions under the contract are

delegated to Contract Administrator. The *Contractor* shall only act upon instructions received from the *Client's* delegate.

6. All communications from the *Contractor* to the *Client* shall be sent to Contract Administrator.
7. The *Contractor* shall adhere to Planning Conditions in application 17/23/00001.
8. The *Contractor* shall ensure that flood embankments, access tracks, fences, hedges, structures, etc. found on site are not damaged by their activities. Such features are to be fully reinstated to the satisfaction of the *Client* and the landowner/occupier within the timescales detailed in the Specification.
9. The *Contractor* shall take all reasonable steps to avoid damage and disruption to the surrounding land, to the designated site and associated access routes. Any problems with access must be reported directly to the *Client*.
10. The Buildings Works and Service Connections section of the Construction Phase *scope* shall be delivered after installation of modular units by Portakabin. This is a key interface for the *works* and shall require liaison with Portakabin.
11. Choice of Equipment:
  - i. The *Contractor* shall choose the most appropriate plant to complete the *works*.
  - ii. The *Contractor* shall ensure that all plant is properly maintained.
  - iii. All equipment with hydraulic systems shall use biodegradable hydraulic oil.
  - iv. If applicable, all plant traversing under overhead cables shall be fitted with a Prolec or other height limiting device.
12. Seven (7) working days' notice of commencement of *works* shall be given to the *Client*.
13. Two (2) working days' notice must be given to the *Client* in advance of completion of the *works*.
14. All accidents, near misses, dangerous occurrences and environmental incidents shall be notified to the *Client*, or their representative.
15. The *Contractor* shall be responsible for obtaining and/or registering for any necessary waste exemptions.
16. The *Client* requires twenty-four (24) hour / seven (7) days per week emergency contacts from the *Contractor* including the provision of an out of hour's response if required due to theft, fire, flood and vandalism. Any emergency procedures are to be carried out by a competent employee of the *Contractor*.
17. The *Contractor* shall undertake an inspection and obtain pre and post work condition photos of any access routes that are expected to be used. This shall be made available to the *Client's* Project Manager upon request.
18. No mud or other debris is to be deposited on any tarmac areas outside the site access gate and any such material is to be removed immediately.
19. The *Contractor* shall ensure that any service diversions and protection measures required during the *works* have been arranged and agreed with the relevant Statutory Authority.
20. No fires may be lit on site unless expressly authorised by the *Client*.

#### Site Restrictions

21. The Pumping Station will remain in operation during the *works*. The *Contractor* shall cordon off the working area and ensure that occupants, public at large and any persons likely to visit the site are protected and suitable segregation from the *works* is provided at all times. The existing site office shall be accessible to the *Client's* staff during the *works*.
22. Access to the Site is via Lower Notlake Drove, which shares access to other properties. Access shall be maintained at all times.
23. A key, which must be returned on completion of the *works*, will be provided as necessary to allow access through the *Client's* gates.

#### Working times

24. The *Contractor* will be permitted to work between 7.30am and 6.00pm on weekdays (Monday to Friday). If it is necessary for the *Contractor* to undertake weekend working, this will be limited to Saturday mornings and subject to advanced agreement with the *Client*.
25. Out of hours working may be required in order to achieve the required *completion date*. – The

*Contractor* is to confirm at the time of pricing if out of hours working has been allowed for.

## 5. Requirements for the programme

The *Contractor* must submit his programme with his Offer for acceptance. The *Contractor* must show on each programme which they submit for acceptance (in the form of a Gantt chart showing the critical path, proposed order and timing to undertake the *works* and proposed plant and labour resources) the following: (a) Period required for mobilisation/ planning & post contract award (b) starting date

(c) Each of the activities listed within the Price List

(d) Any key third party interfaces, lead in periods for materials and sub-*Contractors*, time required to obtain consents/waste permits, stated constraints and *Contractor's* risks. (e) Completion date

Within two (2) weeks of the *Contractor* submitting a programme for acceptance, the *Client* will notify the *Contractor* of the acceptance of the programme or the reasons for not accepting it. A reason for not accepting a programme is that:

- The *Contractor's* plans which it shows are not practicable
- It does not represent the *Contractor's* plans realistically or - It does not comply with the Scope

If the *Client* does not notify acceptance or non-acceptance within the time allowed, the *Contractor* may notify the *Client* of that failure. If the failure continues for a further one (1) week after the *Contractor's* notification, it will be treated as acceptance by the *Client* of the programme.

The *Contractor* shall show on each revised programme:

- The actual progress achieved on each operation and its effect upon the timing of the remaining work
- How the *Contractor* plans to deal with any delays and to correct notified Defects and
- Any other changes which the *Contractor* proposes to make to the Accepted Programme

The *Contractor* shall submit a revised programme to the *Client* for acceptance:

- Within the *period for reply* after the *Client* has instructed the *Contractor* to - When the *Contractor* chooses to

The *Contractor* shall submit their programmes in both pdf and MS Project files.

## **6. Services and other things provided by the *Client***

Item	Date by which it will be provided
Site Information	With ECSC
Service search results	With ECSC
Existing PCI and Design Risk Assessment	With ECSC
Fastdraft Access	Within 2 weeks of contract award
Access to the site for construction	Prior to site mobilisation
Asite	With ECSC

## Site Information

The following drawings and site information from Portakabin Ltd are available:

8366-REU-01-00-M-1211-P01-DWS & AGD

8366-REU-ZZ-00-DR-E-1101-S4-P01

OPP1251946 - PKR-A1-00-DR-A-1001 (P05) GA Plan & Elevations

OPP1251946 - PKR-A1-00-DR-A-2001 (P01) Proposed Roof Plan

OPP1251946-100-01-FLD-Mitie FM

RAMMS - Portakabin

### Land Ownership

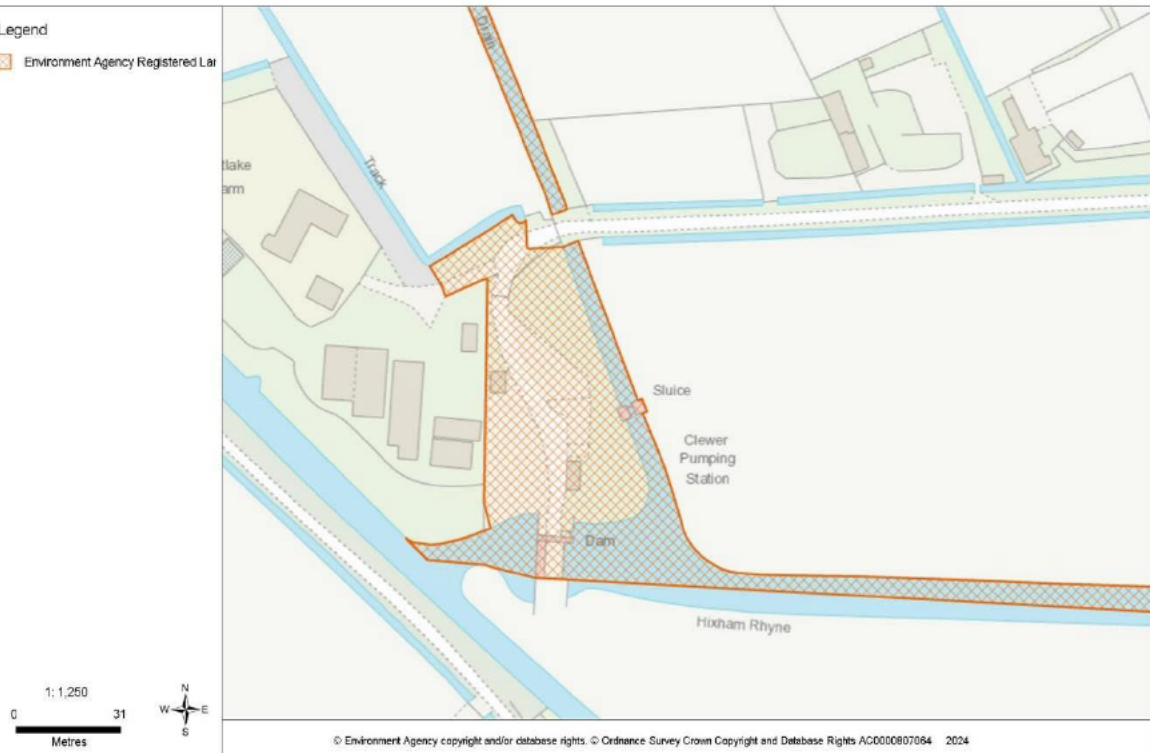
The Environment Agency are the registered landowners of the Pumping Station and surrounding watercourses (see below). Note that the access road is not owned by the Environment Agency.

## Clewer EA Land Ownership



### Legend

Environment Agency Registered Land



### Environmental

A pre-construction carbon calculator and appendix have been prepared for the project and will be shared with the *Contractor*. The latest available templates will also be made available for the *Contractor* to complete.

## Proposed sub-*Contractors*

	Name and address of proposed subcontractor	Nature and extent of work
1.	Form of Contract:	
2.	Form of Contract:	

3.	Form of Contract:	
4.	Form of Contract:	