



Project Managers • Quantity Surveyors • Employer's Agents
CDM Advisors • Principal Designers • Heritage Advisors

QUANTIFIED SCHEDULE OF WORKS
FOR
MIDSOMER NORTON TOWN HALL
AT
MIDSOMER NORTON, SOMERSET

FEBRUARY 2022

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FORMAT OF WORKS SCHEDULES

For the purposes of scheduling these Work Schedules have been divided into the following sections. This division in no way implies a programme of work. Any specified sequence of work required by the Employer will be referred to in "Preliminaries".

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These Preliminaries should be read in conjunction with the Preambles for the Mechanical and Electrical Engineering Services

A10 PARTICULARS OF THE WORK

a THE WORK:

Midsomer Town Hall is a Grade II listed building situated in “the Island” in Midsomer Norton

The works comprise Phase 1 of the refurbishment of the Town hall to provide ground floor assembly/market hall with first floor toilets and meeting rooms. With updated engineering services.

TIMESCALE FOR COMPLETION OF THE WORK:

It is anticipated that the Works will commence in June 2022 and are due to complete in February 2023. . The construction period is anticipated to be 36 weeks. The contractor is welcome to offer an alternative construction period. The Contractor is to allow a three week period for opening up / survey works to be carried out by the Architect. Two weeks’ prior notice is to be given before any opening up/ survey works are carried out

b EMPLOYER:

Midsomer Norton Town Council, Council Offices, Town Hall, The Island, Midsomer Norton
BA3 2HQ
(hereinafter referred to as ‘The Client’ or “Employer”)

c PRINCIPAL CONTRACTOR: The Contractor shall be the principal contractor as defined in the CDM Regulations

d ARCHITECT / CONTRACT ADMINISTRATOR:
ph3 architecture and design; 80 Stokes Croft, Bristol, BS13QY
Tel: 0117 911 5428

e QUANTITY SURVEYOR:
Greenwood Projects Ltd Holy Oak Farm, Upton Snodsbury, Worcester. WR7 4NH.
Tel: 01905 26479

f PRINCIPAL DESIGNER:
Greenwood Projects Ltd, , Holy Oak Farm, Upton Snodsbury, Worcester. WR7 4NH.
Tel: 01905 26479

g STRUCTURAL ENGINEER:
KB2 Consulting Engineers 12 Dowry Square, Bristol, BS8 4SH

h M&E CONSULTANTS:
Method Consulting LLP, Queen’s Quay, 33- 35 Queen Square, Bristol BS1
Tel: 0117 203 5160

A11 TENDER AND CONTRACT DOCUMENTS

- a THE TENDER DRAWINGS are: Please see Appendix A to the Works Schedules.
- b THE CONTRACT DRAWINGS will be the same as the tender drawings.
- c ARRANGEMENTS FOR INSPECTION OF DRAWINGS Drawings may be seen by appointment during normal office hours at the offices of the Architect / CA.

A12 THE SITE / EXISTING BUILDINGS

- a THE SITE / EXISTING BUILDING(S): Midsomer Town Hall is an existing building located on the B3355 at the junction between High Street and Silver Street in Midsomer Norton.

The contractor attention is drawn to the fact that the client will remain in occupation of the 2nd floor throughout the duration of the contract

The Contractor is specifically referred to drawing ph3_014_001_001 location plan

- b EXISTING BUILDINGS ADJACENT TO THE SITE: The Contractor is specifically referred to drawing ph3_014_001_001 location plan and drawing ph3_014_001_002 Existing site plan

- c EXISTING MAINS / SERVICES: The Contractor must identify, protect, uphold and maintain any existing services, live drainage, ducts, water, electric and other mains services found during the carrying out of the Works. If any such items are damaged they must be reinstated before the Contractor leaves the site and he shall be liable for and shall indemnify the Employer against any expense, liability, loss, claim or proceedings provided always that the damage is due to any negligence, omission or default of the Contractor's workpeople or those of his sub-contractors.

See 'CDM and Surveys' folder within the architectural information folder within the appendix.

- d SITE INVESTIGATION: The contractor is referred to the preconstruction information pack .

The Contractor should allow here for any further investigations he deems necessary.

- e A HEALTH AND SAFETY FILE: Refer to the preconstruction information pack 'CDM and Surveys' folder within the architectural information folder within the appendix.

- f WORKING HOURS: will be 8.30am – 4.30pm Monday to Friday . Any work outside these hours will be subject to prior agreement with the Employer. Saturday or Sunday working and Bank Holiday working will not be permitted unless specifically arranged with the Architect.

- g ACCESS TO THE SITE FOR TENDERING: must be arranged in advance with Nicola Dyer, Greenwood Projects Ltd Elmfield House, New Yatt Road, Witney, OX28 1P 01993 222401

- h ACCESS TO THE SITE FOR THE WORKS: The Contractor should note any restrictions from their visit to site prior to tendering. The contractor should allow for any specific restrictions on access together with traffic management proposals and ecological risks associated with access and waste.

No service or delivery vehicles shall enter or exit the site outside of the hours 8.30am – 4.30 pm Mon-Fri, with no deliveries Weekends or Bank Holidays without prior consent from the Architect.

- i PROTECTION: Where necessary, adequate protection must be installed to ensure no damage is incurred during the delivery/ use of materials or plant. The Contractor is to take all reasonable precautions to ensure that no major disturbances are caused to local residents, landowners, tenants or general public .

- j PARKING: There is no parking for contractors or employees vehicles on site;

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PHASE 1 REFURBISHMENT
BILL 1 – PROJECT PRELIMINARIES**



- a SITE VISIT: Before tendering, ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.

Access to the site shall be as detailed above. Under no circumstances should Contractors attend the site without an appointment.

- b WEATHER PROTECTION: The Contractor shall ensure that where the building is opened up during the demolition/ construction phase appropriate and robust weather protection shall be provided to the roofs, exposed wall and door openings. The Contractor shall allow here for all costs in connection with this item.

A13 DESCRIPTION OF THE WORK

a The Works comprise: -

Internal refurbishment of the ground and first floor to provide large open assembly room on ground floor, new reception space and toilets and meeting rooms to the first floor.

Including a new floor slab to ground floor assembly room; steel columns to upper floors; new staircase to access first floor ; masonry repairs to external walls; refurbishment of windows and secondary glazing; new internal doors and partitions; wall floor and ceiling finishes; sanitary fittings ; mechanical and electrical installation to suit new layout and function; changes to drainage to suit new layout.

See drawings and specifications for a detailed description of the works

b The following elements are Contractor Design Portion: -

- Steel connections
- Staircase, landings and balustrades
- Beam and block flooring
- Tanking and waterproofing to basement
- Temporary works
- Fire resistance to structural steelwork/timber
- MF framing/ partitioning
- Soil and waste pipework
- Audio Systems
- Security systems
- Fire alarm systems
- Assistance call system and refuge intercom system
- Hearing aid induction loop system
- BMS
- Lightning protection

c RELATED WORK BY OTHERS: There is LV supply and incoming water supplies which will be carried out by statutory authorities

A20 FORM OF CONTRACT

- a FORM OF CONTRACT: JCT Intermediate form of Building Contract With Contractors Design Portion
- b Allow for the obligations, liabilities and services described therein against the headings below:
The tenderers shall set against each clause or item the costs in respect of the services involved in compliance with the terms of that clause or item and shall assume full responsibility for the obligations imposed by any amendments thereto.
- c The contract will be executed as a deed and shall be completed by both parties prior to any work commencing on site.

RECITALS

First – The Works comprise the refurbishment of Midsomer Norton Town Hall at ground and first floor

Second – Contractor's Designed Portion

The works comprise the design and construction of Steel connections; Staircase, landings and balustrades; Beam and block flooring; Tanking and waterproofing to basement; Temporary works; Fire resistance to structural steelwork/timber; MF framing/ partitioning; Soil and waste pipework; Audio Systems; Security systems, Fire alarm systems, Assistance call system and refuge intercom system, Hearing aid induction loop system, BMS, Lightning protection

Third – Contract Drawings

Fourth – Other documents supplied by the employer

Fifth – Pricing by the Contractor

Sixth and
Seventh – The Contractors Proposals

Eighth – Employer CIS status

Ninth – Information release schedule

Tenth – CDM regulations 2015

Eleventh – Division of works into sections

Twelfth – Framework agreement, this recital is not required

Thirteenth – Supplemental provisions

ARTICLES

Article 1: Contractor's obligations

Article 2: Contract Sum

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Article 3: Architect/ Contract administrator
Architect/ contract administrator see Clause A10/135

Article 4: Quantity Surveyor see Clause A 10 /

Article 5: Principal Designer see clause A 10

Article 6: Principal Contractor see Clause A

Article 7: Adjudication

Article 8: Arbitration

Article 9: Legal proceedings;

CONTRACT PARTICULARS

<i>Clause</i>	<i>Subject</i>	
Forth Recital contractor Design' portion supplement	Employers requirements	See Drawings, Specifications and Work Schedules
Sixth Recital	Contractors Proposals CDP analysis	
Tenth Recital	CDM Regulations	the project is notifiable
Eleventh Recital	Description of Sections	Not applicable
Twelfth Recital	Framework Agreement	Not applicable
Thirteenth Recital	Supplemental Provisions	
	Collaborative working	Supplemental Provision 1 applies
	Health and safety	Supplemental Provision 2 applies
	Cost savings and value improvements	Supplemental Provision 3 applies
	Sustainable development and environmental conditions	Supplemental Provision 4 applies

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Performance Indicators and monitoring	Supplemental Provision 5 does not apply
Notification/negotiation of disputes	Supplemental Provision 6 applies
Transparency	Supplemental Provision 7 applies
Public Contracts regulations	Supplemental Provision 8 applies

Article 8	Arbitration	Article 8 and clauses 9.3 to 9.8 (Arbitration) to be confirmed
1.1	Base Date	10 days before receipt of tender
	BIM Protocol	Not applicable
	Date for Completion of the Works	To be inserted
	Sections: Dates for Completion of Sections	Not applicable
1.7	Addresses for service of the notices by the Parties	Employer
		-to be agreed
		Contractor
		-to be agreed
2.4	Date of Possession of the Site	To be inserted
	Sections: Date of Possession of Sections	Not applicable

<i>Clause</i>	<i>Subject</i>	
2.5	Deferment of possession of the site	Applies - Maximum period of deferment is 6 weeks
	Sections: deferment of possession of Sections	Not applicable
2.32.2	Liquidated damages	Applies - At the rate of £ <i>to be confirmed</i> per week or pro rata
	Sections: rate of liquidated damages for each section	Does not apply
2.37	Sections: Section Sums	Not applicable
2.38	Rectification Period	12 months from the date of practical completion of the Works
	Sections: Rectification Periods	Does not apply
2.34.3	Contractor's Designed Portion: limit of Contractor's liability for loss of use etc, (if any)	to be confirmed
4.3 and 4.14	Fluctuations Provision	No Fluctuations Provision applies
4.7	Advance payment	Clause 4.7 does not apply
4.7	Advance Payment Bond	An advance payment bond is not required
4.8	Interim Payments – Interim Valuation Dates	The first Interim Valuation Date is <i>one month after the date of possession</i> and thereafter the same date in each month or the nearest Business Day in that month
4.9.1	Interim payments – percentages of value	
	Where the works or those works in a section have not achieved practical completion, the	95%

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	percentage of total value in respect of the works that have not achieved practical completion is (The percentage is 95 per cent unless a different rate is stated)	
	Where the works, or those works in a Section or Relevant Part, have achieved practical completion, the percentage in respect of the completed works is (The percentage is 97.5 per cent unless a different rate is stated)	97.5%
4.10.4	Listed items – uniquely identified	This entry will be deleted
4.10.5	Listed items – not uniquely identified	This entry will be deleted
6.4.1	Contractor's Public Liability insurance: injury to persons or property – the required level of cover is not less than	£10,000,000 for any one occurrence or series of occurrences arising out of one event
6.5.1	Insurance – liability of Employer	Will be required
		Minimum amount of indemnity for any one occurrences or series of occurrences arising out of one event £5,000,000.00
6.7 and Schedule 3	Works insurance – Insurance option applicable	Schedule 3: Insurance Option C applies
	Percentage to cover professional fees	18 per cent
	Where insurance Option A applies and cover is to be provided under the Contractor's annual policy (paragraph A.2), the annual policy date is	As supplied by the Contractor
6.10 and Schedule 1	Terrorism Cover – details of the required cover	Pool re Cover is required
6.15	Joint Fire Code	The Joint Fire Code

		applies
	If the Joint Fire Code applies, state whether the insurer under Insurance Option A, B or C (paragraph C.2) has specified the Works are a 'Large Project':	Yes/ No <i>to be confirm</i>
6.18	Joint Fire Code – amendments/ revisions	The cost, if any, of compliance with amendment(s) or revision(s) to the Joint Fire Code shall be borne by the Contractor
6.19	Contractor's designed Portion (CDP) Professional Indemnity insurance	Amount of indemnity required relates to claims or series of claims arising out of one event
		is to be confirmed
	Cover for pollution and contamination claims	Is required, with a sub-limit of indemnity of £1,000,000.00
	Expiry of required period of professional Indemnity insurance is	12 years

<i>Clause</i>	<i>Subject</i>	
7.2.1	Performance bond or guarantee from bank or other approved surety	Is required
	The required form of the bond or guarantee is set out in	See Appendix B to the Employer's Requirements
	Initial value	10% of the Contract Sum
	Period of validity – if not specified in the required form, the expiry date of the performance bond or guarantee is to be	The date of practical completion of the Works
	Reduction in value – if not specified in the required form and if expiring later than the date of practical completion of the Works, the percentage reduction in the initial value on that date is	Not applicable
7.2.2	Guarantee from the Contractor's parent company	Is required if applicable
	Parent company's name and registration number	<i>Contractor to confirm</i>
<i>Clause</i>	<i>Subject</i>	
7.3	The required form of guarantee is set out in	<i>Form to be agreed</i>
	Third Party Rights and Collateral Warranties – details of the requirements for the grant by the Contractor and sub-contractors of P&T Rights, Funder Rights and / or (in the case of sub-contractors) Employer Rights in respect of the Works, either as third party rights or by collateral warranties ('Rights Particulars') are set out in the following document	See Collateral Warranties section of the Works Schedules

8.9.2	Period of suspension	2 months
8.11.1.1 to 8.11.1.5	Period of suspension	2 months
9.2.1	Adjudication	The Adjudicator is The Royal Institution of British Architects
9.4.1	Arbitration	The President or Vice President of The Royal Institution of British Architects

d ATTESTATION: Agreement is to be executed as a Deed.

e PERFORMANCE BOND: The Contractor will be required to enter into a bond with one UK based surety being any approved bank, guarantee society or insurance company for an amount equal to ten percent of the Contract Sum for the due and proper performance and observance of the terms and stipulations of the contract and to pay the premium and any necessary stamp duties. In the event of the surety approved by the Employer becoming bankrupt or insolvent or compounding with his or their creditors, the Contractor shall forthwith upon being required by the Employer so to do obtain a fresh surety and enter into a new bond jointly with such surety in a similar sum and in similar terms to that mentioned in the original bond for the due proper performance and observance of the terms of the contract, and shall pay all premiums and any necessary stamp duties. An approved insurance company is one authorised by the Secretary of State under Section 2(1)(a), (b) and (c) and Section 2(2)(a) of the Insurance Companies Act 1974 to carry out pecuniary loss insurance and which is also a member of the British Insurance Association.

The bond must be entered into immediately after execution of the Contract and the Contractor should note that no monies will be paid under Contract until execution of the Bond. Any loss of expense occasioned by delay in the execution of the bond and which delays the execution of the contract or prevents the commencement of the Works shall be borne by the Contractor.

The bond will be released by the Employer after 28 days from date of issue of the Practical Completion certificate under the Contract.

The wording of the Performance Bond shall be included in Appendix A and is Standard ABI wording.

f PARENT COMPANY GUARANTEE: The Contractor shall immediately on execution of this Contract provide the Employer with a guarantee of the Contractor's obligations and liabilities under this Contract executed as a deed by the Contractor's [ultimate] holding company in an agreed form. No payment shall become due to the Contractor under the Contract while the Contractor remains in default of this.

g COLLATERAL WARRANTIES: JCT SCWa/E 2016 Collateral Warranties shall be provided by all the Contractor's designing sub-contractors and shall be entered into as deeds. The Warranties must be in place within 14 days of the sub-contract order being placed.

The Warrantor must maintain professional indemnity insurance in the amount stated, and will be required to provide evidence of this and subsequent renewals for the period of the

warranty. The warrantor's own signed agreement or appointment shall be annexed to the warranty. Collateral Warranties are to be provided without amendment unless amendments are agreed with Employer in advance.

The following sub-contractors, as a minimum, will be required to provide collateral warranties: -

h Sub-contracts for which warranties will be required:

Steel connections; Staircase, landings and balustrades; Beam and block flooring; Tanking and waterproofing to basement; Temporary works; Fire resistance to structural steelwork/timber; MF framing/ partitioning; Soil and waste pipework; Audio Systems; Security systems, Fire alarm systems, Assistance call system and refuge intercom system, Hearing aid induction loop system, BMS, Lightning protection

Rights to be granted by Contractor

<i>Clause</i>	<i>Subject</i>	
Identity of Beneficiaries	Purchasers/Tenants (P&T)	Not required
	Funder (F)	Not required
	Employer (E)	Will be required
Mode of grant	Rights are to be granted *as Third Party Rights/ by Collateral Warranty (SCWa/P&T, SCWa/F or SCWa/E, as appropriate)	to be confirmed
Mode of execution	For Third Party Rights, Sub-Contracts	Not applicable
	For Collateral Warranties, Sub-Contracts and Collateral Warranties	must be executed as deeds
Warranty Particulars	SCWa/E	
1.1.2	Sub-Contractor's liability for other losses incurred by Employer	Clause 1·1·2 applies
	Maximum liability options	Liability is limited to £ to be confirmed in respect of each breach
1.3	Net Contribution	Clause 1·3 does not apply

1.3.1	Net Contribution: Consultants	Not applicable
8	Copyright	Clause 8 applies
9	Professional Indemnity and Product Liability insurances	Clause 9 applies
	Level of cover	Amount of indemnity required relates to claims or series of claims arising out of one event and is £ (<i>to be confirmed</i>)
	Cover for pollution and contamination claims	£1,000.000.00
	(if required)	

A30 TENDERING/ SUBLETTING/ SUPPLY

MAIN CONTRACT TENDERING

- a SCOPE: These conditions are supplementary to those stated in the invitation to tender and on the Form of Tender.
- b TENDERING PROCEDURE: Tenderers must comply with the provisions of JCT Tendering Practice Note 2012 'Main Contract Tendering'.
- c ACCEPTANCE OF TENDER: The Client and The Client's representatives offer no guarantee that the lowest or any tender will be accepted. They will not be responsible for any cost incurred in the preparation of any tender.
- d PERIOD OF VALIDITY: Tenders must remain open for consideration (unless previously withdrawn) for a period of sixteen weeks following the tender return date. Information on the date for possession/commencement is given in section A20.

PRICING/SUBMISSION OF DOCUMENTS

- e PRELIMINARIES IN THE SPECIFICATION: The Preliminaries/ General conditions sections (A10-A55 inclusive) must not be relied on as complying with SMM7/ NRM2. The Preliminaries have been produced in Common Arrangement format but should not be assumed to be the standard Preliminaries of the National Building Specification.
- f THE PRICED WORK SCHEDULES: Submit within three working days of the tender return date using the Work Schedules issued by the Quantity Surveyor. All items should be individually priced and not bracketed together. Preliminaries should be split into time related and fixed costs. The summary of the mechanical and electrical installation shall also be submitted at the same time.
- g ERRORS IN THE PRICED DOCUMENTS: will be dealt with in accordance with the JCT Practice Notes 2012. Corrections of Errors: Alternative 2 shall apply. Where errors are found in the priced tender documents to be dealt with in accordance with Alternative 2 of JCT Tendering Practice Note 2012, the tenderer should be given details of the errors and afforded an opportunity of confirming or withdrawing his tender
- h ITEMS WITH QUANTITIES: The items, descriptions and measurements:

- Must not be relied on as complying with SMM7 or NRM2
- Must be priced taking account of the information given elsewhere in the tender documents, including for all associated and ancillary work shown or clearly apparent as being necessary for the complete and proper execution of the work.
- i ITEMS WITHOUT QUANTITIES: Where and to the extent that quantities are not included in the Work Schedules, tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.
- j PRICING OF THE WORK SCHEDULES: Alterations and qualifications to the Work Schedules must not be made without the written consent of the Architect. Tenders containing unauthorised alterations or qualifications may be rejected. Costs relating to items in the specification which are not priced will be deemed to have been included elsewhere in the tender.
- k PROVISIONAL QUANTITIES: Where given, the contractor is required to price these items which will be adjusted as required during the running of the contract.
- l FORM OF TENDER as included with the tender package must be submitted with the Tender.
- m PROGRAMME: To be submitted at tender stage. As soon as possible and before starting work on site prepare in an approved form a master bar chart programme for the Works showing individual bars for the work of all major trades and/or elements of work on site, together with any necessary lead-times to achieve those periods on site and any linked dependencies between bars.
 - The programme must show both contract weeks and calendar dates
 - The programme must make allowance for:
 - Sectional commencements and completions [if applicable]
 - Planning and mobilisation by the Contractor
 - Provision of any information to be supplied by the Architect as identified in the Information Release Schedule [if applicable]
 - Design and production information to be provided by the Contractor/ Subcontractors/Suppliers, including inspection and checking of shop drawings, materials or fabrications off site
 - Running in, adjustment, commissioning and testing of all engineering services and installations
 - Work resulting from instructions issued in regard to the expenditure of defined provisional sums
 - Work by or on behalf of the Employer
 - Clearly show the critical paththe nature and scope of which, the relationship with preceding and following work and any relevant limitations are suitably defined in the Contract Documents.
Submit 4 copies to Architect.
- n SUBMISSION of programmes will not relieve the Contractor of his responsibility to advise the Architect of the need for further drawings or details or instructions in accordance with the Conditions of Contract.

SUBLETTING/SUPPLY

- o 'LISTED' DOMESTIC SUBCONTRACTORS: Where a list of sub-contractors has been included in respect of any part of the work described by the tender documentation, those persons so listed are deemed to have been approved by the Architect as being suitable to carry out the sub-contract work.

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- p The Contractor is permitted to approach additional firms other than those listed but must apply to the Architect for approval prior to the return of tenders.
- q Only firms for which such prior approval has been granted will be permitted to carry out the sub-contract works.
- r The Contractor must be prepared, if so required, to submit to the Architect (in an approved form) evidence of the suitability of any such additional firm to carry out the sub-contract works.
- s Before the start of the work to which the list relates, the Contractor must enter into a binding subcontract agreement and confirm to the Architect that this has been done, giving the name of the sub-contractor

A31 PROVISION, CONTENT AND USE OF DOCUMENTS

GENERALLY

- a REFERENCED DOCUMENTS: Where and to the extent that this specification conflicts with referenced documents, this Specification prevails.
- b EQUIVALENT PRODUCTS: Wherever products are specified by proprietary name and the phrases 'or equivalent', 'or equal', 'or similar' are not included, they shall not be deemed included.

DOCUMENTS PROVIDED ON BEHALF OF EMPLOYER

- c COPIES OF THE DOCUMENTS: Where requested electronic copies of documents (not counting any certified copy of the Contract Drawings) will be issued to the Contractor free of charge. Hard copies will be issued on request but will be charged to the Contractor.
- d SECURITY OF DRAWINGS: All drawings and other information supplied by the Employer or produced on its behalf are to be treated as confidential. Such documents are to be kept safe at all times, and are not to be copied or passed to third parties without The Client's written permission
- e COPIES OF WORK SCHEDULES: Where requested after execution of the Contract, two copies of the Work Schedules will be issued to the Contractor in accordance with the Contract.
- f DIMENSIONS: The accuracy of dimensions scaled from the drawings is not guaranteed. Obtain from the Architect any dimensions required but not given in figures on the drawings nor calculable from figures on the drawings or measurable on site.
- g THE WORK SCHEDULES: All sections of the Work Schedules must be read in conjunction with Main Contract Preliminaries/ General conditions.

DOCUMENTS PROVIDED BY CONTRACTOR/SUBCONTRACTORS

- h LISTED DOMESTIC SUBCONTRACTORS: DESIGN AND PRODUCTION INFORMATION: Certain Subcontractors (specifically CDP elements) are/will be required to provide design/production information during the Contract.
When preparing the master programme make reasonable allowance, based on the information in section A30, for completing such design/production information, checking, including submission to the Principal Designer for comment, inspection by the Employer, and any subsequent amendment(s), resubmission(s) and re-inspection(s).
Obtain all the information which the Subcontractors in question are required to provide in time to meet the programme. Thoroughly check, on the basis of the information available, that dimensions are correct, that account is taken of all related work and that construction is practicable. Note any comments on one copy of the design/production information, and then submit to Architect with the required number of additional unmarked copies. Such checking will not relieve the Architect or the Subcontractor(s) of their respective responsibilities for design, co-ordination and documentation.

The Architect will note any comments on one copy, and then return to the Contractor. Inspection and any comments made by the Architect will not relieve the Subcontractor(s) of responsibility for design and documentation.

Ensure that any necessary amendments are made without delay. Unless and until the Architect confirms that resubmission is not required, obtain copies of amended drawings, etc., check, resubmit to the Architect and ensure incorporation of necessary amendments all as before.

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Obtain final version of the information and submit to the Architect the number of copies required. On behalf of the Architect distribute additional copies as appropriate to all affected Subcontractors and others and keep at least one copy on site.

- i CONTRACTOR DESIGN PORTION – CONTRACTORS PROPOSALS FOR CONTRACT: The Contractor will be required to provide all necessary production information, as required by the Architect, to determine the suitability of the contractor's proposals for the CDP Elements. This information will be required at least six weeks prior to an instruction being required by the Architect. The Contractor shall allow here for all costs in connection with this item.
- j PRODUCTION INFORMATION: Submit to the Architect for comment and make any necessary amendments. Submit two copies of final version to the Architect.
- k AS BUILT DRAWINGS AND INFORMATION must be provided to the Architect not less than one week before the date for Completion
- l MAINTENANCE INSTRUCTIONS AND GUARANTEES: Retain copies delivered with components and equipment (failing which, obtain), register with manufacturer as necessary and hand over to Architect on or before Practical Completion.

Notify the Architect of telephone number for emergency services by Subcontractors after Completion.
- m SITE WASTE MANAGEMENT PLAN: The Contractor will be required to produce, evidence, review, revise and refine a site waste management plan as necessary.

A32 MANAGEMENT OF THE WORKS

GENERALLY

- a **SUPERVISION:** Accept responsibility for co-ordination, supervision and administration of the Works, including all subcontracts.
Notwithstanding the foregoing, the Employer reserves the right to instruct the Contractor, or any person working for the Contractor, to suspend work if their work poses an imminent risk of serious injury to any person or damage to property
- b **COMPLIANCE WITH STATUTORY PROVISIONS:** Notwithstanding clause 110, The Employer reserves the right to require the Contractor to produce evidence that he is complying with relevant statutory provisions. In particular, the Employer is likely to require the Contractor to demonstrate that he has properly assessed the risks to his own employees and others arising from the nature of his work
- c **METHOD STATEMENTS:** Notwithstanding clause 110, the Employer reserves the right to require the Contractor to submit a written method statement, describing in detail the way in which a particular aspect of the proposed work will be undertaken. This right is likely to be exercised in circumstances where the nature of the work is considered to pose substantial risks to health, safety or the integrity of the property.
- d **INSURANCES:** Before starting work on site submit documentary evidence of the insurances required by the Conditions of Contract.
- e **INSURANCE CLAIMS:** If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, forthwith give notice in writing to the Architect and the Insurers. Indemnify the Client against any loss which may be caused by failure to give such notice.
- f **CLIMATIC CONDITIONS:** Keep an accurate record of:
Daily maximum and minimum air temperatures (including overnight).
Delays due to adverse weather, including description of the weather, type(s) of work affected and number of hours lost.
- g **OWNERSHIP:** Where scheduled or specified to be removed, all materials arising from the alteration work are to be disposed of by the Contractor.
- h **CONSIDERATE CONTRACTORS SCHEME:** The Contractor shall register the site under the Considerate Contractor's Scheme and shall comply with the scheme's Code of Conduct.
Considerate Contractors Scheme
PO Box 75 Ware SG12 9UY
Tel.0800 783 1423
enquiries@ccscheme.org.uk
www.ccscheme.org.uk

PROGRESS

- i **SUBMISSION** of programmes will not relieve the Contractor of responsibility to advise the Architect of the need for further drawings or details or instructions in accordance with Clause 1.7.4 of the Conditions of Contract.
- j **MONITORING:** Record progress on a copy of the programme kept on site.
- k **SITE MEETINGS:** The Architect will hold regular site meetings to review progress and other matters arising from the administration of the Contract, which the Contractor shall attend and make report at. The Contractor shall provide to the Architect the Contractor's report two business days prior to the progress meeting.

CONTROL OF COST

- l** PROVISIONAL SUMS: All provisional sums and allowances shall be used in part or in whole at the direction of the Architect only and shall be deducted in whole or in part if not required and in that event, no claim for loss of profit and attendance shall be deemed to be included in such sums.
- m** PROPOSED INSTRUCTIONS: If the Architect issues details of a proposed instruction with a request for an estimate of cost, submit such an estimate without delay and in any case within 7 days. The estimate must include:
- A detailed breakdown of the cost including any allowance for direct loss and expense.
 - Details of any additional resources which may be required.
 - Details of any adjustments which may have to be made to the programme for the Works.
 - Any other information as is reasonably necessary for the Architect to fully assess the implications of issuing such an instruction.
- Inform the Architect immediately if it is not possible to comply with any of the above requirements.
- n** DAYWORK SHEETS: Give reasonable notice to the Architect of the commencement of any work for which daywork sheets are to be submitted. Before being delivered, each voucher must be:
- Referenced to the instruction under which the work is authorised, and
 - Signed by the person in charge as evidence that the workmen's names, the time spent by each, the plant and materials shown are correct.
- o** INTERIM VALUATIONS: At least four days before the end of each established period for interim valuations submit to the Quantity Surveyor details of amounts due under the Contract together with all necessary supporting information. A schedule of valuation dates is to be agreed before works commence on site. The first valuation will be one month after the date of possession and each month thereafter until completion.
- p** UNFIXED MATERIALS: At the time of each valuation disclose to the Architect which of the unfixed materials and goods on site are free from, and which are subject to, any reservation of title inconsistent with passing of property as required by Clause 1.10 of the Conditions of Contract, together with their respective values. When requested provide evidence of freedom from reservation of title.
- q** CONDUCT: The conduct of all personnel on the site under the contractor's direction shall be appropriate to The Client's priorities as set out in Section A1. The Employer reserves the right to instruct the contractor to expel from site any person whose conduct is prejudicial to those priorities.
- r** NOISE: The use of radio transmitters or the like will not be permitted where they would cause nuisance or offence to the public or employees of the Employer.

A33 QUALITY STANDARDS/CONTROL

MATERIALS AND WORK GENERALLY

- a GOOD PRACTICE: Where and to the extent that materials, products and workmanship are not fully detailed or specified they are to be:
Of a standard appropriate to the Works and suitable for the functions stated in or reasonably to be inferred from the project documents, and
In accordance with relevant good building practice.
- b GENERAL QUALITY OF PRODUCTS: Products to be new unless otherwise specified as existing material for re-use.
For products specified to a British or European Standard obtain certificates of compliance from manufacturers when requested by Architect.
Where a choice of manufacturer or source of supply is allowed for any particular product, the whole quantity required to complete the work must be of the same type, manufacture and/or source unless otherwise approved. Produce written evidence of sources of supply when requested by Architect.
Ensure that the whole quantity of each product required to complete the work is of consistent kind, size, quality and overall appearance.
Where consistency of appearance is desirable ensure consistency of supply from the same source. Unless otherwise approved do not use different colour batches where they can be seen together.
If products are prone to deterioration or have a limited shelf life, order in suitable quantities to a programme and use in appropriate sequence. Do not use if there are any signs of deterioration, setting or other unsatisfactory condition.
- c PROPRIETARY PRODUCTS:
Handle, store, prepare and use or fix each product in accordance with its manufacturer's current printed or written recommendations/instructions. Inform Architect if these conflict with any other specified requirements. Submit copies to Architect when requested.
Ancillary products and accessories to be of a type recommended by the main product manufacturer, unless otherwise specified.
The tender will be deemed to be based on the products specified and recommendations on their use as described in the manufacturers' literature current at the time of tender
Obtain confirmation from manufacturers that the products specified and recommendations on their use have not been changed since that time. Where such change has occurred, inform Architect and do not place orders for or use the affected products without further instructions.
Where British Board of Agreement certified products are used, comply with the limitations, recommendations and requirements of the relevant valid certificates.
- d CHECKING COMPLIANCE OF PRODUCTS: Check all delivery tickets, labels, identification marks and, where appropriate, the products themselves to ensure that all products comply with the project documents. Where different types of any product are specified, check to ensure that the correct type is being used in each location. In particular, check that:
The sources, types, qualities, finishes and colours are correct, and match any approved samples.
All accessories and fixings which should be supplied with the goods have been supplied.
Sizes and dimensions are correct. Where tolerances of components are critical, measure a sufficient quantity to ensure compliance.
The delivered quantities are correct, to ensure that shortages do not cause delays in the work.
The products are clean, undamaged and otherwise in good condition.
Any products which have a limited shelf life are not out of date.

- e **PROTECTION OF PRODUCTS:**
Prevent over-stressing, distortion and any other type of physical damage.
Keep clean and free from contamination. Prevent staining, chipping, scratching or other disfigurement, particularly of products exposed to view in the finished work.
Debris must be removed from the works on a daily basis to reduce contamination from dust.
Keep dry and in a suitably low humidity atmosphere to prevent premature setting, moisture movement and similar defects. Where appropriate store off the ground and allow free air movement around and between stored products.
Prevent excessively high or low temperatures and rapid changes of temperature in the products.
Protect adequately from rain, damp, frost, sun and other elements as appropriate. Ensure that products are at a suitable temperature and moisture content at time of use.
Ensure that sheds and covers are of ample size, in good weatherproof condition and well secured.
Keep different types and grades of products separately and adequately identified.
So far as possible keep products in their original wrappings, packings or containers, until immediately before they are used.
Wherever possible retain protective wrappings after fixing and until shortly before Practical Completion.
Ensure that protective measures are fully compatible with and not prejudicial to the products/materials.
- f **PRODUCTS** provided by or on behalf of the Employer:
Details of such products are given in the Work Schedules, for fixing by the Contractor.
Take delivery, check against receipts and take into appropriate storage.
Use for no other purpose than the Works.
Keep safe any surplus to requirements and obtain instructions in relation thereto.
- g **SUITABILITY OF RELATED WORK AND CONDITIONS:** Ensure that all trades are provided with necessary details of related types of work. Before starting each new type or section of work, ensure that:
Previous, related work is appropriately complete, in accordance with the project documents, to a suitable standard and in a suitable condition to receive the new work.
All necessary preparatory work has been carried out, including provision for services, openings, supports, fixings, damp proofing, priming and sealing.
The environmental conditions are suitable, particularly that the building is suitably weathertight when internal components, services and finishes are installed.
- h **GENERAL QUALITY OF WORKMANSHIP:**
Operatives must be appropriately skilled and experienced for the type and quality of work.
Take all necessary precautions to prevent damage to the work from frost, rain and other hazards.
Inspect components and products carefully before fixing or using and reject any which are defective.

SAMPLES/APPROVALS

- i **APPROVAL OF PRODUCTS:** Where approval of a product is specified the requirement for approval relates to a sample of the product and not to the product as used in the Works. Submit a sample or other evidence of suitability. Do not confirm orders or use the product until approval of the sample has been obtained. Retain approved sample in good, clean condition on site. Ensure that the product used in the Works matches the approved sample.

- j **SAMPLES:** Where a sample is specified for approval, the requirement for approval relates to the one of the following as specified in the appropriate work section:
Product sample: to verify the qualities, appearance and performance of a proprietary item
Pattern sample: to verify the acceptability of shape, profile etc. of a made object
Material sample: to verify the qualities and appearance of natural or manufactured material
Finish sample: to verify the qualities and appearance of an applied finish
Finished Work: to verify the qualities and performance of an item of work
Samples are not to be removed from site without instruction from the architect
- k **APPROVAL OF SAMPLES:** Where a sample of finished work is specified for approval, the requirement for approval relates to the sample itself. (If the Architect approval of the finished work as a whole is required this is specified separately).
Obtain approval of the stated characteristic(s) of the sample before proceeding with the Works.
Retain approved sample in good, clean condition on site. Ensure that the relevant characteristic(s) of the Works match the approved characteristic(s) of the sample.
Remove samples which are not part of the finished Works when no longer required.
- l **APPROVALS:** Where and to the extent that products or work are specified to be approved or the Architect instructs or requires that they are to be approved, the same must be supplied and executed to comply with all other requirements and in respect of the stated or implied characteristics either:
To the express approval of the Architect or
To match a sample expressly approved by the Architect as a standard for the purpose.
- m **APPROVALS:** Inspection or any other action by the Architect must not be taken as approval of products or work unless the Architect so confirms in writing in express terms referring to:
Date of inspection
Part of the work inspected
Respects or characteristics which are approved
Extent and purpose of the approval
Any associated conditions.

ACCURACY/SETTING OUT GENERALLY

- n **SETTING OUT:** Check the levels and dimensions of the site against those shown on the drawings, and record the results on a copy of the drawings. Notify Architect in writing of any discrepancies and obtain instructions before proceeding.
- o **SETTING OUT:** Inform Architect when overall setting out is complete and before commencing construction.
- p **APPEARANCE AND FIT:** Arrange the setting out, erection, exact position of components and application of finishes (working within the practical limits of the design and the specification) to ensure that there is satisfactory fit at junctions, that there are no practically or visually unacceptable changes in plane, line or level and that the finished work has a true and regular appearance.
Unless specified otherwise, tolerances will (where applicable) be not greater than those given in BS 5606, Tables 1 and 2.

SERVICES GENERALLY

- q **SERVICES REGULATIONS:** Any work carried out to or which affects new or existing services must be in accordance with the Bye Laws or Regulations of the relevant Statutory Authority.
- r **INSTALLATION COMPLETION/ COMMISSIONING CERTIFICATES:** The Contractor shall provide all necessary certification as set out within the ESC Ltd Preambles for the Mechanical and Electrical Engineering Services Installation October 2016.

s **WATER ACT CONTRACTOR'S CERTIFICATE:** On completion of the work, submit to the Architect (and where required also to the Water Undertaker) a certificate including:
The address of the premises.
A brief description of the new installation and/or work carried out to an existing installation.
The Contractor's name and address.
A statement that the installation complies with the relevant Water Regulations or Byelaws.
The name and signature of the individual responsible for checking compliance.
The date on which the installation was checked.

t **SERVICE RUNS:** Make adequate provision for services, including unobstructed routes and fixings. Wherever possible ducts, chases and holes are to be formed during construction rather than cut.

u **MECHANICAL AND ELECTRICAL SERVICES** must have final tests and commissioning carried out so that they are in full working order at practical completion.
Do not exceed the stated environmental conditions during commissioning.

SUPERVISION / INSPECTION / DEFECTIVE WORK

v **SUPERVISION:** In addition to the constant management and supervision of the Works provided by the Contractor's person in charge, all significant types of work must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality and progress.

w **CO-ORDINATION OF ENGINEERING SERVICES:** The site organisation staff must include one or more persons with appropriate knowledge and experience of mechanical and electrical engineering services to ensure compatibility between engineering services, one with another and each in relation to the Works generally. Submit to the Architect, when requested, CVs or other documentary evidence relating to the staff concerned.

x **CONTRACTOR'S PERSON-IN-CHARGE:** Give maximum possible notice to Architect before changing the person-in-charge or site agent.

y **ACCESS FOR ARCHITECT:** Provide at all reasonable times access to the Works and to other places of the Contractor or Subcontractors where work is being prepared for the Contract. Provision may also be required for the HLF or their agents (e.g. EH)

z **OVERTIME WORKING:** Whenever overtime is to be worked, give the Architect not less than two days' notice, specifying times, types and locations of work to be done. Concealed work executed during overtime for which notice has not been given may be required to be opened up for inspection and reinstated at the Contractor's expense.

aa **DEFECTS IN EXISTING CONSTRUCTION** to be reported to Architect without delay. Obtain instructions before proceeding with work which may:
Cover up or otherwise hinder access to the defective construction, or
Be rendered abortive by the carrying out of remedial work.

bb **ACCESS FOR INSPECTION:** Give Architect as much as possible and not less than five days' notice before removing scaffolding or other facilities for access.

cc **TIMING OF TESTS AND INSPECTIONS:** Agree dates/ times of tests and inspections with Architect several days in advance, to enable the Architect and other affected parties to be present. On the previous working day to each such test or inspection confirm that the work or sample in question will be ready or, if not, agree a new date and time.

dd **TEST CERTIFICATES:** Submit a copy of each certificate to Architect as soon as practicable and keep copies of all certificates on site.

- ee PROPOSALS FOR RECTIFICATION OF DEFECTIVE WORK/PRODUCTS: As soon as possible after any part(s) of the work or any products are known to be not in accordance with the Contract, or appear that they may not be in accordance, submit proposals to Architect for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.

Such proposals may be unacceptable to the Architect, and contrary instructions may be issued.

- ff MEASURES TO ESTABLISH ACCEPTABILITY: Wherever inspection or testing shows that the work, materials or goods are not in accordance with the contract and measures (e.g. testing, opening up, experimental making good) are taken to help in establishing whether or not the work is acceptable, such measures:
will be at the expense of the Contractor, and
will not be considered as grounds for extension of time.

- gg QUALITY CONTROL: Establish and maintain procedures to ensure that the Works, including the work of all subcontractors, comply with specified requirements. Maintain full records, keep copies on site for inspection by the Architect, and submit copies of particular parts of the records on request. The records must include:
Identification of the element, item, batch or lot including location in the Works.
The nature and dates of inspections by the Contractor or Architect, tests and approvals.
The nature and extent of any nonconforming work found.
Details of any corrective action.

WORK AT OR AFTER COMPLETION

- hh GENERALLY: Make good all damage consequent upon the work.
Remove all temporary markings, coverings and protective wrappings unless otherwise instructed.
Clean the Works thoroughly inside and out, including all accessible ducts and voids, remove all splashes, deposits, efflorescence, rubbish and surplus materials consequent upon the execution of the work.
Cleaning materials and methods to be as recommended by manufacturers of products being cleaned, and to be such that there is no damage or disfigurement to other materials or construction.
Obtain COSHH dated data sheets for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.
Touch up minor faults in newly painted/repainted work, carefully matching colour, and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.
Adjust, ease and lubricate moving parts of new work as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.
- ii SECURITY AT COMPLETION: Leave the Works secure with all accesses locked. Account for and adequately label all keys and hand over to the person named by the Architect with itemised schedule, retaining duplicate schedule signed by The Client as a receipt.
- jj MAKING GOOD DEFECTS: Make arrangements with the Architect and give reasonable notice of the precise dates for access to the various parts of the Works for purposes of making good defects. Inform Architect when remedial works to the various parts of the Works are completed.

A34 SECURITY/SAFETY/PROTECTION

HEALTH AND SAFETY

- a ASBESTOS BASED MATERIALS: Report immediately to the Architect any suspected asbestos based materials discovered during demolition/refurbishment work. Avoid disturbing such materials. Agree with the Architect methods for safe removal or encapsulation.
- b THE CONSTRUCTION PHASE HEALTH AND SAFETY PLAN developed from the Pre-construction Information (see section A30) must be submitted to the Architect not less than seven days before the proposed date for start of construction work. Do not start construction work until the Principal Designer has confirmed in writing that the Construction Phase Health and Safety Plan includes the procedures and arrangements required by CDM Regulations.
- c HSE APPROVED CODES OF PRACTICE: Comply with the following:
Management of health and safety at work.
Managing construction for health and safety.
- d SUSPENSION OF WORK: The Employer reserves the right to instruct the Contractor, or any person working for the Contractor, to suspend work if their work poses an imminent risk of serious injury to any person
- d SECURITY: Safeguard the Works, products, materials, plant, and any existing buildings affected by the Works from damage and theft. Take all reasonable precautions to prevent unauthorised access to the site, the Works and adjoining property.
- e STABILITY: Accept responsibility for the stability and structural integrity of the Works during the Contract, and support as necessary. Prevent overloading.
- f OCCUPIED PREMISES: Carry out the Works without undue inconvenience and nuisance and without danger to occupants, users or the public. If it transpires that compliance with this clause requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be paid to the Contractor, provided that such overtime is authorised by the Architect in advance.
- g IDENTIFICATION PASSES: Not required.
- h HEALTH & SAFETY OF SITE VISITORS: Provide protective clothing and/or equipment as appropriate for The Client's representatives and other authorised persons visiting the site of the Works. Inform the Clients Representatives in advance of all safety provisions and procedures which will require compliance when visiting the site.

PPE will be required for up to 10 Employer's Representatives.
- i WORK IN CONFINED SPACES: Where it is necessary to enter a confined space, the Contractor must ensure that entry into, and work in the confined space is carried out in accordance with a written safe system of work. *Ref: HSE Approved Code of Practice L101 - 'Safe work in confined spaces'.*
Persons entering a confined space must have undergone appropriate training. The Contractor shall have detailed arrangements in place for the rescue of persons in an emergency from a confined space.

WILDLIFE AND PLANT CONSERVATION

- j WILDLIFE: Note that many wildlife species are protected under the Wildlife & Countryside Act 1981. Take care to avoid disturbance and harm to wildlife, bird nests etc. There should be a presumption that bats will be present in buildings and other structures. If protected species or evidence of them is discovered, work shall be stopped in the immediate vicinity and the Architect advised immediately.

- k POLLUTION: Take all reasonable precautions to prevent pollution of the site, the Works and the general environment including streams and waterways. If pollution occurs inform the appropriate Authorities and the Architect without delay and provide them with all relevant information.
- l USE OF PESTICIDES: will not be permitted.
- m PLANTING AND VEGETATION: There should be a presumption that existing trees, shrubs and other plants are to remain on completion of the Works: if there is any doubt the Architect should be contacted immediately. Take all care to avoid damaging roots and above ground parts of trees, shrubs and other plants that are to remain on completion of the Works. Take all care to protect trees, shrubs and other plants that are to remain on completion of the Works and that may be damaged by the Works: agree protection methods with the Architect. Tying back of vegetation from elevations if necessary to execute the Works and reinstatement upon completion shall be agreed with the Architect. Cutting back vegetation to facilitate the work shall be agreed with the Architect. Do not dump spoil or rubbish, excavate or disturb topsoil, park vehicles or plant, store materials or place temporary accommodation within the branch spread of trees without the Architect express approval. Do not sever tree roots exceeding 25 mm in diameter without the Architect express approval. Replace to approval or treat as instructed any species or areas damaged or removed without approval. Mature trees and shrubs which, due to the Contractor's negligence, are uprooted, destroyed, or in the opinion of the Architect, damaged beyond reasonable chance of survival in their original shape, must be replaced with those of a similar type and age at the Contractor's expense.
- n NOISE: Comply generally with the recommendations of BS 5228-1, clause 9.3 for minimising noise levels during the execution of the Works.
Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
Agree times for use pneumatic drills and other noisy appliances with the Architect.
Do not use or permit employees to use radios or other audio equipment.

NUISANCE

- o NUISANCE: Take all necessary precautions to prevent nuisance from dust, rubbish, vermin and other causes.

FIRE

- p FIRE PREVENTION:
Take all necessary precautions to prevent personal injury, death, and damage to the Works or other property from fire. Comply with Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Building Employers Confederation and the Loss Prevention Council.
The Contractor shall make himself aware of the Employer's local fire instructions and procedures to be followed in the event of a fire.
The Contractor shall make himself aware of the location of the nearest telephone.
The Contractor shall ensure that all fire exits and access points for emergency equipment are kept clear at all times and that combustible materials are not left unused on site or adjacent to any building.
Suitable and sufficient adequately maintained fire extinguishers shall be provided by the Contractor for use during the work.
Burning off paint using blow lamps or electrical element burners shall not be permitted
Burning on site of materials arising from the work shall not be permitted.
Except with the Architect express written dispensation, 'Hot Work' shall not be permitted on or within six metres of any building and the Contractor must allow for alternative methods of work. ('Hot Work' is defined as being all operations involving flame, hot air or arc welding and cutting equipment, brazing and soldering equipment,

blow lamps, bitumen boilers and other equipment producing heat or having naked flames)

Flammable materials shall not be stored on site without the prior agreement of the Architect
Smoking shall not be allowed at any time in, on or within six metres of the Employer's buildings

Temporary halogen lights shall not be permitted

- q ACTION IN THE EVENT OF FIRE: In the event of discovering fire the Contractor shall call the Fire Brigade and immediately report the fire to the Employer's local estate maintenance team and to the Architect.

ELECTRICITY

- r ELECTRICAL SAFETY: The Contractor shall comply at all times with the Electricity at Work Regulations 1989 [Electricity at Work Regulations (NI) 1991].
All temporary wiring installations provided by the Contractor shall be inspected and tested by a competent person, before use for the first time and at three-monthly intervals thereafter.
All portable electric tools shall, as far as practicable, be supplied from a reduced voltage, (i.e. 110v or less) system.
All portable electric equipment shall be properly maintained, and shall be subject to a regime of inspection and periodic testing.
All electrical connections shall be through correctly fused plugs, sockets and extension leads. All such equipment shall be unplugged at the end of each working day.
The Contractor shall take appropriate precautions when working in the vicinity of overhead power lines: *Reference HSE Guidance Note GS6 - Avoidance of Danger from Overhead Electric Lines.*
All electrical work shall be carried out by NICEIC registered Contractors.

WASTE

- s WASTE: Remove rubbish, debris, surplus material and spoil daily and keep the site and Works clean and tidy.
Remove all rubbish, dirt and residues from voids and cavities in the construction before closing in.
Ensure that non-hazardous material is disposed of at a tip approved by a Waste Regulation Authority.
Remove all surplus hazardous materials and their containers regularly for disposal off site in a safe and competent manner, as approved by a Waste Regulation Authority and in accordance with relevant regulations.
Retain waste transfer documentation on site.

ARCHAEOLOGY

- t ARCHAEOLOGICAL DISCOVERIES: may be encountered during Works, and any structures, foundations, fossils and other objects of interest or value, which may be found on site or during excavations are the property of the Employer. On discovery of such objects the Contractor shall cease work immediately, advise the Architect and await further instructions.

PROTECT THE FOLLOWING:

- u WORK IN ALL SECTIONS: Adequately protect all types of work and all parts of the Works, including work carried out by others, throughout the Contract. Wherever work is of an especially vulnerable nature or is exposed to abnormal risks provide special protection to ensure that damage does not occur.
- v WATER: Prevent damage to building fabric and ground finishes, including patina, from storm and surface water including dripping from scaffolding and sheeting. (Items for keeping the site and excavations free of water are given elsewhere).

- w **MOISTURE:** Prevent the work from becoming wet or damp where this may cause damage. Dry out the Works thoroughly. Control the drying out and humidity of the Works and the application of heat to prevent:
Blistering and failure of adhesion.
Damage due to trapped moisture.
Excessive movement.
- x **EXISTING SERVICES:**
Notify all service authorities and/or adjacent owners of the proposed works not less than one week before commencing site operations.
Before starting work check and mark positions of existing mains/services. Where positions are not shown on drawings obtain relevant details from service authorities or other owners.
Observe service authority's recommendations for work adjacent to existing services.
Adequately protect, and prevent damage to all services. Do not interfere with their operation without consent of the service authorities or other owners.
Identify below ground services with signboards, giving type and depth, and overhead services with headroom markers.
If any damage to services results from the execution of the Works, notify immediately the Architect and appropriate service authority. Make arrangements for the work to be made good without delay to the satisfaction of the service authority or other owner as appropriate. Any measures taken by the Architect to deal with an emergency will not affect the extent of the Contractor's liability.
Replace marker tapes or protective covers disturbed during site operations to the service authority's recommendations.
- y **ROADS AND FOOTPATHS:** Adequately maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris. Any damage to roads and footpaths caused by site traffic or otherwise consequent upon the Works must be made good to the satisfaction of the Architect. Bear any costs arising.
Do not use aerosol spray marking-out without the express approval of the Architect
- Although there is no official right of way, members of the public use the route around the north of the site to cut the corner when on foot. This route will be closed construction, and gated on completion.
- z **EXISTING TOPSOIL/SUBSOIL:**
Protect existing topsoil and subsoil from over-compaction in those areas which may be damaged by construction traffic, parking of vehicles, temporary site accommodation or storage of materials and which will require reinstatement prior to completion of the Works. Agree extent of reinstatement with the Architect and bear any costs arising.
Keep excavated topsoil and subsoil separate
- aa **EXISTING FEATURES:** Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features which are to remain in position during the execution of the Works.
- bb **EXISTING STRUCTURES:**
Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.
Provide and maintain during the execution of the Works all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures on the site or adjoining that may be endangered or affected by the Works.
Support existing structure as necessary during cutting of new openings or replacement of structural parts.
Monitor adjacent structures and immediately report any movement to the Architect.
Do not remove supports until new work is strong enough to support the existing structure.
Prevent overstressing of completed work when removing supports.

A35 SPECIFIC LIMITATIONS ON METHOD/ SEQUENCE/ TIMING

- a SCOPE: The limitations described in this section are supplementary to limitations described or implicit in information given in other sections or on the drawings.
- b SEQUENCE OF WORK: The Employer has no specific requirements for the phasing of the works.
- c ASBESTOS: See Principal Designer Risk Analysis Matrix for areas of asbestos.
- d ACCESS TO THE SITE: Access to the site is via Thames Road.

The Contractor is to take care to ensure that the site is kept secure and safe at all times and that all necessary precautions are taken to deny access to the site by staff and members of the public.

Where possible delivery traffic should be routed to avoid inconvenience to local residents.

See also Principal Designer Risk Analysis Matrix.

- e USE OF THE SITE: Do not use the site for any purpose other than carrying out the Works.
Do not import waste other than as instructed by the Architect.
- f LIMITATIONS DUE TO THE SITE AND THE NATURE OF WORK: See also Principal Designer Risk Analysis Matrix.
- g WORKING AREA: See 228-SHC-004 Site Constraints Plan
- h START OF WORK: Works shall not commence until authorised by the Employer following submission and approval of the Health and Safety Plan (Construction Phase).

A36 FACILITIES/TEMPORARY WORK/SERVICES

- a LOCATIONS: Agree with the Architect the intended siting of all spoil heaps, temporary works and services.
- b MAINTAIN: alter, adapt and move temporary works and services as necessary. Remove when no longer required and make good.
- c TEMPORARY ACCOMMODATION: The Contractor will be permitted to use the existing cottages for site accommodation. The barn will be available as a joinery workshop and for storage. These areas shall be thoroughly cleaned and returned to their original condition upon completion of the works. The Contractor is referred to drawing 228 - SHC – 004 Site Constraints Plan
- e SANITARY ACCOMMODATION: Provide and maintain in a clean condition sanitary accommodation for The Employer's representatives, either separate or shared with the Contractor's supervisory staff.
- f CONTRACTOR'S WORKING AREA: The contractor is to confine his activities to the smallest possible area of the site for the execution of the Works and storage of materials, unless otherwise defined.
- h TEMPORARY FENCING TO EXISTING TREES/VEGETATION:
Before starting work, erect temporary protective fencing in locations shown on the tree protection plan as detailed below
Locate fencing at the outer limit of the branch spread or a distance equal to half the height of the tree, whichever is the greater.
Maintain integrity of fencing for the duration of the Works.
Remove fencing on the completion of the Works and make good disturbed area.
- i TREE PROTECTION MEASURES
Allow specifically for the following:
 - (i) Protective barriers
 - (ii) Excavation of trenches by hand in designated areas
 - (iii) Provision of new stock proof fencing
(tree protection barriers can be simple steel "crowd control" barriers secured / staked in place, or can be Heras fencing.
- j NAME BOARDS/ADVERTISEMENTS: Contractor's/subcontractors' name boards or advertisements will not be permitted except with the express approval of the Architect. The Contractor shall display any free issue signboards that the Client may be required to display.
- k DOCUMENTS OR PHOTOGRAPHS relating to properties or works undertaken shall not be reproduced or publicised in any way without the written consent of the Employer.
- l LIGHTING: During finishing work and inspection provide temporary lighting, the intensity and direction of which closely resembles that provided by the permanent installation.
- m LIGHTING AND POWER: The Contractor will be required to provide temporary lighting and power for the site. Connection to the existing supply may be possible. Contractor to install meters / sub-meter and pay all charges arising
- n WATER: The Contractor will be required to provide a temporary water connection for the site. Connection to the existing supply may be possible. Contractor to install meters / sub-meter and pay all charges arising

- o **WATER RESTRICTIONS:** If the water supply is or is likely to be restricted by emergency legislation, inform the Architect without delay and ascertain the availability and additional cost of water from alternative sources.
- p **TEMPERATURE AND HUMIDITY:** The permanent heating installation may be used for drying out the Works and controlling temperature and humidity levels, but:
The Employer does not undertake that it will be available.
The Contractor must take responsibility for operation, maintenance and remedial work, and arrange supervision by and indemnification of the appropriate Subcontractors, and pay costs arising.
- q **METER READINGS:** Where charges for service supplies need to be apportioned ensure that meter readings are taken by relevant authority at possession and/or completion as appropriate. Ensure that copies of readings are supplied to interested parties.
- r **THERMOMETERS:** Provide onsite and maintain in accurate condition:
A maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.
A thermometer for measuring concrete and ground temperature.

ACCESS AND WORKING SCAFFOLDS

- s **SCAFFOLDING:** The external scaffolding and the temporary roof will be erected under a separate contract prior to commencement of the works. This arrangement will continue throughout the contract period. Allow for liaising with the scaffolding contractor in respect of inspections, maintenance and alteration required to the external scaffold and temporary roof throughout the contract period. The Contractor shall make good all disturbed areas on completion of the project.
- t **INTERNAL SCAFFOLDING;** All internal access scaffolding shall be the responsibility of the Contractor. Prevent damage to the existing fabric fittings and fixtures during its erection, use and subsequent removal
- u **RAIN SPLASHING:** At the end of each day's work and in rain measures should be taken to prevent splashing to the property.
- v **HEIGHT:** No scaffold, from which a person could fall more than 2 metres, should be used unless:
It has been inspected by a competent person:
 - before first being used;
 - after substantial alteration;
 - after any event likely to have affected its stability and at regular intervals not exceeding 7 days.A record has been made of the inspection (other than for a mobile tower scaffold in place for less than 7 days) containing the details specified in HSE booklet HS (G) 150.
- w **LADDERS AND OTHER ITEMS OF EQUIPMENT** must not be left unattended when accessible to the public.
- x **OUT OF HOURS SECURITY:** When the site is not being worked all ladders shall have the first lift ladder removed and placed under lock and key. All loose ladders shall be similarly chained and locked or removed from the site.
- y **PUBLIC AREAS:** Scaffolds and other associated equipment, erected in areas accessible to the general public, must be provided with warning tape at least 3 metres clear of the scaffold where practicable to deter un-authorised access.
- z **ESSENTIAL ACCESS TO THE PROPERTY:** Agree with the Architect special precautionary arrangements under a working scaffold or where specific security arrangements are required

- aa **SPARE PARTS**
Details: Before Completion, submit a priced schedule of spare parts that the Client requires be obtained and kept in stock by the Employer for maintenance of the services installations. Include in the priced schedule for:
 Manufacturer's current prices, including packaging and delivery to site.
 Checking receipt, marking and numbering in accordance with the schedule of spare parts.
 Referencing to the plant and equipment list in Part 3 of the Building Manual.
 Painting, greasing, etc. and packing to prevent deterioration during storage.
- bb **MAKING GOOD OF DEFECTS:** At handing-over the Contractor shall provide the Employer with a contact name and telephone number for maintenance items to be carried out during the defects period. Additionally, a contact number for out of hours emergency services will be provided.
- cc **MAINTENANCE RESPONSE TIMES:** The timescales for the Contractor to comply with the Architect/Contract Administrator's instructions pursuant to this clause 2.35 are as set out below:
- Emergency repairs – remedial works to be executed within 24 hours.
- Urgent works – immediate repairs to be undertaken within 2 Business Days and remedial works to be executed within 15 Business Days.
- Non-emergency repairs – remedial works to be executed within 15 Business Days.
- The Architect shall specify within the schedule or instructions which classification applies for this purpose. The Contractor shall acknowledge receipt of each instruction under clause 2.35 and shall inform the Architect/Contract Administrator immediately and in writing of the completion of the necessary remedial works. Notwithstanding any other provisions of this Contract, if the Contractor fails to carry out the necessary remedial works within the stipulated period without a reasonable prior explanation for the delay, the Architect/Contract Administrator may instruct others to carry out such works and shall deduct any costs incurred from any monies including retention monies which may be outstanding or recover the same as a debt from the Contractor.

A40 CONTRACTOR'S GENERAL COST ITEMS: MANAGEMENT AND STAFF

- a Management (26B-27B INCLUSIVE)
- b Trade supervision
- c Engineering
- d Programming and production
- e Quantity surveying
- f Safety

A41 CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION

- a For details of site accommodation required or made/not made available by the Employer
see: A36 EMPLOYER'S
REQUIREMENTS: FACILITIES / TEMPORARY WORKS / SERVICES
- b Site accommodation. (C-D INCLUSIVE)

A42 CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES

- a For details of services and facilities required or made/not made available by the Employer
see A36 EMPLOYER'S REQUIREMENTS: FACILITIES/ TEMPORARY WORKS /
SERVICES
- b Power- the Contractor will be required to install a temporary meter for supply for the Works
and will be charged by client for any use of clients power installation
- c Lighting
- d Fuels
- e Water- the Contractor will be required to install a temporary meter for the supply for the
Works and will be charged by client for any use of the clients water installation
- f Telephone and administration
- g Safety, health and welfare
- h Storage of materials
- i Rubbish Disposal
- j Cleaning
- k Drying out

- l Protection of work in all sections
- m Security
- n Maintenance of public and private roads
- o Wheel wash
- p Small plant and tools
- q General attendance on nominated sub-contractors
- r General attendance on nominated sub-contractors in respect of the requirements of the Joint Fire Code
- s Insert below further cost items as may be required, with fixed charges and time related charges as appropriate:

.....
.....
.....

A43 CONTRACTOR’S GENERAL COST ITEMS: MECHANICAL PLANT

- a Cranes
- b Hoists
- c Personnel transport
- d Transport
- e Earthmoving plant
- f Concrete plant
- g Paving and surfacing plant
- h Insert below cost items as may be required, with fixed charges and time related charges as required:

.....
.....
.....

N.B. Items of Plant not given in work sections – Contractor to price all plant in this section or in rates.

For details of temporary work required or made/not made available by the Employer See:
A36 EMPLOYER'S REQUIREMENTS: FACILITIES/ TEMPORARY WORKS/SERVICES

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COLLECTION

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Brought forward £

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TO MAIN SUMMARY £

MEASUREMENT PREAMBLES

Schedule of Works

The tender is to include for the following items:-

Providing all necessary plant and machinery to enable the works to be carried out. The site is to be kept in a clean and tidy condition and all waste on site is to be kept to a minimum. All materials are to be stored in a safe compound.

The Contractor is to allow and include for the complete protection of all areas within the curtilage of the site during the execution of the works. Any damage, however caused, to the property, its contents or the adjoining properties, is to be repaired by the Contractor at his own cost.

The Contractor shall allow for the complete removal of all rubbish, debris and surplus materials from within the curtilage of the site. Upon completion, thoroughly clean all surfaces internally and externally, removing dust, stains, plaster and paint spots from windows, floors, doors, sills, shelves, sanitary ware etc., touch up paintwork, adjust and oil ironmongery and leave the works clean, tidy and to the entire satisfaction of the Contract Administrator.

The Contractor is to insert against these Schedule of Work items the sums / rates he requires to comply with the provisions contained therein.

The work is briefly described and the Contractor will be deemed to have priced the works after inspecting the site and reading the drawings and specification. No claim will be entertained with regard to descriptions as these are deemed to include all work which can be reasonably anticipated or foreseen in all trades in the location described.

The Contractor is to note that the priced Schedule of Works will be used to value variations at or pro-rata to schedule rates and for interim payment assessments.

MEASUREMENT PREAMBLES

Definition of terms and descriptions

The following is a list of terms and descriptions used in this document. They shall be deemed to mean and/or include as necessary the applicable work(s) specified below them unless otherwise stated in the description. The works would best be priced on site.

“Alter existing opening”

cutting and building up openings as required
preparing and bonding to existing work as necessary
wedging and pinning up
quoining up jambs, cutting out for lintel
providing and inserting suitably reinforced concrete lintel (or as stated)
temporary supports; clearing away on completion
making good all work disturbed

“Block (or brick) up opening” & “Partially block (or brick) up opening”,

blockwork or brickwork for full thickness of wall or cavity wall
preparing and bonding to existing work
stainless steel wall ties BS 1243 (cavity walls)
wedging and pinning up
extending surrounding finishes over the new work (e.g. facing bricks, external rendering, plaster, tiles, screeds, skirtings, coves, picture rails and the like)
making good all work disturbed

“Demolishing” & “Demolishing parts of structures”

pulling down, taking down, taking off or taking up; removal from site
temporary supports; clearing away on completion
sealing off all drains and services
making good all work disturbed
where walls are demolished the removal also of all fittings, skirtings, tiling and the like, fixed thereto (sanitary fittings removed are measured separately)

MEASUREMENT PREAMBLES

“Enlarge existing opening” & “Enlarge and partially brick/block up opening”.

- cutting opening
- bricking or blocking as may be necessary
- wedging and pinning up
- quoining up jambs
- temporary supports; clearing away on completion
- making good all work disturbed

“Form opening” & “Form blank opening”

- cutting opening
- wedging and pinning up
- quoining up jambs, cutting out for lintel
- providing and inserting lintel as described
- temporary supports; clearing away on completion
- making good all work disturbed

“Making good all work disturbed”

- the making good and reinstatement of all parts of the structure disturbed
- the preparation of all retained exposed backgrounds for receiving applied new work, e.g. removal of nails, screws, brackets; cleaning down, making out retained frames to receive new in fill and the like.
- the making good and extending as necessary of all finishings integral with the structures, e.g. fair faced brickwork, faced brickwork, brick arches, dressed stonework and the like

“Removing finishings”

- removing from site
- removal of all associated adhesive and/or fixings
- preparing to receive new finish

MEASUREMENT PREAMBLES

"Removing"

removing from site

cut out and seal off all services and drainage (as applicable)

removing window sills, door thresholds, arches, lintels and the like (as applicable)

temporary supports (as required), clearing away on completion

removal of doors frames/linings shall be deemed to include the removal of architraves and the like (unless otherwise stated in the description)

removal of windows shall be deemed to include the removal of all associated frames, linings, boxings, trims, window boards, sash balances and the like (unless otherwise stated in the description).

"Provide"

providing all labour and materials comprised in the item

all fixing necessary including cutting and pinning; plugging and screwing; fixing with adhesive

"Setting (or set) aside for re-use"

during removal prevent damage to the related components or materials and clean off bedding and jointing materials

stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed

Generally

When one coat primer or stain is required with a specific item it is deemed to include all preparation and to be applied to all faces before delivery to site.

All timber fixings (unless otherwise stated) are deemed to include all appropriate countersinking/recessing and filling in preparation for decoration.

Quotations

Any reference to quotations in the Contract Documents is given for Specification purposes only, and the Contractor is to obtain current prices in his normal manner for such items.

Drawing References

Where drawing numbers have been referred to in this Schedule of Works, they are deemed to refer to the latest drawing revision as listed in the tender drawing list.

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>DEMOLITIONS & ALTERATIONS</u></p> <p><u>Asbestos Removal</u></p> <p>Removal of asbestos as detailed in Aspire Environmental report dated 25th August 2021; the removal is to include all the asbestos indicated within the report including presumed asbestos</p>				
a	generally	1	it		
	<u>Access</u>				
	Scaffolding				
b	allow for scaffold to the main building to Contractor's Design; including alterations as necessary		item		
c	Extra; allow for hoisting facilities as necessary		item		
d	Extra; hoardings to prevent unauthorised access		item		
	<u>Protection on retained existing features</u>				
	Protection; provide protection to the following throughout the duration of the works				
e	existing cast iron columns with foundation under	1	it		
f	existing timber beam to underside of second floor	1	it		
g	existing stone corbel supporting existing timber beam	1	it		
h	existing projector	1	it		
Page No. 3/1		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>DEMOLITIONS & ALTERATIONS</u>				
	<u>Work to Ground and First floor</u>				
	<u>Removing; including all necessary propping where required; dispose off site</u>				
a	Existing masonry partitions; ground floor				
b	approximately 100 thick	58	m2		
c	approximately 140 thick	254	m2		
d	approximately 240 thick	30	m2		
e	approximately 600 thick	53	m2		
	Existing masonry partition; first floor				
f	approximately 100 thick	78	m2		
g	approximately 280 thick	43	m2		
h	approximately 350 thick	14	m2		
i	approximately 600 thick	37	m2		
	Existing stud partitions; first floor				
j	approximately 100 thick	88	m2		
k	approximately 150 thick	89	m2		
	Existing barrel vaulted ceiling				
l	generally	12	m2		
	Existing timber stairs				
m	ground to first floor	1	it		
n	first to second floor	1	it		
	Existing stair housing				
o	to second floor	1	it		
	Existing cupboards and doors				
p	ground floor	1	it		
	Existing internal doors and frames				
q	single	24	nr		
r	double	1	nr		
Page No. 3/2		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>DEMOLITIONS & ALTERATIONS</u>				
	<u>Removing; including all necessary propping where required; dispose off site (Cont'd)</u>				
	Existing floor finishes				
a	to ground floor	160	m2		
b	to first floor	160	m2		
	Existing skirtings; fixed to face of external walls				
c	to ground floor	73	m		
d	to first floor	73	m		
	Existing plaster wall finishes				
e	to ground floor	218	m2		
f	Extra over for removing timber cladding (Provisional)	100	m2		
g	to first floor	78	m2		
	Existing ceiling finishes				
h	to ground floor; including all insulation	160	m2		
i	to first floor; including all insulation ; clear out voids between existing joists; prepare to receive new ceiling finishes	160	m2		
	Existing timber floor and supports				
j	to first floor ; approximate overall thickness	108	m2		
	Existing sanitary fittings and associated pipework				
k	WC	3	nr		
l	Wash hand basin	3	nr		
	Existing handrails and balustrades				
m	from window openings	24	m		
	Existing glazed window				
n	approximate size 460 x 594; W.gf.016	1	nr		
o	approximate size 840 x 1960; W.gf.013	1	nr		
p	approximate size 1654 x 1683; W.ff.002	1	nr		
q	approximate size 1680 x 1784; W.gf.015, W.gf.014	2	nr		
r	approximate size 1689 x 1676; W.ff.001	1	nr		
Page No. 3/3		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>DEMOLITIONS & ALTERATIONS</u>				
	<u>Cutting / forming openings</u>				
	Cutting/ forming opening in existing 650 thick brick wall for and including Gen 3 concrete padstone				
a	150 x 150 x 350 long (P2) padstone with 220 x 250 flitch beam over	1	nr		
b	200 x 200 x 450 long (P3) padstone with 254 x 254 UC over	2	nr		
	Cutting/ forming opening in existing 650 thick brick wall for and including engineering brick padstone				
c	size approx 400 x 200 (P1) To suit 152 x 89 UC (Provisional	1	nr		
	Alter and adapt window opening to form new door; through 500 thick wall; including quoining up jambs , inserting 3 nr Naylor ER3 lintels over				
d	existing window opening approximate size 840 x 1960 to form new single door opening size 900 x 2100 ; (D.gf008)	1	nr		
e	existing window opening approximate size 1680 x 1784 to form new single door opening size 900 x 2100 ; through 500 thick wall; (D.gf009)	1	nr		
	Alter and adapt door opening to form new opening				
f	existing door opening from 900 x 2100 to form new door opening 2910 x 3500 through 500 thick wall	1	nr		
g	existing door opening from 900 x 2100 to form new opening for bar/servery 2690 x 3500 through 500 thick wall	1	nr		
	Alter and adapt existing opening in existing floor structure and boarding				
h	to form opening for new stairs; approximate overall size 8 m2	1	nr		
i	for void over draught lobby; approximate overall size 6 m2	1	nr		
Page No. 3/4		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>DEMOLITIONS & ALTERATIONS</u>				
	<u>Masonry to match existing ; comprising brick/stone work to match existing; tying to existing structure</u>				
	Filling in openings in existing walls				
a	size 460 x 594 through 460 thick wall (w.gf.016)	1	nr		
b	size 1650 x 3112 through 550 thick wall (w.gf.011)	1	nr		
c	size 1654 x 1683; through 500 thick wall ; (Wff.002)	1	nr		
d	size 1680 x 1784 through 500 thick wall ; (W.gf.015)	1	nr		
e	size 1689 x 1679 through 500 thick wall; (Wff.01)	1	nr		
f	size 900 x 2100 single skin brickwork; (D.gf.009)	1	nr		
	<u>100 blockwork; tying to existing structure with wall starters</u>				
	Filling in openings in existing wall				
g	size 1750 x 2260 x 100 thick; to first floor	2	nr		
	<u>Timber to match existing; including all necessary joists, secondary supports; boarding</u>				
	Alter and adapt				
h	existing stair case opening at first floor to form new floor structure and boarding including tying into the existing structure	1	nr		
i	existing stair case opening at second floor to form new floor structure and boarding including tying into the existing structure	1	nr		
	<u>Lime mortar; specification to be determined; rake out existing and repoint</u>				
	Repointing				
j	generally	296	m2		
	<u>Cleaning surfaces of existing walls</u>				
	Cleaning				
k	generally	296	m2		
Page No. 3/5		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>DEMOLITIONS & ALTERATIONS</u>				
	<u>Work to second floor;</u>				
	<u>Alter and adapt</u>				
	Alter and adapt existing partiton and associated door to bathroom as shown on drawing 1716PMN-MET-P1-02-DR-M-5703; including relocation skirtings; architraves etc; to allow installation of mechanical and electrical works				
a	generally	1	it		
	Remove existing floor finish; replace with new to match existing to bathroom				
b	generally	1	it		
	Alter and adapt existing pipework, boxing out etc to suit new layout				
c	generally	1	it		
	Relocate existing WC and fittings to suit new layout				
d	generally	1	it		
	<u>Work to basement</u>				
	<u>Waterproofing works to basement; all works to Contractor Design; works by Contractor and Domestic Sub-Contractor</u>				
	Waterproofing; including but not limited to				
e	remove wall plaster to basement for damp proofing works (Provisional)	1	it		
f	removing timber mouldings, skirtings, architraves etc	1	it		
g	remove floor screeds to basement; 75 thick (Provisional	1	it		
h	waterproofing to basement; walls, ceilings, floors	1	it		
i	drainage system to waterproofing	1	it		
j	warranty for waterproofing	1	it		
Page No. 3/6		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>DEMOLITIONS & ALTERATIONS</u>				
	<u>Work externally</u>				
	Removing				
a	existing cast iron drainage stack; make good opening in external wall where pipe removed; make good finishes where stack removed; including cap off/remove existing underground drainage	1	it		
b	redundant cast iron pipework from retained drainage stack ; make good connection to existing pipe; make good existing opening in external wall where pipe removed	1	it		
	<u>Lime mortar; specification to be determined; rake out existing and repoint; allow for rate only</u>				
	Repointing				
c	generally (Provisional)	10	m2		rate only
d	generally (Provisional)	30	m2		rate only
	<u>Grey Lias stonework; bedded and pointed in lime mortar</u>				
	Cut out and replace existing stone				
e	approximate size 300 x 100 x 250 (Provisional)	5	nr		rate only
g	approximate size 500 x 500 x 500 (Provisional)	5	nr		rate only
	<u>White Lias stonework; bedded and pointed in lime mortar</u>				
	Cut out and replace existing stone				
h	approximate size 300 x 100 x 250 (Provisional)	5	nr		rate only
i	approximate size 500 x 500 x 500 (Provisional)	5	nr		rate only
Page No. 3/7		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>DEMOLITIONS & ALTERATIONS</u>				
	<u>General</u>				
	Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
a		1	it		
b		1	it		
c		1	it		
d		1	it		
	Allow below for any further protection that the Contractor is to provide that is not identified elsewhere; please state item and extent				
e		1	it		
f		1	it		
g		1	it		
h		1	it		
i		1	it		
Page No. 3/8		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>SUBSTRUCTURE</u></p> <p>General</p> <p>a Allow for locating existing services prior to starting work on site; marking as necessary</p> <p><u>Excavation</u></p> <p>b Existing concrete screed and slab within existing building; remove from site</p> <p>to ground floor market hall approximate overall thickness 650 (Provisional)</p> <p>Foundations; within existing building; remove from site</p> <p>c 750 x 750 x 750; next to existing foundations</p> <p>d 1000 x 1000 x 1250 deep pad foundations</p> <p>e 1000 x 1000 x 1500 deep pad foundations</p> <p>f 1000 x 1000 x 1750 deep pad foundations</p> <p>g 500 x 1000 deep trench foundation</p> <p>h 500 x 1250 deep trench foundation</p> <p>i 500 x 1500 deep trench foundation</p> <p>j 500 x 1750 deep trench foundation</p> <p>k French drain; to suit 200 mm perforated pipe</p>	<p>1</p> <p>160</p> <p>6</p> <p>4</p> <p>4</p> <p>7</p> <p>8</p> <p>14</p> <p>11</p> <p>8</p> <p>62</p>	<p>it</p> <p>m2</p> <p>nr</p> <p>nr</p> <p>nr</p> <p>nr</p> <p>m</p> <p>m</p> <p>m</p> <p>m</p> <p>m</p>		
Page No. 3/9		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>SUBSTRUCTURE</u>				
	<u>Filling</u>				
	Hardcore; type 1; consolidated; laid on earth				
a	150 thick ; to floors	160	m2		
	Sand blinding				
b	50 thick; to columns	18	m2		
	<u>DPM/ SEPERATING MEMBRANE</u>				
	1200 gauage polythene dpm				
c	over 500 wide horizontal (Provisional)	160	m2		
d	not exceeding 500 wide; vertical (Provisional)	42	m		
	<u>Radon Gas membrane</u>				
e	over 500 wide horizontal	160	m2		
	<u>Insulation ; Celotex XR4000</u>				
	Insulation				
f	200 thick ; horizontal	160	m2		
	<u>Concrete; Gen 3</u>				
	Isolated Foundations				
g	generally	26	m3		
h	forming pockets for holding down bolts; M16 bolts	24	nr		
i	haunching to steel column	6	nr		
	Trench foundations				
j	generally	28	m3		
	Reinforced concrete; RC40				
	Ground beams				
k	150 thick	1	m3		
Page No. 3/10		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>SUBSTRUCTURE</u>				
	<u>Perimeter detail; Leca lightweight expanded clay aggregate; complete with 25 mm joint between existing wall and new floor construction comprising breathable lime mortar joint; all as detail 001 on drawing PH3 014 001 115 rev A Proposed section D-D</u>				
a	Skirting 155 high; vertical (Provisional)	81	m		
	<u>Reinforcement A393 mesh</u>				
b	Ground beams generally	11	m2		
	<u>Galvanised structural steel; Contractor Designed work in accordance with structural engineer drawings/ specification include for all necessary connections, fittings and accessories shot blasting and priming; S355</u>				
c	Isolated structural member 152 x 152 x 30 UB	2.34	tn		
d	203 x 203 x 46 UC	0.96	tn		
	<u>Beam block flooring; Contractor Designed work in accordance with structural engineers drawings</u>				
e	Flooring over 500 wide	160	m2		
Page No. 3/11		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>FRAME</u></p> <p><u>Galvanised structural steel; Contractor Designed work in accordance with Engineers drawings include for all necessary connections, fittings and accessories shot blasting and priming: S355</u></p> <p>Isolated structural member</p> <p>a size 150 x 150 x 6.3 SHS 1.64 tn</p> <p>b Extra for 10 mm end plates; as detail 1 drawing 221142-100 Rev T1 6 nr</p> <p>c Extra; Contractor Designed intumescent paint; one hour fire resistance; provisional; approximate 900 girth 70 m</p> <p>d size 152 x 152 x 30 UC 1.58 tn</p> <p>e Extra for steel cover plate to close gap between columns 1 it</p> <p>f Extra for SHS spacers 1 it</p> <p><u>Concrete; specification to be determined</u></p> <p>Isolated beams</p> <p>g overall size 300 x 300 ; encasing 152 UC (Provisional) 12 m</p> <p><u>Formwork</u></p> <p>Plain</p> <p>h to suit beam overall size 300 x 300 (Provisional) 12 m</p>				
Page No. 3/12		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>FRAME</u>				
	<u>Existing metal column; strip back to bare metal; apply intumescent paint to provide 60 minute fire resistance</u>				
	column				
a	approximately 470 girth	5	m		
	<u>General</u>				
	Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
b		1	it		
c		1	it		
d		1	it		
e		1	it		
Page No. 3/13		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>UPPER FLOORS</u></p> <p>Sample panel</p> <p>a carry out samples of treatment to existing beam to provide 60 minute fire protection; agree with design team prior to carrying out full beam treatment</p> <p><u>Alter and adapt</u></p> <p>Carefully cutting out part of existing joists to allow insertion of new steel/timber supports; allow for all necessary temporary propping</p> <p>b to suit flitch beam arrangement to underside of 2nd floor of market hall; minimum 640 mm long (Provisional)</p> <p>c to suit 203 x 103 UB (B5);</p> <p>d to suit 260 x 80 channel (Provisional)</p> <p>Carefully notch out existing timber beam to allow the insertion of steel beam</p> <p>e to suit 254 x 254 UC (B1)</p> <p>Carefully cut out part of existing floor boarding approx 500 wide; alter and adapt existing joists to receive new joist hangars; reinstate boarding upon completion</p> <p>f to third floor</p>	1	it		
		18	nr		
		28	nr		
		20	nr		
		4	nr		
		14	m		
Page No. 3/14		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>UPPER FLOORS</u>				
	Primary Structural timber; C24				
	Floor members				
a	250 x 50; fixed to existing brickwork with M12 HIT-HY 270 and HAS-U anchors at 200 c/cs	2	m		
b	250 x 5; fixed to existing brickwork with M16 HIT-HY 270 + HAS - U anchors at 200 centres	4	m		
c	180 x 45; bolted into web of steel beam	10	m		
d	180 x 45; bolted into web of steel beam (Provisional)	4	m		
e	100 x 250; bolted into web of steel beam (Provisional)	73	m		
f	100 x 100; screwed to spine beam and flitch beam; as detail H dwg 221142 107 rev T1	5	m		
	Strutting				
g	to suit existing joists	6	m		
h	250 x 50; fixed into joist hangers at both ends	77	m		
	<u>Primary structural timber and steel composite; C24 timber;</u>				
	Flitch Beam (B2); comprising 1 nr 240 deep x 10 mm thick steel plate with 2 nr 250 x 100 timber bolted to each side as engineers drawing 221142 - 107 Rev T1 detail G				
i	overall size 220 x 250	8	m		
	<u>Joist Hangars; Simpson Strong Tie Sae Sael joist hanger; 20 header 10 joist fasteners</u>				
	Joist hangars				
j	to suit 105 x 250 existing joists	27	nr		
k	to suit 250 x 50 strutting (Provisional)	154	nr		
	<u>Joist hangers</u>				
	Joist hangers				
l	to suit 105 x 250 joists existing	29	nr		
m	to suit 105 x 250 joists existing (Provisional)	21	nr		
Page No. 3/15		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>UPPER FLOORS</u>				
	<u>Straps;</u>				
	Straps				
a	1500 long	5	nr		
	<u>Galvanised structural steel; Contractor Designed work in accordance with Engineers drawings include for all necessary connections, fittings and accessories shot blasting and priming; S355</u>				
	Isolated steel beams;				
b	203 x 102 x 23 UB (ref B5)	0.25	tn		
c	254 x 254 x 107 UC (ref B1)	3.85	tn		
d	Extra for spliced connections	1	it		
e	152 x 89 x16 UB (ref B3)	0.03	tn		
f	100 x 100 x 6.3 SHS (C2)	0.64	tn		
g	260 x 90 x 35 PFC; bolted to each side of existing 356 x125 beam with M12 bolts at 600 centres	1.3	tn		
	Accessories				
h	plate 250 x 200 x 12 fixing to UC (ref B1) through existing 300 deep spine beam with 4 nr M16 bolts	4	nr		
i	stiffener plate approx size 140 x 220 welded to flanges of B1 steel	8	nr		
j	plate overall 203 deep; fixing to UB; with threaded holes for balustrade fixings;	5	m		
	Insulation; acoustic mineral insulation fitted between existing joists ; retained at underside with lightweight wires				
k	200 thick to underside of second floor	168	m2		
l	200 thick to first floor	46	m2		
	Proprietary system ; provide 60 min fire resistance to existing timber beam				
	to three sides				
m	overall girth approximate 900	19	m		
<div> <div>Page No. 3/16</div> <div>CARRIED TO COLLECTION £</div> </div>					

Ref	Description	Quantity	Unit	Rate	Amount
	<u>UPPER FLOORS</u>				
	<u>General</u>				
	Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
a		1	it		
b		1	it		
c		1	it		
d		1	it		
Page No. 3/17		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>ROOF (PROVISIONAL)</u></p> <p><u>Primary Structural timber; C24</u></p> <p>Roof members</p> <p>a 250x 63; fixed to masonry with and including M16 HIT-HY-270 and HAD9 Hilti anchors at 200 centres</p> <p>b 250x 63; joists (J3)</p> <p><u>Heavy duty joist hangers; fixed to timber</u></p> <p>Joist hangers</p> <p>c to suit 250 x 63 joist</p> <p><u>Boarding; 18 mm ply</u></p> <p>Floors</p> <p>d generally</p> <p><u>Work to existing roof</u></p> <p>Forming new openings in existing roof for new mechanical ventilation cowl as necessary; including all necessary waterproofing; making good structure and finishes disturbed</p> <p>e generally</p> <p>Infill existing ventilation opening with coverings and structures to match existing</p> <p>f generally</p>	<p>17</p> <p>172</p> <p>100</p> <p>49</p> <p>1</p> <p>1</p>	<p>m</p> <p>m</p> <p>nr</p> <p>m2</p> <p>it</p> <p>it</p>		
Page No. 3/18		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>ROOF (PROVISIONAL)</u> <u>General</u> Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
a		1	it		
b		1	it		
c		1	it		
d		1	it		
Page No. 3/19		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>STAIRS WALKWAYS AND BALUSTRADES</u></p> <p><u>Stairs, balustrades and handrails ; Contractor Designed work in accordance with Architect and Engineers details; including all necessary fixtures and supports, strings, associated handrails and balustrading etc</u></p> <p>Stairs</p> <p>a rising from ground to first floor;</p> <p>b Extra for isolated handrails</p> <p><u>Frameless glass laminated toughened safety glass balustrade with neoprene gasket ; drawing ph3_014_001_126 detail 4 and 5 refers</u></p> <p>balustrade</p> <p>c 2505 x 1100 high ; fixed vertically and at base to stainless steel channel ; to edge of entrance void at first floor</p> <p>d overall 2340 x 1100 high; fixed vertically and at base to stainless steel channel ; to edge of staircase at first floor</p> <p>Stainless steel channel</p> <p>e overall depth to suit first floor construction; fixed to steel plate</p> <p>f 1100 long x overall depth to suit balustrade; vertical fixed to masonry with resin anchor fixing; flexible sealant between channel and wall</p>				
Page No. 3/20		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>STAIRS WALKWAYS AND BALUSTRADES</u>				
	<u>General</u>				
	Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
a		1	it		
b		1	it		
c		1	it		
d		1	it		
Page No. 3/21		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>WINDOWS & EXTERNAL DOORS</u></p> <p><u>Existing windows</u></p> <p>Carefully take out existing window frame and glazing; remove existing glazing; strip existing paint from frames; reglaze with historic / reclaimed antique single glazing; refix on completion</p>				
a	approximate size 1144 x 1170 arched head; W.gf.002	1	nr		
b	approximate size ; 1605 x 3102 arched head; W.gf.007	1	nr		
c	approximate size ; 1652 x 2812 arched head; W.gf.009	1	nr		
d	approximate size ; 1658 x 2804 arched head; W.gf.010	1	nr		
e	Extra for blackout to window	1	nr		
f	approximate size ; 1995 x 2741 arched head; W.gf.007	1	nr		
g	approximate size ; 2020 x 2741 arched head; W.gf.006, W.gf.005, W.gf.001	3	nr		
h	approximate size; 2020 x 2728 arched head; W.gf.004	1	nr		
i	approximate size 2038 x 2741; arched head; W.gf.003	1	nr		
j	approximate size 2044 x 2091; arched head; W.gf.008	1	nr		
<div> <div>Page No. 3/22</div> <div>CARRIED TO COLLECTION £</div> </div>					

Ref	Description	Quantity	Unit	Rate	Amount
	<u>WINDOWS & EXTERNAL DOORS</u>				
	<u>Secondary glazing; Storm windows; powder coated light gauge aluminium frames with 4 mm pilkington K glass depth of frame; fixing into existing opening; glazing to be opening/removable to allow for cleaning; allow for removable desiccant tray between primary and secondary glazing</u>				
a	Windows and window frames to suit opening size 1144 x 1170 arched head; W.gf.002	1	nr		
b	to suit opening size 1652 x 2812 with arched head; W.gf.109	1	nr		
c	Extra for obscured glazing; W.gf.109	1	nr		
d	to suit opening size 1658 x 2804 with arched head; W.gf.110	1	nr		
e	to suit opening size 1995 x 2741 with arched head ; W.gf.107	1	nr		
f	to suit opening size 2044 x 2091 with arched head ; W.gf.108	1	nr		
g	to suit opening size 2020 x 2741 with arched head ; W.gf.106, W.gf.105, W.gf.103, W.gf.101	4	nr		
h	to suit opening size 2020 x 2728 with arched head ; W.gf.104	1	nr		
	<u>Hardwood door and frame and associated ironmongery</u>				
	Doors				
j	approximate size 840 x 1960 FD30s; including panic bar to market hall side; (Dgf008)	1	nr		
k	approximate size 910 x 2100 FD30s; including panic bar to market hall side; (Dgf009)	1	nr		
l	approximate size 1290 x 2100; (Dgf002)	1	nr		
m	Refurbish existing door; carefully take down and store door and frame; refix upon completion of new door surround; overhaul door and leave in good working order; redecoration of existing door approximate size 1334 x 2100 (Dgf001)	1	nr		
Page No. 3/23		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>WINDOWS & EXTERNAL DOORS</u>				
	<u>One coat primer; two coats top coat</u>				
	Painting existing glazed surfaces				
a	over 300 girth; external	56	m2		
b	over 300 girth; internal	56	m2		
	Painting general surfaces				
c	over 300 girth; external	4	m2		
d	over 300 girth; internal	4	m2		
	Painting existing general surfaces				
e	over 300 girth; external	3	m2		
f	over 300 girth; internal	3	m2		
g	over 300 girth; internal (Provisional)	5	m2		
h	Cut out mastic pointing and re-point to door and window frames ; Provisional	68	m		
	<u>General</u>				
	Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
i		1	it		
j		1	it		
k		1	it		
l		1	it		
Page No. 3/24		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p>a Note: all partitions and claddings are measured nett area with openings deducted</p> <p>b Note: all partitions and claddings are deemed to include angle beads where applicable</p> <p>c Note: all partitions to have all holes / breaches / gaps to be filled with intumescent compound or intumescent mastic to ensure sound and fire resistance between rooms and circulation areas</p> <p><u>INTERNAL WALLS</u></p> <p><u>Gyproc stud partitioning and boarding : 70 C Studs, base and head channels; studs at 450 centres; Gypframe RB1 resilient bars at 600 centres to one side only; including all necessary timber packers; 2 layers 12.5 mm Gyproc Soundbloc each side ; 50 mm Isover Acoustic partition roll fitted between studs; Gyproc sealant each side as necessary ; skim coat plaster each side</u></p> <p>Walls</p> <p>d average height 1800; ground floor to form understairs cupboard 2 m</p> <p>e Extra for providing 1 hour fire resistance to partitions 1 it</p> <p>f Extra for forming single door opening including all necessary supports, 1 nr</p> <p>g average height 2500 ; ground floor 17 m</p> <p>h Extra for forming single door opening including all necessary supports, 4 nr</p> <p>i Extra for providing 1 hour fire resistance to partitions 1 it</p>				
Page No. 3/25		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>INTERNAL WALLS</u> <u>Gyproc stud partitioning and boarding ; 70 C Studs, base and head channels; studs at 450 centres; Gypframe RB1 resilient bars at 600 centres to one side only; including all necessary timber packers; 2 layers 12.5 mm Gyproc Soundbloc each side ; 50 mm Isover Acoustic partition roll fitted between studs; Gyproc sealant each side as necessary (Cont'd)</u> Walls				
a	average height 2580 ; first floor	19	m		
b	Extra for forming single door opening including all necessary supports,	4	nr		
c	Extra for providing 1 hour fire resistance to partitions	1	it		
	<u>General</u> Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
d		1	it		
e		1	it		
f		1	it		
g		1	it		
Page No. 3/26		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p>All dimensions are to be confirmed by the Contractor</p> <p>All products to be installed as per manufacturer's instructions</p> <p>Allow for all new doors, new linings and new architraves to be supplied with primer paint</p> <p>All new door linings are to suit wall widths</p> <p>All fire upgrades to be approved by Building Control Consultant</p> <p>Contractor to provide certificates for fire doors (upgraded new and upgraded existing)</p> <p><u>SCREENS AND BORROWED LIGHTS</u></p> <p><u>Frameless glazing system; laminated safety glass to form draught lobby at main entrance; including walls, ceilings and doors; including all necessary hinges, fixings, pull handles, push plates, kick plates, stops and manifestation etc ; powder coated finish</u></p> <p>Screens</p> <p>a comprising glazed screens and roof to form enclosure overall size on plan 1370 x 2260, 2300 high; W.gf019,020,021,200</p> <p>b Extra over for double door; D. gf03; electronic opening, 'push button to open'</p>				
Page No. 3/27		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>SCREENS AND BORROWED LIGHTS</u>				
	<u>Glazed screen and door ; Jansen; FS60; thin profile steel glazed screens and door; including all necessary hinges, fixings, push plates, kick plates, stops and manifestation; powder coated finish</u>				
	Screens				
a	comprising glazed screen overall size 2700 x 2410 high ; W.gf.017 and 018	1	nr		
b	Extra over for double door; D.gf04	1	nr		
	<u>INTERNAL DOORS</u>				
	<u>Oak Hardwood door and frame and associated ironmongery</u>				
c	approximate size 1275 x 2010 (D.gf.002)	1	nr		
d	approximate size 910 x 2100 (Dgf 005); accessible toilet door sign	1	nr		
e	approximate size 910 x 2100 (Dff 003); toilet door sign	1	nr		
f	approximate size 910 x 2100; FD 60s with vision panel (Dgf06, Dgf07, Dff001, Dff002, Dff004);	5	nr		
g	Extra for transfer grille complete with intumescent core				
	<u>Timber shutter; and frame;bi-fold ; clad in fluted vertical oak batten to match wall cladding; inner face of two central shutters to be button upholstered; with hinges to suit batten layout; additional ironmongery as necessary</u>				
	Doors				
h	approximate size 2610 x 1380 high	1	nr		
	<u>Timber, Oak</u>				
	Architrave				
i	100 wide	83	m		
Page No. 3/28		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p><u>SCREENS AND BORROWED LIGHTS/ INTERNAL DOORS</u></p> <p><u>General</u></p> <p>Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-</p>				
a		1	it		
b		1	it		
c		1	it		
d		1	it		
Page No. 3/29		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>WALL FINISHES</u></p> <p><u>Provide sample panels of fluted oak batten on 18 mm oak faced ply backing; to the architects satisfaction</u></p>				
a	<p>approximate size 1000 x 1000</p> <p><u>MF stud framing; Contractor Designed work in accordance with Architects and Engineers drawings; suitable for loading from cladding; fixing to backgrounds requiring plugging; average overall depth to suit radiators;</u></p> <p>Walls</p>	2	nr		
a	to suit 1570 high cladding	26	m		
b	Extra for framing to door D gf 009 to provide 450 wide x 300 projecting lining	1	it		
c	Extra for framing to Door D gf 001 to provide projecting lining	1	it		
d	overall 1658 x 1300 to W gf010 ; at first floor level	1	nr		
e	Extra for insulation	2	m2		
f	overall 1620 x 2970; to wgf 0.11 (Provisional)	1	nr		
g	Extra for insulation (Provisional)	5	m2		
Page No. 3/30		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>WALL FINISHES</u>				
	<u>100 x 50 vertical fluted oak battens at 135 centres screwed and glued to and including 18 mm oak faced ply backing board;</u>				
a	overall height approximately 1570 high; fixed to metal stud partitioning	26	m		
b	Extra for routing out 35 mm vertical strips between battens at location of fan convectors	1	it		
c	overall height 1570 high; fixed to 15 mm fireline board; D gf 009	1	m		
	<u>18mm plyboard ; as detail 03 ph3 014 001 126; fixed to and including timber battening/metal stud partition</u>				
	skirting				
d	120 wide; horizontal	27	m		
e	175 high; vertical	27	m		
f	Extra over for brushed copper kickplate bonded to ply backing; with crystalline wax finish	27	m		
	<u>Stainless steel mesh; fixed to metal stud partition</u>				
	shelf				
g	width to suit metal stud partition design	26	m		
	<u>Boarding; 2 layers 15 fireline to provide 60 minute fire resistance;</u>				
	To form door surround				
h	approximately 450 wide x 400 deep	5	m		
	To walls				
i	overall 1658 x 1300 to wg010	1	nr		
j	overall 1620 x 2970 to wg 011 (Provisional)	1	nr		
	<u>Vaneered wall panels; black American walnut; fixed to new stud walling</u>				
	Walls				
	over 500 wide	10	m2		
Page No. 3/31		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>WALL FINISHES</u>				
	<u>Tiling; 300 x 100 chamfered 'metro tiles' brick bond; dark grey grout</u>				
	Walls				
a	over 600 wide; vertical	36	m2		
b	250 wide; horizontal	3.35	m		
	<u>Tiling; 'antique' mirror tiles with brass studs</u>				
	Walls				
c	over 600 wide	4	m2		
	<u>Plaster; to existing walls; including all necessary beading</u>				
	to walls				
d	over 600 wide	9	m2		
	<u>Two coats undercoat, 1 coat emulsion; good quality paint;</u>				
	To walls				
e	over 600 wide	48	m2		
	<u>General</u>				
	Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
f		1	it		
g		1	it		
h		1	it		
i		1	it		
Page No. 3/32		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>FLOOR FINISHES</u></p> <p><u>Screed; sand cement; 65 thick working around underfloor heating system</u></p> <p>Floors</p> <p>a over 600 wide 160 m2</p> <p>b Extra for working around electrical ducting and floor boxes 1 it</p> <p>c Extra for working around heating pipes 1 it</p> <p><u>Levelling screed; thickness approx 50 thick to for level access to accessible wc ; community trust office</u></p> <p>Floors</p> <p>d over 600 wide 15 m2</p> <p><u>Separating layer; Visqueen 500 guage</u></p> <p>Floors</p> <p>e over 600 wide 160 m2</p> <p><u>Yorkstone slabs; 450 x 600 50 thick ; diamond cut, squared edged, buff coloured; bedded and pointed in buff coloured mortar</u></p> <p>Floors</p> <p>f over 600 wide 150 m2</p> <p>g Extra for forming opening for floor boxes 6 nr</p>				
Page No. 3/33		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>FLOOR FINISHES</u>				
	<u>Commercial grade vinyl flooring; adhesive fixed</u>				
	Floors				
a	over 600 wide	20	m2		
	<u>Carpet; commercial grade carpet complete with high quality underlay</u>				
	Floors				
b	over 600 wide	12	m2		
	<u>Perimeter detail; Leca lightweight expanded clay aggregate; complete with 25 mm joint between existing wall and new floor construction comprising breathable lime mortar joint; all as detail 001 on drawing</u>				
	<u>PH3_014_001_115 rev A Proposed section D-D</u>				
	Skirting				
c	115 high; vertical (Provisional)	81	m		
	<u>Timber; oak; square edged</u>				
	Skirtings				
d	200 high	82	m		
	<u>MDF;</u>				
	Skirtings				
e	100 high	26	m		
	<u>Flooring; first floor; refer to drawings</u>				
	<u>PH3_014_001_108_A; 25 mm engineered T&G oak flooring with minimum 6mm veneer; including 2mm acoustic foam underlay beneath</u>				
	To floors				
f	over 600 wide	31	m2		
	<u>10 mm cork expansion strip</u>				
	Skirtings				
g	25 mm deep	43	m		
Page No. 3/34					
CARRIED TO COLLECTION £					

Ref	Description	Quantity	Unit	Rate	Amount
	<u>FLOOR FINISHES</u>				
	<u>One coat primer; one undercoat; two coats gloss finish</u>				
	Skirtings				
a	not exceeding 300 wide	26	m		
	<u>One coat sealer; two coats clear finishing</u>				
	Skirtings				
b	not exceeding 300 wide (Provisional)	82	m		
	<u>General</u>				
	Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
c		1	it		
d		1	it		
e		1	it		
f		1	it		
Page No. 3/35		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>CEILING FINISHES</u></p> <p>Plasterboard ceiling comprising lkoustic muteclip hangars, channels, clips installed in accordance with manufacturers instructions; 2 layers 15 mm gryproc fireboard; joints filled with 60 min intumescent sealant ; skim finish</p> <p>Ceilings</p> <p>a over 600 wide; first floor 168 m2</p> <p>b Extra for forming shadow gap (Provisional) 120 m</p> <p>c Extra for brushed steel ventilation grilles for Mechanical installation ; including forming opening in plasterboard 1 it</p> <p><u>Plasterboard ceiling comprising 2 layers 15 mm gyproc fireline fixed to existing 250 thick floor joists; joints filled with 60 min intumescent sealant; skim finish</u></p> <p>d over 600 wide; ground floor 48 m2</p> <p>e Extra for forming shadow gap 71 m</p> <p>Sealant at perimeter of existing walls to achieve 60 minute fire protection</p> <p>Ceilings</p> <p>f 5 thick (Provisional) 191 m</p> <p><u>Coving ; specification and profile to match existing</u></p> <p>Coving</p> <p>g to market hall (Provisional) 48 m</p>				
Page No. 3/36		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>CEILING FINISHES</u>				
	<u>Boarding: 2 layers 15mm fireline; fixed to and including timber supports/ battens; skim finish</u>				
	Ceilings				
a	1610 long x 250 wide; to form ceiling between ground floor ceiling finish and secondary glazing panel	2	nr		
b	2560 x 640 wide; to form ceiling to opening between bar and market hall	1	nr		
c	2880 x 640 wide; to form ceiling to opening between reception area and market hall	1	nr		
	<u>Two coats undercoat, 1 coat emulsion; good quality paint;</u>				
	Ceilings				
d	over 600 wide	219	m2		
e	not exceeding 300 wide	3	m		
	Coving				
f	not exceeding 300 wide; (Provisional)	48	m		
	<u>General</u>				
	Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
g		1	it		
h		1	it		
i		1	it		
j		1	it		
Page No. 3/37		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>FITTINGS AND FIXTURES</u></p> <p><u>Mirrors; oak framed</u></p> <p>Mirror</p> <p>a size 450 x 1850; fixing to tiled background</p> <p><u>WC cubicles; Excelsior flush 44 HPL with ss ironmongery; maximum height 2400</u></p> <p>Cubicles</p> <p>c range of 3 cubicles; 1570 long</p> <p>d range of 1 cubicle; 2820 long</p> <p><u>Basin worktops; solid oak; including all necessary supports</u></p> <p>Worktops</p> <p>e length 1170</p> <p>f length 1090</p>	1	nr		
		1	nr		
		1	nr		
		1	nr		
		1	nr		
		1	nr		
Page No. 3/38		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>FITTINGS AND FIXTURES</u>				
	<u>Baby change; proprietary unit</u>				
	Baby change				
a	generally	1	nr		
	<u>General</u>				
	Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
b		1	it		
c		1	it		
d		1	it		
e		1	it		
Page No. 3/39		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>SANITARY INSTALLATIONS</u></p> <p><u>Supply and fit the following sanitary appliances and associated fittings; refer to drawings</u></p> <p>Accessible WC</p> <p>Concealed cistern</p> <p>Ideal standard HBD 00-10 HTM64 (WC HD) contour 21 wall mounted 70 cm projection and back rest; or similar and approved</p> <p>Hewi 'System 100' handrail to match 'Doc M' or similar approved</p> <p>Oak colostomy shelf on concealed fixings</p> <p>HIB metro cloakroom washbasin; 9970 complete with ideal standard attitude mixer tap and pop up waste with hand levers; or similar approved</p> <p>Unisex WC</p> <p>Concealed cistern</p> <p>Ideal standard 'White range' wall mounted close coupled wc E0005A2F; or similar approved; including toilet seat</p> <p>Ideal Standard Strada counter top basins; including Architekt Lund basin mix tap</p>	1	nr		
		1	nr		
		1	nr		
		1	nr		
		1	nr		
		4	nr		
		4	nr		
		3	nr		
Page No. 3/40		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>SANITARY INSTALLATIONS</u>				
	<u>General</u>				
	Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
a		1	it		
b		1	it		
c		1	it		
d		1	it		
Page No. 3/41		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>ABOVE GROUND DRAINAGE</u></p> <p><u>Contractor designed soil and waste pipework above ground; all in accordance with the mechanical drawings, documentation and specification</u></p> <p>Allow for all internal and external soil and waste pipework and fittings above ground; refer to the mechanical drawings and documentation and specifications</p>				
a	<p>generally</p> <p>Allow for surface water drainage system and pump to basement including connection to underground drainage system</p>	1	it		
b	<p>generally</p> <p>Allow for new surface water pumping station complete battery back up and alarm facility contained within new concrete chamber; including all necessary excavation, backfilling, reinstatement of structure and finishes disturbed; connection to the existing drainage system as necessary</p>	1	it		
c	<p>generally</p> <p>Allow for extending drainage from existing cast iron drainage stack to drainage stack within harris smith bar; including tracing all pipework and making good structure and finishes disturbed</p>	1	it		
d	<p>generally</p> <p>Builder's work in connection with soil and waste pipework above ground (pipe casings measured elsewhere)</p>	1	it		
e	<p>generally</p>	1	it		
Page No. 3/42		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>ABOVE GROUND DRAINAGE</u>				
	<u>General</u>				
	Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
a		1	it		
b		1	it		
c		1	it		
d		1	it		
Page No. 3/43		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>BUILDERS WORK</u></p> <p>Refer to the Mechanical and Electrical tender package drawings ; including all necessary holes, ducts, chases, mortices, support for structure above and below; including making good all structure and finishes disturbed</p>				
a	generally	1	it		
	Boxing out cistern; including all supports and boarding; prepare to receive tiling				
b	to accessible wc	1	nr		
c	Extra for removable access hatch	1	nr		
d	to unisex wc ; approx 780 x 850 x 250 deep	4	nr		
e	Extra for removal access hatch	4	nr		
f	Extra for continous ventilation grill approx 25 mm wide;	6	m		
	Boxing out SVP; including all supports and boarding; 100 thick mineral acoustic insulation				
g	to bar	1	it		
h	Extra for removable access hatch	1	nr		
	Boxing out to MCWS; including all supports and boarding				
i	to Unisex WC	1	it		
Page No. 3/44		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>BUILDERS WORK</u>				
	Forming cupboard				
a	new electric water storage heater; to Unisex WC	1	it		
b	new cupboard for underfloor heating manifold to counselling room 003	1	it		
	Insulation to pipework as necessary				
c	generally	1	it		
	Ventilated boxing out to gas supply				
d	generally	1	it		
	Ducting through screed to provide electrical supply to floor boxes				
e	generally	1	it		
	<u>Temporary works;</u>				
	Alter and adapt existing openings on second and third floor and reinstate upon completion; to provide access for mechanical and electrical installation	1	it		
f	generally (Provisional)	1	it		
	<u>General</u>				
	Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
g		1	it		
h		1	it		
i		1	it		
j		1	it		
<div> <div>Page No. 3/45</div> <div>CARRIED TO COLLECTION £</div> </div>					

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>SITE WORKS</u></p> <p>Move timber external gates</p> <p>a generally 1 it</p> <p><u>channel drain and grating grating ; bedded in concrete ; including all necessary end caps and outlets; ACO or similar approved; make good structure and finishes disturbed</u></p> <p>Channel</p> <p>b generally 2 m</p> <p><u>General</u></p> <p>Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-</p> <p>c 1 it</p> <p>d 1 it</p> <p>e 1 it</p> <p>f 1 it</p>				
Page No. 3/46		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p><u>DRAINAGE</u></p> <p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p>Investigate and verify existing drainage before commencing works</p> <p>Check inverts and sizes of existing pipes prior to the commencement of any work. Report any discrepancies to the engineer and await instructions.</p> <p>Levels and location of existing services to be confirmed by contractor</p> <p>The location of services is shown as indicative. This drawing should be read in conjunction with the utilities drawings. No warranty to their accuracy can be given. The contractor shall take all necessary measures to satisfy himself as to the location of the existing services and connection points.</p> <p><u>BELOW GROUND DRAINAGE</u></p> <p><u>Foul drain pipework and all associated bends, branches, connection to existing, extra rise to ground level, fittings etc.; include for all excavation, earthwork support, levelling and compacting bottoms of excavation, bedding and surrounding pipe with concrete or granular material as required, compressible joints, rocker pipes, Type 1 granular material backfilling, disposing of surface water and surplus excavated material by removing from site, warning marker tape</u></p>				
			item		
			item		
			item		
			item		
a	110 diameter approximate depth to invert 500 mm	4	m		
b	Extra; connection to soil and vent pipe	1	nr		
Page No. 3/47		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>BELOW GROUND DRAINAGE</u>				
	<u>Foul drain pipework and all associated bends, branches, connection to existing, extra rise to ground level, fittings etc.; include for all excavation, earthwork support, levelling and compacting bottoms of excavation, bedding and surrounding pipe with concrete or granular material as required, compressible joints, rocker pipes, Type 1 granular material backfilling, disposing of surface water and surplus excavated material by removing from site, warning marker tape (Cont'd)</u>				
a	depth to invert approx 1.80 m	15	m		
b	depth to invert approx 2.00 m	8	m		
	<u>MANHOLES (PROVISIONAL)</u>				
	<u>New concrete manhole; include for all excavation, earthwork support, levelling and compacting bottoms of excavation, backfilling, disposal of surface water and surplus excavated material by removing from site; benching; channels; rocker pipes ; cover and frame; step irons where necessary</u>				
	Manhole				
c	approximate depth 1.50 m; located on existing drain run	1	nr		
d	Extra for locating and breaking into existing drain run; diverting, reconnecting drain upon completion	1	it		
e	approximate depth 2.00 m	3	nr		
	<u>WORK TO EXISTING DRAINS/ MANHOLES</u>				
	<u>Grub up existing drain run and dispose; including breaking out existing asphalt finish; excavation, disposal, backfilling with compacted hardcore reinstate asphalt finish upon completion</u>				
f	average depth 0.60 m	21	m		
g	average depth 1.80 m	21	m		
	<u>Grub up and remove existing manhole; including breaking out existing asphalt finish; disposal, backfilling with compacted manhole; provide new asphalt finish to match existing upon completion</u>	3	nr		
h	average depth 0.6 m 2 (Provisional)	3	nr		
i	average depth 1.8 m (Provisional)	3	nr		
Page No. 3/48		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>WORK TO EXISTING DRAINS/ MANHOLES (Cont'd)</u>				
	Provide and maintain temporary diversion of pipework and manholes to ensure continuation of flow to existing foul drainage until commissioning of new drainage system is complete				
a	generally	1	it		
	Alter and adapt existing manhole; form opening in manhole wall to receive new storm water run ; block up existing opening to upstream feed; alter and adapt benching to suit new flow; including all necessary excavation and backfilling as necessary				
b	generally	1	it		
	<u>TESTING</u>				
	Allow for testing the installation for water tightness and performance				
c	generally	1	it		
	<u>General</u>				
	Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
d		1	it		
e		1	it		
f		1	it		
g		1	it		
Page No. 3/49 CARRIED TO COLLECTION £					

Ref	Description	Quantity	Unit	Rate	Amount
	<p><u>SERVICES</u></p> <p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>Mechanical and Electrical work; in accordance with Method Consulting mechanical and electrical tender package; including all necessary containment, supports bracketry; main items within the scope of work are identified below ; contractor is to allow for all secondary/subsidary items required to provide a fully functioning services package</u></p> <p><u>Work to existing services</u></p> <p>Allow for all necessary excavation, pipework, ductwork, labelling tape , backfilling, reinstatement of finishes, pavement closures, protection to public etc; openings through existing structure; making good structure and finishes disturbed</p> <p>a new water supply from meter to inside existing building; position of pipework to be determined; removing existing as necessary</p> <p>b new LV supply from meter to inside existing building; position of cable to be determined;</p> <p>Allow for all necessary work to</p> <p>c Maintain operation of existing mechanical, electrical and plumbing services to enable 2nd floor to operate separately including both temporary and final connections as necessary</p> <p>d Relocate distribution board and associated services to 2nd floor and spiral staircase to enable 2nd floor to remain in operation</p>				
Page No. 3/50		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>SERVICES</u>				
	<u>Work to new mechanical services; including but not limited to</u>				
	Allow for all necessary work to				
a	Supply, installation new domestic hot and cold water services installation to serve all water outlets ground and first floor	1	it		
b	Supply, installation water conditioners including all necessary electrical connection	1	it		
c	Modification of existing gas installation to suit new layout	1	it		
d	Supply, installation of LTHW system including retained radiators to second floor	1	it		
e	BMS system	1	it		
f	Underfloor heating system to ground floor	1	it		
g	Low temperature fan convectors	1	it		
h	Heating system to first floor	1	it		
i	MVHR system to serve ground and first floor ; including all necessary ducting, plenum boxes etc	1	it		
j	Work to existing plantroom including strip out of central passive duct and increase size of duct above DHW cylinder	1	it		
	<u>Electrical installation to ground and first floor; including but not limited</u>				
	Allow for all necessary work to				
k	Removal and disposal of redundant services, equipment and systems ; including tracing of services prior to strip out	1	it		
l	Supply, installation of low voltage distribution infrastructure including all distribution boards	1	it		
m	Upgrade existing incoming electrical supply; including all necessary liaison with WPD	1	it		
n	Floor boxes and associated ducting	1	it		
o	Handriers	1	it		
p	Internal Lighting, external lighting; emergency lighting systems ; including cables, accessories, fittings etc	1	it		
Page No. 3/51		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>SERVICES</u>				
	<u>Electrical installation to ground and first floor; including but not limited (Cont'd)</u>				
a	Light fittings				
b	Data and telephony installation; including relocation of existing servers; new IT/ Data cabinet	1	it		
c	Television aerial and audio visual installation; including relocation of aerial and dish with connection to new IT cabinet	1	it		
d	Electronic access to main entrance door	1	it		
e	modification and recommissioning of existing passenger lift; relocation of existing power supply	1	it		
f	Supply, installation of electric trace heating as necessary	1	it		
g	Audio systems	1	it		
h	Security systems (incl Access control CCTV intruder alarm)	1	it		
i	Fire alarm system	1	it		
j	Assistance call system	1	it		
k	Refuge Intercom system	1	it		
l	Hearing Aid induction Loop System	1	it		
m	BMS	1	it		
n	Lightning Protection	1	it		
	<u>General</u>				
o	Cleaning and chemical treatment to all services as necessary	1	it		
p	Testing and commissioning	1	it		
q	O&M manuals	1	it		
r	Staff induction in use of all new services installtion	1	it		
s	Maintenance and warranty for 13 months following handover to the client	1	it		
Page No. 3/52		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>General</u> Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
a		1	it		
b		1	it		
c		1	it		
d		1	it		
Page No. 3/53		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<p>The Contractor should note that this section of the works has not been measured in accordance with the rules of the Standard Method of Measurement of Building Works: Seventh Edition or the NRM. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as shown on the tender drawings and described in the Specifications and evident from photographs and visual inspection. The schedule of works is to be read in conjunction with all design information and specifications. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded</p> <p>All stated quantities are nett of waste, laps and the like</p> <p><u>CONTRACTOR DESIGNED PORTIONS</u></p> <p>Completion of design and submission of shop drawings for</p>				
a	Steelwork connections, baseplates, holding down bolts, thermal break details	1	it		
b	Beam and block flooring	1	it		
c	Staircases and associated balustrading and handrails	1	it		
d	Individual balustrading and handrails	1	it		
e	Tanking and waterproofing	1	it		
f	Lintels	1	it		
g	Temporary works	1	it		
h	Fire resistance to structural steelwork/ timber	1	it		
i	MF framing/partitioning	1	it		
j	Soil and waste pipework	1	it		
k	Audio systems	1	it		
l	Security systems (incl Access control CCTV intruder alarm)	1	it		
m	Fire alarm system	1	it		
n	Assistance call system	1	it		
o	Refuge Intercom system	1	it		
p	Hearing Aid induction Loop System	1	it		
q	BMS	1	it		
r	Lightning Protection	1	it		
Page No. 3/54		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>CONTRACTOR DESIGNED PORTIONS (Cont'd)</u>				
	Completion of design and submission of shop drawings				
a	Steelwork connections, baseplates, holding down bolts, thermal break details	1	it		
b	Beam and block flooring	1	it		
c	Staircases and associated balustrading and handrails	1	it		
d	Individual balustrading and handrails	1	it		
e	Tanking and waterproofing	1	it		
f	Lintels	1	it		
g	Temporary works	1	it		
h	Fire resistance to structural steelwork/ timber	1	it		
i	MF framing/partitioning	1	it		
j	Soil and waste pipework	1	it		
k	Audio systems	1	it		
l	Security systems (incl Access control CCTV intruder alarm)	1	it		
m	Fire alarm system	1	it		
n	Assistance call system	1	it		
o	Refuge Intercom system	1	it		
p	Hearing Aid induction Loop System	1	it		
q	BMS	1	it		
r	Lightning Protection	1	it		
	<u>General</u>				
	Any other items required by the contractor to fulfil the requirements of the preliminary requirements and the Contractor's method of working; identify below and state costs:-				
s		1	it		
t		1	it		
u		1	it		
v		1	it		
Page No. 3/55		CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>PROVISIONAL SUMS</u> These provisional sums are exclusive of any main contractor's overheads and profit. The Contractor is to include for his required overhead and profit element in the sapce provided below and the nett final cost will be adjusted in the Final Account by the percentage inserted against the relevant item <u>Defined provisional sums</u> Provide the following provisional sums for				
a	Radon protection ; including sump and extract	1	it	1,500.00	
b	%				
c	Archeological watch	1	it	5,000.00	
d	%				
e	Carry out repairs to window frames	1	it	4,000.00	
f	%				
g	Timber repairs	1	it	5,000.00	
h	%				
i	Repointing / repairing existing external façade	1	it	30,000.00	
j	%				
k	Additional expansion joints to T&G oak veneered boarding; required by manufacturer	1	it	1,000.00	
l	%				
m	Additional stonework repairs to internal façade	1	it	5,000.00	
n	%				
o	Opening up works; replace upon completion	1	it	5,000.00	
p	%				
q	Bar fit out	1	it	5,000.00	
r	%				
s	reception desk	1	it	3,000.00	
t	%				
u	Motorised blinds	1	it	10,000.00	
v	%				
	Page No. 3/56	CARRIED TO COLLECTION £			

Ref	Description	Quantity	Unit	Rate	Amount
	<u>PROVISIONAL SUMS</u>				
	<u>Defined provisional sums (Cont'd)</u>				
a	Curtain rails	1	it	500.00	
b	%				
c	Accessories to wc's including toilet roll holders, hand dryers, paper towel holders etc	1	it	1,500.00	
d	%				
e	External ramp	1	it	7,000.00	
f	%				
Page No. 3/57 CARRIED TO COLLECTION £					

Ref	Description	Quantity	Unit	Rate	Amount
	SUMMARY				
	Page No. 3/1				
	Page No. 3/2				
	Page No. 3/3				
	Page No. 3/4				
	Page No. 3/5				
	Page No. 3/6				
	Page No. 3/7				
	Page No. 3/8				
	Page No. 3/9				
	Page No. 3/10				
	Page No. 3/11				
	Page No. 3/12				
	Page No. 3/13				
	Page No. 3/14				
	Page No. 3/15				
	Page No. 3/16				
	Page No. 3/17				
	Page No. 3/18				
	Page No. 3/19				
	Page No. 3/20				
	Page No. 3/21				
	Page No. 3/22				
	Page No. 3/23				
	Page No. 3/24				
	Page No. 3/25				
	Page No. 3/26				
	Page No. 3/27				
	Page No. 3/28				
Page No. 3/58		TO BE CARRIED FORWARD £			

Ref	Description	Quantity	Unit	Rate	Amount
BOUGHT FORWARD £					
	Page No. 3/29				
	Page No. 3/30				
	Page No. 3/31				
	Page No. 3/32				
	Page No. 3/33				
	Page No. 3/34				
	Page No. 3/35				
	Page No. 3/36				
	Page No. 3/37				
	Page No. 3/38				
	Page No. 3/39				
	Page No. 3/40				
	Page No. 3/41				
	Page No. 3/42				
	Page No. 3/43				
	Page No. 3/44				
	Page No. 3/45				
	Page No. 3/46				
	Page No. 3/47				
	Page No. 3/48				
	Page No. 3/49				
	Page No. 3/50				
	Page No. 3/51				
	Page No. 3/52				
	Page No. 3/53				
	Page No. 3/54				
	Page No. 3/55				
	Page No. 3/56				
	Page No. 3/57				
Page No. 3/59		CARRIED TO SUMMARY £			

Ref	Description	Amount
	<p><u>SUMMARY</u></p> <p><u>ALTERATIONS AND REFURBISHMENT</u></p> <p><u>MIDSOMER NORTON TOWN HALL</u></p> <p><u>MIDSOMER NORTON SOMERSET</u></p> <p style="text-align: right;"><u>Page</u></p> <p>SCHEDULE NR. 1 - PRELIMINARIES 1/42</p> <p>SCHEDULE NR. 2 - MEASUREMENT PREAMBLES 2/4</p> <p>SCHEDULE NR. 3 - ALTERATION AND REFURBISHMENT WORKS 3/59</p> <p>PERFORMANCE BOND (10%) Item</p>	
CARRIED TO FORM OF TENDER £		

APPENDIX A

MIDSOMER TOWN HALL
ALTERATION AND REFURBISHMENT WORKS

CONTRACT DRAWINGS AND DOCUMENTS LIST

Architect (ph3)

Ph3_014_001_001 Location plan
Ph3_014_001_002 Existing site plan
Ph3_014_001_003 Existing floor plans
Ph3_014_001_005 Existing elevations

Ph3_014_001_103 A Proposed Ground floor removal/demolition plan
Ph3_014_001_104 A Proposed First floor removal/demolition plan
Ph3_014_001_107 A Proposed ground and basement floor plans
Ph3_014_001_108 A Proposed first floor plan
Ph3_014_001_111 A Proposed elevations Phase 1
Ph3_014_001_112 A Proposed phasing plans
Ph3_014_001_114 Proposed fire strategy phase 1

Ph3_014_001_115 A proposed section D-D
Ph3_014_001_117 Proposed Market hall Internal elevations
Ph3_014_001_118 Proposed Reception Area internal elevations
Ph3_014_001_119 Proposed wheelchair WC internal elevations
Ph3_014_001_120 Proposed Community Trust office Internal elevations
Ph3_014_001_121 Proposed bar internal elevations
Ph3_014_001_122 Proposed unisex WC's internal elevations
Ph3_014_001_123 Proposed counselling room 003 internal elevations
Ph3_014_001_124 Proposed counselling room 002 internal elevations
Ph3_014_001_125 Proposed counselling room 001 internal elevations
Ph3_014_001_126 Proposed construction details
Midsomer Norton Town Hall phase 1 window glazing schedule 25.01.22
Midsomer Norton Town Hall phase 1 door schedule 25.01.22

KB2 Consulting Engineers

221142 – 90 – Rev T2 Foundation & Drainage layout
221142 – 100 – Rev T1 Ground floor Proposed Extension
221142 – 101 – Rev T1 First floor Proposed Extension
221142 – 102 – Rev T1 Second floor Proposed Extension
221142 – 103 – Rev T1 Third floor Proposed Extension
221142 – 104 – Rev T1 Roof Proposed Extension

221142 – 106 – Rev T1 Section A-A Proposed Extension
221142 – 107 – Rev T1 Sections and Details Proposed Extension
221142 – 108 – Rev T1 Load Bearing Structure Demolition Plans

Mechanical & Electrical Engineer (Method Consulting)

1716 PMN-MET-P1-00-DR-E-6201-S2- T01 Small Power & Data Services Ground floor
1716 PMN-MET-P1-01-DR-E-6202-S2- T01 Small Power & Data Services First floor
1716 PMN-MET-P1-02-DR-E-6203-S2- T01 Small Power & Data Services Second floor
1716 PMN-MET-P1-03-DR-E-6204-S2- T01 Small Power & Data Services Third floor
1716 PMN-MET-P1-00-DR-E-6301-S2- T01 Lighting services Ground floor
1716 PMN-MET-P1-01-DR-E-6302-S2- T01 Lighting services First floor
1716 PMN-MET-P1-00-DR-E-6801-S2- T01 Security & Fire alarm Services Ground floor
1716 PMN-MET-P1-01-DR-E-6802-S2- T01 Security & Fire alarm Services First floor
1716 PMN-MET-P1-02-DR-E-6803-S2- T01 Security & Fire alarm Services Second floor
1716 PMN-MET-P1-00-DR-M-5201-S2- T01 Above Ground Drainage Services Ground floor

1716 PMN-MET-P1-01-DR-M-5202-S2- T01 Above Ground Drainage Services First floor
1716 PMN-MET-P1-00-DR-M-5301-S2- P01 Combined Piped Services Ground Floor
1716 PMN-MET-P1-01-DR-M-5302-S2- T01 Combined Piped Services First Floor
1716 PMN-MET-P1-02-DR-M-5303-S2- T01 Combined Piped Services Second Floor

1716 PMN-MET-P1-00-DR-M-5601-S2- P02 Heating & Cooling Services Ground Floor
1716 PMN-MET-P1-01-DR-M-5602-S2- T01 Heating & Cooling Services First Floor
1716 PMN-MET-P1-02-DR-M-5603-S2- T01 Heating & Cooling Services Second Floor
1716 PMN-MET-P1-00-DR-M-5701-S2- T01 Ventilation Services Ground Floor
1716 PMN-MET-P1-01-DR-M-5702-S2- T01 Ventilation Services First Floor
1716 PMN-MET-P1-02-DR-M-5703-S2- T01 Ventilation Services Second Floor
1716 PMN-MET-P1-03-DR-M-5704-S2- T01 Ventilation Services Third Floor

1716 PMN-MET-00-XX-SP-M-9101-S2-T01- M&E Services Specification
1716 PMN-MET-00-XX-SH-M-5080-S2-p01- Mechanical Equipment Schedule
1716 PMN-MET-00-XX-SH-M-5681-S2-p01- Heat Emitter Schedule
1716 PMN-MET-00-XX-SH-M-5781-S2-p01- Fan Schedule

1716 PMN-MET-P1-XX-DR-M-5370-S2- p01 Water Services Schematic
1716 PMN-MET-P1-XX-SH-E-6380-S2-P01 luminaire schedule

SIGNED CONTRACTOR

.....

.....

SIGNED EMPLOYER

.....

PRINTED NAME IN CAPITAL LETTERS

.....

APPENDIX B

THIS GUARANTEE BOND is made as a Deed **BETWEEN** the following parties whose names and addresses are set out in the Schedule to this Bond (the “Schedule”)

- (1) The “Contractor” as principal
- (2) The “Guarantor” as guarantor, and
- (3) The “Employer”

WHEREAS

- (1) By a Contract (the “Contract”) entered into or to be entered into between the Employer and the Contractor particulars of which are set out in the Schedule the Contractor has agreed with the Employer to execute works (the “Works”) upon and subject to the terms and conditions therein set out.
- (2) The Guarantor has agreed with the Employer at the request of the Contractor to guarantee the performance of the obligations of the Contractor under the Contract upon the terms and conditions of this Guarantee Bond subject to the limitation set out in clause 2.

NOW THIS DEED WITNESSES as follows:

- 1 The Guarantor guarantees to the Employer that in the event of a breach of the Contract by the Contractor or in the event of the Insolvency of the Contractor the Guarantor shall, subject to the provisions of this Guarantee Bond, satisfy and discharge the damages sustained by the Employer as established and ascertained pursuant to and in accordance with the provisions of or by reference to the Contract and taking into account all sums due or to become due to the Contractor.
- 2 The maximum aggregate liability of the Guarantor and the Contractor under this Guarantee Bond shall not exceed the sum set out in the Schedule (the “Bond Amount”) but subject to such limitations and to clause 4 the liability of the Guarantor shall be co-extensive with the liability of the Contractor under the Contract.
- 3 The Guarantor shall not be discharged or released by any alteration of any of the terms, conditions and provisions of the Contract or in the extent or nature of the Works and no allowance of time by the Employer under or in respect of the Contract or the Works shall in any way release, reduce or affect the liability of the Guarantor under this Guarantee Bond.
- 4 Whether or not this Guarantee Bond shall be returned to the Guarantor the obligations of the Guarantor under this Guarantee Bond shall be released and discharged absolutely upon Expiry (as defined in the Schedule) save in respect of any breach of the Contract which has occurred and in respect of which a claim in writing containing particulars of such breach has been made upon the Guarantor before Expiry.
- 5 The Contractor having requested the execution of this Guarantee Bond by the Guarantor undertakes to the Guarantor (without limitation of any other rights and remedies of the Employer or the Guarantor against the Contractor) to perform and discharge the obligations on its part set out in the Contract.
- 6 This Guarantee Bond and the benefits thereof shall not be assigned without the prior written consent of the Guarantor and the Contractor.
- 7 The parties to this Guarantee Bond do not intend that any of its terms will be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 or otherwise, by any person not a party to it.
- 8 This Guarantee Bond shall be governed by and construed in accordance with the laws of England and Wales and only the courts of England and Wales shall have jurisdiction hereunder.

THE SCHEDULE

The Contractor:

The Guarantor: whose registered office address is at

The Employer: [] whose registered office address is at

The Contract: A Contract dated the day of
between the Employer and the Contractor in the form known as JCT ICD 2016 for
the construction of works comprising of the

The Bond Amount: The sum of 10% of the Contract Sum

Expiry: The date of the Certificate of Practical Completion in respect of the Works
(which shall be conclusive for the purposes of this Guarantee Bond)

IN WITNESS whereof the Guarantor and the Contractor have executed and delivered this Guarantee Bond
as a Deed this day of

EXECUTED AND DELIVERED AS A DEED by (Contractor)

Director

Director/Secretary

EXECUTED AS A DEED (but not delivered
until the date inserted above)
by affixing the common seal of

in the presence of:

Authorised signatory

APPENDIX C

Dated

(1) **[THE CLIENT]**

and

(2) **[THE CONTRACTOR]**

AGREEMENT REGARDING A BUILDING CONTRACT RELATING TO

“THE WORKS”

DURING THE COVID-19 OUTBREAK

CONTRACT AGREEMENT, COVID-19
"THE WORKS"

THIS AGREEMENT is dated2021

BETWEEN:

- (1) **[THE CLIENT]** and whose address is **TBC** ("the Employer" which expression shall include its successors in title and permitted assigns); and
- (2) **[THE CONTRACTOR]** (registered in England and Wales under company number **TBC**) whose registered office is at **TBC**; (the "**Contractor**");

1. BACKGROUND

- 1.1. The Employer and the Contractor have entered into a Building Contract dated [.....] based on the **[CONTRACT CHOICE]** (the "**Building Contract**") pursuant to which the Contractor has agreed to carry out the works briefly comprising "**THE WORKS**" as more particularly set out in the Building Contract (the "**Works**").
- 1.2. As a result of the outbreak of the coronavirus disease 2019, an infectious disease caused by severe acute respiratory syndrome coronavirus 2 ("**COVID-19**") the Government has, issued requirements and guidance to reduce the spreading and impact of COVID-19 (the "**COVID-19 Restrictions**").

2. AGREEMENT

- 2.1. The Employer and the Contractor recognise that the COVID-19 Restrictions may have a significant effect on the carrying out of the Works in accordance with the Building Contract and agree that the Contractor may suspend the carrying out of the Works if this becomes necessary. In the event of a suspension The Contractor agrees to review the position on a daily basis so that it can return to site as soon as possible having regard to the Government's requirements and guidance and current / ongoing industry advice including that issued by the Construction Leadership Council.
- 2.2. The Employer agrees that COVID 19 shall be treated under the Building Contract as a Relevant Event.
- 2.3. For the avoidance of doubt, COVID 19 shall not be treated under the Building Contract as a Relevant Matter and the Contractor shall not be entitled to seek recovery of any loss and/or expense or any other additional sums resulting from COVID-19.

3. CONTINUATION OF THE BUILDING CONTRACT

The parties acknowledge that the Building Contract continues in full force and effect unless and until terminated in accordance with its terms.

CONTRACT AGREEMENT, COVID-19
"THE WORKS"

IN WITNESS whereof this Contract has been executed and delivered as a deed the day and year first above written.

SIGNED underhand by)
[**EMPLOYER**])
in the presence of)
)
)
)
)
)
)
)

Signature of witness

Name (in BLOCK CAPITALS)

Address

EXECUTED as a deed by)
[**EMPLOYER'S REPRESENTATIVE**])
acting by)

.....
Director

.....
Director/Secretary

CONTRACT AGREEMENT, COVID-19
"THE WORKS"

SIGNED underhand by)
[**CONTRACTOR**])
in the presence of)
)
)
)
)
)
)
)

Signature of witness

Name (in BLOCK CAPITALS)

Address

EXECUTED as a deed by)
[**CONTRACTOR'S REPRESENTATIVE**])
acting by)

.....
Director

.....
Director/Secretary