

# Preliminaries and General Conditions

Proposed Grant aided Repairs and Alterations

At

104 – 116 Church Street, Stoke-on-Trent

for

The Trustees of R S C and A G Copeland

Date: May 2018

Project Reference: 1806

**pwa**

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A	<p>Competitive quotations using labels which do not identify the name of the contractor are invited on a Fixed Priced basis and will be required to remain open for acceptance for three calendar months from the closing date for receipt of quotations. Quotations will not be accepted until such time as confirmed in writing by the Employer or Architect. Any action taken by Contractors prior to acceptance of quotations will be at their own risk. Any errors or variations will be discussed and agreed between all parties prior to acceptance. The Employer does not bind himself to accept the lowest or any quotation and will not be responsible for any costs incurred in the preparation of quotations.</p> <p><u>QUOTATION DRAWINGS</u>  <u>(To be read in conjunction with the Schedule of Works and Specification)</u></p> <p>Architect's drawing numbers :</p> <p>As existing drawings :-</p> <p>1806 – A(0)01A  1806 – A(0)02</p> <p>As proposed drawings :-</p> <p>1806 – A(0)03  1806 – A(0)04</p>		
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<p><b><u>FORM OF CONTRACT</u></b></p> <p>The form of Contract to be used will be the JCT Minor Works Building Contract 2016</p> <p><b><u>ARTICLES OF AGREEMENT</u></b></p> <p>Recitals (1<sup>st</sup> to 5<sup>th</sup>)</p> <p>Articles</p> <ol style="list-style-type: none"> <li>1. Contractor's obligations.</li> <li>2. Contract sum.</li> <li>3. Architect/Contract Administrator.</li> <li>4. Principal Designer.</li> <li>5. Principal Contractor.</li> <li>6. Adjudication.</li> <li>7. Arbitration</li> <li>8. Legal proceedings</li> </ol> <p>Contract Particulars</p> <p><i>It is assumed that the employer will not be a 'contractor' for the purposes of CIS.</i></p> <p><i>The Project <b>will</b> be notifiable under the CDM Regulations.</i></p> <p><i>The provisions of Article 7 and Schedule 1 shall apply.</i></p> <p><i>It is anticipated that there will be a 2 week CDM planning period.</i></p> <p><i>The Date of Commencement is to be agreed.</i></p> <p><i>The Date of Completion is to be agreed.</i></p> <p><i>Liquidated Damages will be at the rate of £500 per week.</i></p> <p><i>The Rectification Period will be 12 months</i></p> <p><i>The percentage value under clause 4.3 will be 95%</i></p> <p><i>The percentage amount to be paid under clause 4.5 will be 97.5%</i></p> <p><i>Supply of documentation to allow calculation of final certificate to be within 3 months of completion</i></p>		
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	<p><i>Clause 4.11 of the contract regarding fluctuations will not apply</i></p> <p><i>The contractor is to carry minimum insurance cover of £5,000,000 under clause 5.3.2</i></p> <p><i>Option B of clause 5.4 regarding insurance of the site and existing building shall apply</i></p> <p><i>The percentage to cover professional fees under clause 5.4B.1.2 shall be 15 per cent.</i></p> <p><i>In the event of Adjudication the adjudicator will be appointed by the president of the Royal Institute of British Architects</i></p> <p><i>In the event of Arbitration the arbitrator will be appointed by the president of the Royal Institute of British Architects</i></p> <p><i>The Contract will be executed under hand</i></p> <p>Attestation</p>		
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**CONDITIONS****1. Definitions and Interpretation**

- 1.1 Definitions
- 1.2 Agreement etc. to be read as a whole
- 1.3 Headings, references to persons, legislation etc.
- 1.4 Reckoning periods of days
- 1.5 Contracts (Rights of Third Parties) Act 1999
- 1.6 Notices and other communications
- 1.7 Applicable law.

**2. Section 2 Carrying out the Works**

- 2.1 Contractor's obligations
- 2.2 Commencement and completion
- 2.3 Architect/Contract Administrator's duties
- 2.4 Correction of inconsistencies
- 2.5 Divergences from Statutory Requirements
- 2.6 Fees or charges legally demandable
- 2.7 Extension of time
- 2.8 Damages for non-completion
- 2.9 Practical completion
- 2.10 Defects
- 2.11 Certificate of making good

**3. Section 3 Control of the Works**

- 3.1 Assignment
- 3.2 Person-in-charge
- 3.3 Sub-contracting
- 3.4 Architect/Contract Administrator's instructions
- 3.5 Non-compliance with instructions
- 3.6 Variations
- 3.7 Provisional Sums
- 3.8 Exclusion from the Works
- 3.9 CDM Regulations

**4. Section 4 Payment**

- 4.1 VAT
- 4.2 Construction Industry Scheme (CIS)
- 4.3 Interim payments – dates and certificates
- 4.4 Contractors applications and payment notices
- 4.5 Payments– amount and notices
- 4.6 Failure to pay amount due
- 4.7 Contractor's right of suspension
- 4.8 Final certificate and final payment
- 4.9 Fixed price and fluctuations provision

<p><b>5. Section 5 Injury, Damage and Insurance</b></p> <p>5.1 Contractor’s liability - personal injury or death</p> <p>5.2 Contractor’s liability - loss, injury or damage to property</p> <p>5.3 Contractor’s insurance of his liability</p> <p>5.4A Joint Names Insurance of the Works by Contractor</p> <p>5.4B Joint Names Insurance of the Works and existing structures by Employer</p> <p>5.4C Insurance of the Works and existing structures by other means</p> <p>5.5 Evidence of insurance</p> <p>5.6 Loss or damage – insurance claims and reinstatement</p> <p>5.7 Loss or damage to existing structures – right of termination</p> <p><b>6. Section 6 Termination</b></p> <p>6.1 Meaning of insolvency</p> <p>6.2 Notices under section 6</p> <p>6.3 Other rights, reinstatement</p> <p>6.4 Default by Contractor</p> <p>6.5 Insolvency of Contractor</p> <p>6.6 Corruption and regulation 73(1)(b) of the PC regulations</p> <p>6.7 Consequences of termination under clauses 6.4 to 6.6</p> <p>6.8 Default by Employer</p> <p>6.9 Insolvency of Employer</p> <p>6.10 Termination by either Party and regulations 73(1)(a) and 73(1)(c) of the PC regulations</p> <p>6.11 Consequences of termination under clauses 6.8 to 6.10</p> <p><b>7. Section 7 Settlement of Disputes</b></p> <p>7.1 Mediation</p> <p>7.2 Adjudication</p> <p>7.1 Arbitration</p> <p><b>Schedules</b></p> <p><b>Schedule 1 Arbitration</b></p> <p><b>Schedule 2 Fluctuations – Contribution, levy and tax changes</b></p> <p><b>Schedule 3 Supplemental Provisions</b></p>		
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<b>A</b>	<p><b><u>INSURANCE</u></b></p> <p>In respect of item 5.4b above, the Employer shall in the joint names of the Employer and contractor insure against loss or damage to the existing structures (together with the contents owned by him or for which he is responsible) and to the works and all unfixed materials and goods intended for, delivered to, placed on or adjacent to the works and intended therefore by fire, lightning, explosion, storm, tempest, flood, bursting or overflowing of water tanks, apparatus or pipes, earthquake, aircraft and other aerial devices or articles dropped there from, riot and civil commotion.</p> <p>It is the Contractor's responsibility to confer with the Employer to ensure that such insurance is in place before the works commence.</p>		
<b>B</b>	<p><b><u>STATUTORY UNDERTAKERS</u></b></p> <p>The Contractor should note that in the event of any delay in the completion of the Contract caused by Statutory Undertakers which is beyond the control of the Contractor, then upon a claim being made an extension of time would be considered. Any such extensions of time granted would not be subject to any financial reimbursement to the Contractor.</p>		
<b>C</b>	<p><b><u>THE CONSTRUCTION (DESIGN MANGEMENT) REGULATIONS 2015</u></b></p> <p>The Principal Contractor is required to undertake the works observing the Construction Design Management Regulations 2015 and must allow for preparing and developing a Construction Phase Plan prior to the commencement of the works. The Principal Contractor will co-ordinate the activities of all Contractors and Sub-Contractors to ensure compliance with relevant Health and Safety legislation and liaise where necessary with the Client, Principal Designer and Designer. The Principal Contractor must allow for the ongoing development of a Safety File during the Construction Phase of the works and will be required to hand the Safety File to the Architect on Practical Completion of the Works.</p> <p>The Principal Designer is Paul Brough of Paul Brough Health and Safety.</p> <p>575 Etruria Rd, Stoke-on-Trent ST4 6HL Tel. 01782 712874</p> <p>The Contractor is to include for all costs in connection with complying with the Regulations within the submitted quotation.</p> <p>Please note that the Penultimate Certificate will not be issued until the Health and Safety File has been handed over</p>		
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	<b><u>GENERAL ITEMS TO BE DONE DURING WORK ON SITE</u></b>		
A	The Preliminaries are to be read in conjunction with the contract drawings as scheduled on page 1. Any queries concerning the interpretation of these documents and drawings are to be referred to the Architect before submission of the Quotation.		
B	The Contractor is to execute everything necessary for the proper completion of the works, whether or not directly shown on the drawings or described in the Specification, providing same may reasonably be inferred there from.		
C	Prior to the commencement of the Contract, the Contractor must agree with the Architect and the Employer a programme for the works.		
D	The Contractor is to ensure that the works are adequately secured when workmen are not on site to prevent unauthorised access by persons with either curiosity or criminal intent.		
E	Where an item of specification reads "For the purpose of the Quotation", the actual extent of the works required is to be agreed prior to that work commencing. Depending upon the circumstances, the item of work may or may not be proceeded with.		
F	The Contractor is to include for all attendance works required by sub-contractors.		
G	Due to the restricted nature of the site and its location, the contractors site set up will need to be carefully considered. Space may be available by agreement with the Employer inside the existing building but the facilities and access arrangements to be provided will need to be agreed with the Employer and any costs associated with this are to be included within the Contractor's price.		
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A	<u>Project Name:-</u> Grant aided repair works to 104 -116 Church Street, Stoke		
B	<u>Project Location:-</u> Church Street, Stoke on Trent		
C	<u>The works generally comprise:-</u>  The works generally consist of cleaning the building externally and repairing the external envelope and historic details. Roof repairs and improvements are also to be carried out.		
D	<u>Name of Employer:-</u>  a) Employer Trustees of R S C and A G Copeland  C/O Knight and Sons The Brampton Newcastle-under-Lyme Staffordshire, ST5 0QW  Client Representative : Karen Copeland Tel : 01782 372561 Mob: 07917 191941  b) Architect Philip J Wootton RIBA AABC 3, Belgrave Avenue Alsager Cheshire, ST7 2BX  Tel: 07411 702420  e-mail: <a href="mailto:philipjwootton@gmail.com">philipjwootton@gmail.com</a>  c) Structural Engineer Daniel Rossitor CEng MIStructE  Rossiter Consultancy Limited Holmacre, Harrington Road, Altrincham Cheshire. WA14 4QY Tel: 0161 926 9120 Mobile: 0796 967 7790		
E	<u>Valuations:-</u>  Valuations for payment are to be sent to the architect for consideration and certification and then forwarding to the Employer for payment.		
F	<u>Errors discovered before Award of Contract:-</u>  Errors found when examining the priced specification will be dealt with in accordance with Section 6, Alternative 2 (Confirmation of offer of amendment to correct genuine errors) of the Code of Procedure for Single Stage Selective Tendering as issued by the National Joint Consultative Committee for Building.		

A	<p><u>Site Description:-</u></p> <p>a) The Contractor is to visit the site before quoting and ascertain for himself its position, means of access, communications and restrictions likely to affect the execution of the works, and is to make due allowance in his quotation. No subsequent claim for any such conditions will be considered.</p> <p>b) The premises are currently part occupied. Tenants will remain in place during the works. The Contractor is to make arrangements for protection and security of the development site and ensure the health and safety of the occupiers and general public.</p> <p>c) Access to the interior of the site is not possible without prior appointment. Contact Mrs Karen Copeland to make arrangements for access.</p>		
B	<p><u>Limitation of Working Space:-</u></p> <p>The Contractor must confine his movements to the immediate area of the works; this is to be agreed prior to submission of the quotation. By agreement the contractor may use vacant parts of the buildings for site accommodation but will be responsible for ensuring these areas are safe and suitable to use. The building shall be left in no worse condition than on possession.</p>		
C	<p><u>Permits :-</u></p> <p>The Contractor will be responsible for obtaining all permits from the local authority/highways and/or adjacent land owners to enable the erection of any scaffolding, barrier railing or any other access equipment required as a result of the works.</p>		
D	<p><u>Limitation of Working hours:-</u></p> <p>For the purpose of the quotation the working times are to be:-</p> <p>Monday to Friday:        0800 - 1800 hours  Saturday:                    0800 - 1300 hours ( only with prior agreement )</p>		
E	<p>It may be necessary for health and safety reasons to carry out some of the shop front works out of normal hours. Allowance is to be made for liaison with the shop occupiers and Employer on this matter.</p>		
<b>Carried to Collection</b>			

A	<u>Any variation must be recorded by the Contractor and a copy of same forwarded with the Form of Quotation.</u>		
B	Whilst it is envisaged that the whole of the works will be undertaken during normal working hours, the Contractor should make allowance for any overtime thought necessary.		
C	During the works the Contractor should liaise with the Architect if variations to the programme are envisaged, as soon as they become apparent.		
D	The Contractor is responsible for locating the exact position of all the existing services to the site area before work commences. Care must be taken to avoid damage to the same. The Contractor is responsible for any disturbance, loss or damage to services caused by the works.		
E	The Contractor is responsible for the structural stability of the existing structures during the works.		
F	It is not envisaged that Building Regulation approval will be required but if structural alterations become necessary once the works are opened up the contractor is where to notify the Local Authority/Approved Inspector of the commencement of the works, arrange for inspections by the Local Authority/Approved Inspector during the works and advise the Local Authority/Approved Inspector of the completion of the works. The Contractor must record any comments made by the Building Inspector/Approved Inspector regarding the acceptability or otherwise of the works, and is to advise architect accordingly.		
G	The Contractor is to provide attendance by arrangement to allow visitors such as the representatives of the Employer and other officials to inspect the works periodically. Dates and times to be agreed. Three sets of the appropriate Personal Protective Equipment are to be kept on site for use by these visitors.		
H	A draft programme for carrying out the works <b><u>must</u></b> be forwarded a week before the Pre-contract meeting. But this will be adjustable by agreement prior to commencement of the Works.		
I	The Contractor is responsible for the supervision and administration of all domestic sub-contractors.		
J	The Contractor must make his own arrangements for canteen facilities although some space may be available in the building by agreement.		
<b>Carried to Collection</b>			

A	The Contractor may be able to use some of the existing toilet facilities in the building. However allow for a temporary toilet at this point.		
B	All domestic sub-contractors on site must hold a recognised qualification for their trade. The main Contractor is responsible for all works carried out by the domestic sub-contractors.		
C	Where appropriate the Contractor is required to contact the utility companies to advise them of the works and to ascertain if the works will conflict with any service.		
D	The Contractor is to minimise the effects of and be responsible for and indemnify the Employer against all claims in connection with noise, dust, vibration and of the nuisances arising from the execution of the works.		
E	All practical steps be taken to minimise noise emissions from construction/demolition operations in particular all plant and equipment should be properly silenced and not left running unnecessarily.		
F	Where necessary, work areas should be properly dampened to prevent dust.		
G	No burning to be allowed on site. Waste materials must be appropriately disposed of in accordance with the Duty of Care.		
H	It may be possible to use the existing water supply or tap into one of the Retail Unit supplies by agreement with the Occupier and Employer. The Contractor is to allow for all temporary connections required.		
I	It may be possible to tap into one of the Retail Unit electrical power supplies by agreement with the Occupier and Employer. The Contractor is to allow for all temporary connections required.		
J	The Contractor is to include for providing a marked up drawing showing the as-built condition, including details of all service layouts.		
K	The Contractor is to provide all scaffolding that might be required or other forms of safe temporary access necessary for completion of the works complete with all necessary protection to pedestrians including debris netting. Protected access into the Retail Units is to be maintained throughout the project. The Contractor should include details of his proposals in method statements to be provided for the Architect's comment/approval. It should be noted that some of the work will involve the handling of heavy masonry units. The scaffold should be designed to allow for the appropriate loadings.		
<b>Carried to Collection</b>			

A	<p><u>Pricing:-</u></p> <p>The Contractor is to allow for all costs in respect of the following where applicable:-</p> <ol style="list-style-type: none"> <li>a) Plant, tools and vehicles.</li> <li>b) Scaffolding, trestles, platforms and the like.</li> <li>c) Site administration and security.</li> <li>d) Transport and workpeople.</li> <li>e) Protecting the works from inclement weather.</li> <li>f) Water for the works including temporary storage, distribution, lamps, etc., and Water Authority's charges.</li> <li>g) Lighting and power for the works including temporary distribution, lamps, etc., and Electricity Authority's charges.</li> <li>h) Temporary roads, hard-standings, crossing and similar items.</li> <li>i) Temporary accommodation for use of the Contractor.</li> <li>j) Temporary telephones for use of the Contractors.</li> <li>k) Traffic regulations – Contractor must include for a minimum of Chapter 8 signing and guarding</li> </ol> <p>If required Include for obtaining permits and completing applications to the Highways department.</p> <p>Traffic management can vary between Chapter 8 signing and guarding, traffic controls or even full road closures. In all cases, traffic management must be sited, maintained and removed by qualified personnel and if unqualified, permit applicants should contract out this duty to organisations qualified and resourced to do so. The following legislation applies in the use of traffic management:</p> <ul style="list-style-type: none"> <li>• The Road Traffic Regulation Act 1984 (as amended)</li> <li>• Road Traffic (Temporary Restrictions) Act 1991</li> <li>• The Street Works Regulations 1995 (Accreditation Units 1 and 2)</li> <li>• Traffic Signs Manual, Chapter 8 (as amended)</li> <li>• Department of Transport Departmental Standard TD 21/85 &amp; TA 47/85</li> <li>• The Traffic Signs Regulations and General Directions 2002</li> </ul>		
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	<p>The traffic management must be sourced from a qualified organisation, full details must be disclosed on the application forms and the company must be registered with the Network Management Unit. This company will be required to provide an up-to-date copy of accreditation and public liability insurance for £5 million which will be held on record.</p> <p>Where traffic management is required in connection with works or a permitted activity, the reference number must be included on the application form.</p> <ul style="list-style-type: none"> <li>l) Safety, health and welfare of workpeople.</li> <li>m) Disbursements arising from the employment of workpeople.</li> <li>n) Maintenance of public and private roads.</li> <li>o) Removing rubbish, protective casings and coverings and cleaning the works on completion.</li> <li>p) Drying and controlling the humidity of the works.</li> <li>q) Temporary fencing, hoardings, screens, fans, planked footways, guardrails, gantries and similar items.</li> <li>r) Control of noise, pollution and all other statutory obligations.</li> <li>s) Conforming to the recommendations contained in “Standard Practice for Winter Working” as published by the London Master Builders Association 1964 except for clause 7.4 and 8.9 relating to Calcium Chloride.</li> </ul>		
<b>Carried to Collection</b>			

A	<p><u>Maintaining &amp; Cleaning the Site:-</u></p> <p>The Contractor is to daily remove from site all unrequired materials, debris and rubbish and is to keep the works and the site clean and tidy at all times. The Contractor is, on completion, to clean the works thoroughly, flush all drains and gullies, remove temporary markings, coverings unless otherwise instructed and leave the whole of the works and the site clean and in a condition.</p>		
B	<p><u>Text of Specification and Schedule of Works</u></p> <p>No amendment or insertion shall be made to the text of Specification and/or schedule of rates, except with the prior written authorisation of the Architect.</p>		
C	<p><u>Unpriced Items:-</u></p> <p>Costs relating to items which are not priced will be deemed to have been included elsewhere.</p>		
D	<p><u>Dimensions:-</u></p> <p>The Contractor is to work to figured dimensions only and dimensions are to be checked on the site prior to work commencing. The Contractor is to give immediate written notice of any discrepancies to the Architect.</p>		
<b>Carried to Collection</b>			

A	<p><b><u>DAYWORKS- General</u></b></p> <p>a) For the valuation of work in accordance with Clause 3.6 of the Conditions of Contract, the following provisions apply.</p> <p>The basis for charging will be:</p> <p>i) The Labour and Materials, the “Definition of Prime Cost of Dayworks carried out under a Building Contract”, Third Edition September 2007 (hereinafter referred to as “The Definition”). Option A will apply</p> <p>ii) For Plant will be the “Schedule of Basic Plant Charges”, 6<sup>th</sup> Edition dated 1<sup>st</sup> July 2010</p> <p>Both published by the Royal Institute of Chartered Surveyors, together with the percentage additions entered for each section of the Prime Cost.</p> <p>b) The Contractor is therefore to add to the following Provisional Sums, the Percentage Additions required for incidental costs, profit and overheads as defined in Section 6 of the Definition, and to extend the computed amounts which are to be included in the Total of the Section.</p>		
B	<p><b><u>DAYWORKS RATES</u></b></p> <p><b>Labour</b></p> <p>a) Provide the Provisional Sum for Labour as defined in the Definition £200.00. <span style="float: right;">200 00</span></p> <p>b) <b>Add</b> for incidental costs, profit and overheads %</p> <p><b>Materials and Goods</b></p> <p>a) Provide the Provisional Sum for Materials and goods as defined in the Definition £200.00. <span style="float: right;">200 00</span></p> <p>b) <b>Add</b> for incidental costs, profit and overheads %</p> <p><b>Plant</b></p> <p>a) Provide the Provisional Sum for Plant as defined in the Definition £200.00. <span style="float: right;">200 00</span></p> <p>b) <b>Add</b> for incidental cost, profit and overheads %</p>		
C	<p>Include a Contingency sum of £3,000.00, to be used only as directed. All work shall be carried out by or under the close supervision of experienced Tradesmen skilled in the particular type of work. The Contractor is responsible for supervision of the works. <span style="float: right;">3000 00</span></p>		
<b>Carried to Collection</b>			

A	<p><u>General</u></p> <p>The Contractor must bear in mind that the security of the site must not be nullified by either storage of materials or methods of working. The Contractor must gain approval of the Employer to any temporary screening, etc., required to undertake the works.</p>		
B	<p><u>Site</u></p> <p>The Contractor must confine his movements to the area of the site appertaining to the works. The Contractor will not be allowed access to any other areas of the building/site.</p> <p>Any overtime working required must be included at the time of quoting. It is therefore important that the Contractor is fully aware of any constraints imposed upon the working day.</p>		
C	<p><u>Specification</u></p> <p>In the event of any doubt arising as to the clarity of the Specification, which remains unexplained after submission of his quotation, the Contractor is requested to relate such doubt in writing in order that the obscurity may be removed before the acceptance of his quotation, for should any misunderstanding arise as to the meaning thereof during the progress of works, the decision of the Architect as to the true intent and meaning of any dimensions, clause, work or sentence shall be conclusive and binding. The Contractor should include labour costs in connection with all items. No additional labour charges will be allowed, and prices should include for any necessary labour beyond that described which may be necessary to carry out the works in a good and workmanlike manner. The cost of any item not priced shall be deemed to be allowed for in other prices or rates.</p>		
D	<p>Existing services must be maintained at all times, except where agreed with the Employer's representative.</p>		
E	<p>The Contractor is responsible for any setting out of works on site.</p>		
<b>Carried to Collection</b>			

A	The Contractor is solely responsible for the prevention of damage to the existing structure by whatever means, wind, rain, etc. The Contractor must include for adequately protecting all opening up of the works to prevent ingress of the elements. In the event of damage occurring the Contractor will be responsible for all damage caused either to the building or contents of the building.		
B	In submitting valuations for payment the Contractor must record all variations, together with cost, undertaken during the period covered by the valuation. All such variations must be agreed with the Architect prior to the work taking place.		
C	Subject to curing/setting/drying times of materials the whole of the works are to be carried out without interruption.		
D	The Contractor shall produce, and shall cause, any sub-contractor to produce such evidence as the Employer may reasonably require that the insurances referred to in clauses 5.1, 5.2 and 5.3 of the Agreement have in fact been obtained.		
E	In respect of clause 5.4b the Employer shall produce such evidence as the Contractor may reasonably require that the insurance referred to therein has been taken out and is in force at all material times.		
F	Include for maintaining vehicular and pedestrian access to the existing building during the works.		
G	For the purpose of the quotation the Contractor is to allow for the removal of all demolition and excavated material from site. All material removed from site is to be taken to a registered tip and the Contractor is to include for this accordingly.		
H	Where necessary investigate the layout of the existing drainage system to ensure that all pipes are traced and recorded on a plan. Make sure all temporary arrangements are in place as required so that drainage from storm and foul drains is maintained.		
I	The Contractor is to maintain the security of the Site.		
<b>Carried to Collection</b>			

	<p><b><u>SUMMARY</u></b></p>  <p style="text-align: right;">Page 3 .....</p> <p style="text-align: right;">Page 5 .....</p> <p style="text-align: right;">Page 6 .....</p> <p style="text-align: right;">Page 7 .....</p> <p style="text-align: right;">Page 9 .....</p> <p style="text-align: right;">Page 10 .....</p> <p style="text-align: right;">Page 11 .....</p> <p style="text-align: right;">Page 13 .....</p> <p style="text-align: right;">Page 14 .....</p> <p style="text-align: right;">Page 15 .....</p> <p style="text-align: right;">Page 16 .....</p> <p style="text-align: right;">Page 17 .....</p>		
	<b>PRELIMINARIES TOTAL</b>		