

WEST CHILTINGTON TRACTOR SHED - STRUCTURE

SCOPE OF WORK – REVISION A

Item

THE WORKS

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SECTION 1

SCOPE OF WORK

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1.1. GENERALLY

Preamble

- 1.1.1. The Contractor shall carry out the complete development in accordance with the drawings and specification and to comply with Good Building Practice and to the reasonable satisfaction of the CA.
- 1.1.2. All works rendered necessary in consequence of the development hereby agreed upon shall be deemed to be in and form part of this contract whether or not the same are mentioned in the drawings and specification provided always that the Contractor shall not deviate from the works shown or reasonably implied in the said drawings and specification without obtaining the previous agreement of the CA, which agreement should not be unreasonably withheld.
- 1.1.3. The Contractor shall be deemed to have satisfied himself before tendering as to the correctness and sufficiency of his tender for the works specified or reasonably inferred from the contract documents and that his tender covers all his obligations under the contract and all matters and things necessary for the proper completion and maintenance of the works.
- 1.1.4. The drawings and specification development having been prepared by or on behalf of the Contractor, the Employer shall not be deemed in any way responsible for the design or detail thereof, notwithstanding the approval thereof by the Employer. The Contractor shall provide, at his own expense any designs, tests, calculations and further drawings that may be required to enable the development to be completed.
- 1.1.5. The works will be designed and executed in accordance with all local authority by-laws, Building Regulations, statutory obligations, fire officer's requirements and recommendations and the like.
- 1.1.6. No standing ground water will be permitted in or adjacent to the works during the course of construction.

1.2. ENVIRONMENTAL CONSIDERATIONS

- 1.2.1. No asbestos containing materials (ACMs) are suspected in the works areas. Should the contractor identify possible ACMs, work in the respective area should cease and further instructions be requested of the CA.

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1.3. MATERIALS

- 1.3.1. Where and to the extent the materials are not fully specified, they are to be in order of priority suitable for the purposes of the works stated in or reasonably to be inferred from the contract documents, in accordance with good building practice, and to comply strictly with British Standards or the ISO equivalent, or in general with British Standards or the ISO equivalent.
- 1.3.2. Any building materials in the following three categories should be excluded from the construction process:
- a) Materials that could pose a danger to health;
 - b) Materials used in such a way as to have a likelihood of failure or cause structural defect.
 - c) Materials, the use of which would endanger the longevity of the development.
- 1.3.3. Branded materials are to be handled stored and used and processes are to be carried out strictly in accordance with manufacturer's instructions and recommendations. Such materials are to be obtained direct from the manufacturers or through their accredited distributors.
- 1.3.4. All materials to be incorporated in the works shall at all times be carefully handled, stored in accordance with the manufacturer/supplier's instructions where appropriate, and protected from the weather.
- 1.3.5. Where possible, materials should require minimum maintenance.

1.4. WORKMANSHIP

- 1.4.1. Workmanship is to be of a high standard throughout, particularly with regard to the accuracy of dimensions, lines, plans, levels and everything necessary to ensure that the standard of finish which is hereby demanded by this contract is achieved and where applicable, is to comply with the relevant British Standards specifications or the ISO equivalent, and British Standard Codes of Practice.
- 1.4.2. Where and to the extent that workmanship is not fully specified, it is to be, in order of priority, suitable for the purposes of the works stated, or reasonably to be inferred from the contract documents, in accordance with Good Building Practice and compliant with British Standard Codes of Practice.
- 1.4.3. All work is to be protected against frost damage and work liable to damage by frost is not to be carried out at temperatures less than 2°C unless precautions are taken against low temperatures. Submit details of such precautions to the CA.

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1.5. HEALTH AND SAFETY

- 1.5.1. If the works involve more than one contractor, the successful Contractor will be appointed Principal Contractor under the CDM Regulations 2015. He will responsible for producing a construction phase plan prior to commencement and developing the plan during the works.
- 1.5.2. The Contractor is to be responsible for providing Risk Assessments and Method Statements were deemed necessary to include the following:
- Site setup, access and deliveries.
 - Access equipment.

1.6. SITE SETUP AND DISTRIBUTION OF INFORMATION

- 1.6.1. The recreation ground and adjacent Tennis Pavilion will be used by the general public throughout the contract. The Contractor is to agree strategies for separating works from the general public and maintaining safe access for other users.
- 1.6.2. The Contractor's site set up, including temporary welfare facilities, will need to be contained within a self-enclosed site compound at a location to be agreed in advance with the client. All allowances should be made and costs provided with tender return.
- 1.6.3. Site security: The Contractor is to ensure the site is secure. The site access gates are to be locked at the end of each day.
- 1.6.4. The Contractor's operatives are to be easily identifiable by means of badges and high visibility jackets marked with the Contractor's logo.
- 1.6.5. The Contractor shall make all arrangements for safe site storage for the duration of the works by arrangement with the CA.
- 1.6.6. The Contractor shall be responsible for providing detailed information to all sub-contractors.

1.7. BUILDING CONTROL

- 1.7.1. The Contractor shall be responsible for arranging all necessary inspections by Local Authority bodies and provide completion certificate as appropriate.

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1.8. PRELIMINARIES

- 1.8.1. The Contractor is to assess the project given the extent and nature set out below and shall allow here for his weekly preliminary charge. The Contractor is to make his own assessment of the proposed contract duration and include this in his tender return. The preliminary charge will be expected to cover the same period.

1.9. TEMPORARY WORKS

- 1.9.1. **NOTE: The Contractor shall note the general access difficulties present on site. No allowance for want of such knowledge will be made. The Contractor is to consider the works as scheduled and make allowance for executing the completed project in a safe and expeditious manner.**
- 1.9.2. Works are proposed to the north-east of the car park adjacent to the Tennis Pavilion.
- 1.9.3. The contractor is to note that groundworks to enlarge the car park, as well as construction of new foundations and floor slab to the tractor shed and running below ground drainage and electrical supplies will be undertaken in a separate works package. These works will be complete prior to the Contractor starting on site. The Contractor is invited to inspect and will be deemed to have accepted the site as suitable unless the Contractor puts any concerns in writing.
- 1.9.4. The Contractor is to be responsible for the design and erection of suitable and safe access equipment as required, to enable the works included in this schedule to be carried out in the areas specified.
- 1.9.5. The Contractor is to be responsible for the design, erection, adaptation and maintenance of suitable materials handling equipment and plant as required, to enable the works included in this schedule to be safely carried out.
- 1.9.6. Equipment and plant to comply with and be maintained to all relevant safety Regulations and guidelines at all times.
- 1.9.7. The Contractor is to specify and provide all temporary support and shoring, weather protection and ground water protection/removal required for successful completion of the works.
- 1.9.8. The Contractor is to be responsible for the design and provision of suitable safety hoardings and signage as required in, on and around the site. All measures should be taken to prevent danger to the public and unauthorised access.
- 1.9.9. Supply and erect protective netting and toe boards as required to prevent falling materials and debris. Install protective timber baulks to the bases of scaffold standards to prevent damage to existing surfaces.

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- 1.9.10. Allow to clear all access, temporary enabling works and debris at the end of every day and as often as necessary.
- 1.9.11. The Contractor is to allow for obtaining all necessary permissions and licences from the local authorities, including for alterations to access and other equipment, planned or otherwise.
- 1.9.12. If the contractor's works require access to or over neighbouring properties it is the contractor's responsibility to obtain consent from each and every affected owner.
- 1.9.13. The Contractor will be responsible for protecting the surrounding and adjacent areas unaffected by the works to the reasonable satisfaction of the CA. Allow for all necessary signage, cleaning and reinstatement upon completion.
- 1.9.14. The Contractor should identify and agree with necessary authorities, a suitable location for any skips required, during the tender period. The Contractor is to allow for this and all necessary manual handling, etc. imposed by this constraint.

1.10. THE WORKS - PREAMBLE

- 1.10.1. The Contractor is to attend a pre-start meeting and liaise with groundworks contractor to discuss any requirements prior to the groundworks starting on site.
- 1.10.2. The structure is to be to the dimensions as shown on the drawings.

1.11. BRICKWORK AND BLOCKWORK

- 1.11.1. In dry weather, all bricks and blocks shall be well soaked with water before laying. Perpend and bedding joints shall be well buttered with mortar and pointed as described as the work proceeds. Brickwork and blockwork shall be carried out in a uniform manner. All perpendiculars shall be kept true, square and properly aligned and the whole properly bonded together and levelled round of each floor level. Form weep holes where necessary and install proprietary cassettes.
- 1.11.2. Molasse sand - sea sand should not be used, unless it is approved by the Structural Engineer and compliant with the appropriate British Standard.
- 1.11.3. Cement - cement shall be sulphate resistant cement, masonry cement, or ordinary Portland cement to suit condition, position and works.
- 1.11.4. Mortar mix - all mortar shall be thoroughly mixed by machine, only sufficient water shall be added when mixing to produce an efficient and workable mix. Mortar which has commenced to set or has been exposed to frost shall not be used. The mortar shall be tinted to match as near as possible the colour of the blocks, sample to be provided for approval by EA.

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- 1.11.5. Pointing - Pointing of brick and blockwork shall either be struck weathered, joint, or curved (bucket handle joint). Deep recessed pointing is not permitted. Raking out and repointing of joints is not acceptable, pointing to be executed as the work proceeds and is to be of even colour and texture. Samples of pointing to be shown on sample panel and approved by EA in advance of work commencing.
- 1.11.6. Frost - no brick or blockwork shall be carried out at temperature below 2°C on a falling thermometer. Anti-frost additives shall not be used.

Generally

- 1.11.7. Bond - the brick and blockwork generally shall be stretcher bond. All blocks used in the works are to be whole blocks, bats being allowed only where required for bonding purposes. All facing work shall be thoroughly cleaned down and left free from mortar, cement and other stones.
- 1.11.8. Damp proof - careful attention is to be given to the design installation of adequate damp proof courses and/or membranes, both horizontal and vertical. The main horizontal DPCs in the external wall are to be flexible, polymer based DPCs or similar approved.
- 1.11.9. Close cavities - closed cavities at door reveals with proprietary cavity closers.
- 1.11.10. Adequately sized and adequately insulated galvanised steel lintels are to be used above structural openings.
- 1.11.11. Pointing frames - door frames and the like should be pointed all round externally with suitable coloured polysulphide mastic sealant to match the brickwork.
- 1.11.12. Movement joints - as required, to be sealed externally with suitable coloured polysulphide mastic sealant to match the brick and blockwork.
- 1.11.13. Cavity insulation – as required, to achieve Building Regulations U-Values requirements and to prevent any cold-bridging.

External Walls - Masonry

- 1.11.14. The external dwarf walls shall comprise the following:
- Smooth-faced paint-grade grey 7.0N blocks 100mm internal leaf (block to approval) 1125mm high (approx.)
 - 75mm cavity
 - 102mm local brick external leaf between ground and cladding (brick to approval)
 - Insulation to comply with Building Regulations and manufacturer's instructions and to prevent any cold-bridging.

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External Walls - Cladding

- 1.11.15. The contractor's attention is drawn to the following criteria that will be adopted by the Employer in confirming approval or otherwise:
- a) The cladding covering and style must be acceptable to the Local Planning Authority and in accordance with the planning drawings and planning statements.
 - b) All materials must have a minimum life expectancy of 20 years and shall come with a 20-year manufacturers insurance backed guarantee, the terms of which are to be acceptable to the Employer.
 - c) Any coverings which require maintenance to achieve life expectancy must be such that the frequency of maintenance is no greater than annually.
- 1.11.16. The external surface shall have a Class 'O' fire resistance.
- 1.11.17. ALL CLADDING TO TERMINATE TWO COURSES ABOVE DPC

Internal Walls

- 1.11.18. The internal walls shall comprise the following:
- Smooth-faced paint-grade grey 7.0N blocks 100mm internal leaf (block to approval) to full height.
 - Junction between walls and roof to be adequately sealed and finished to comply with Building Regulations and manufacturer's instructions.

1.12. ROOFING

Roof Deck and Finish

- 1.12.1. The contractor's attention is drawn to the following criteria that will be adopted by the Employer in confirming approval or otherwise:
- a) The roof covering and style must be acceptable to the Local Planning Authority and in accordance with the planning drawings and planning statements.
 - b) All materials must have a minimum life expectancy of 20 years and shall come with a 20-year manufacturers insurance backed guarantee, the terms of which are to be acceptable to the Employer.

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- c) Any coverings which require maintenance to achieve life expectancy must be such that the frequency of maintenance is no greater than annually.
- d) Any system requiring maintenance access must have included in the design and construction, safe and secure maintenance access including provision of harness rails, access ladders and the like.
- e) Gutters, downpipes, fascia etc. materials shall be of adequate size and maintenance free.
- f) Any leadwork shall be Code 4 or higher fixed in accordance with the Lead Sheet Association's recommendations.

1.12.2. The external surface shall have a Class 'O' fire resistance.

1.13 STRUCTURAL STEELWORK

1.13.1. The contractor must complete the design and erect and fix the frame on the foundations in positions shown on the drawings and to sizes required to support the structure. The design of the frame and proposals must be approved by the Local Authority. Include for galvanised finish and all intumescent coatings to steelwork to meet current fire regulations.

1.14 METALWORK

External Doors

1.14.1. Electrically-operated roller shutter door to be to BS EN 13241 and BS 8213 in galvanised steel powder coated in RAL colour to approval – sample to be provided for Employer approval. Shutter doors to have safety-edge with auto-stop and all weatherbars, seals, etc.

Pedestrian Doors

1.14.2. Single and double pedestrian doors to be heavy duty galvanised steel with PIR insulated core. Powder coating in RAL colour to approval - sample to be provided to Employer. Fittings to be in good quality stainless steel. To comply with BS 8213. Ironmongery to comprise 3-point sashlock to BS EN 12209 with a pair of 19mm stainless levers to BS EN 1906 and a double cylinder deadbolt with thumbscrew on non-secure side, with door mounted on 3 no. hinges. Include for security bolts to top and bottom to set of double doors. All weather and draught strips to be included.

1.15 INFORMATION REQUIREMENTS

Contractor's Proposals

1.15.1. The contractor is required to submit the following information with its tender:

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- a) Suitable drawings, specifications, details, etc., to clearly define the extent of the proposed works and quality of materials and workmanship to be provided.
- b) Preliminary programme as defined in Section 1. This programme should take account of appropriate design periods in addition to construction.
- c) Completed Form of Tender.
- d) The Contractor is to note that it will be required to incorporate these Employer's Requirements into its proposal document. In addition the Contractor will be required to identify within its documents its proposals in respect of Design Documents that it intends to submit for the Employers approval in accordance with Section 2 of the Conditions of Contract.

Contract Sum Analysis

- 1.15.2. The Contractor shall be required to provide a suitable breakdown of the full cost of the works.

1.16 DO NOT TAKE FORWARD TO COLLECTION (ALTERNATIVE TO ITEM 1.14.1 FOR CLIENT CONSIDERATION)

External Doors

- 1.16.1. Manually-operated roller shutter door to be to BS EN 13241 and BS 8213 in galvanised steel powder coated in RAL colour to approval – sample to be provided for Employer approval. Shutter doors to have all weatherbars, seals, cleat for padlock, etc.

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TO COLLECTION: £