

Short Contract

C111274

**A contract
between**

UK Health Security Agency (UKHSA)
Nobel House, 17 Smith Square, London SW1P 3HQ.

and

Barry Morgan Limited
171b Lanark Road, London W9 1NX

for Refurbishment of Laboratory 3B35 at UKHSA Colindale

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The *Employer* is

Name UK Health Security Agency (UKHSA)
Address Nobel House, 17 Smith Square, London SW1P 3HQ
Telephone
E-mail address Refurbishment of Laboratory 3B35 at UKHSA Colindale
as required per prices submitted.
The *works* are

The *site* is UK Health Security Agency (UKHSA)
61 Colindale Avenue
London
NW9 5EQ

The *starting date* is 10th January 2023

The *completion date* is 4 +1+1 NHS SBS 10166

The *period for reply* is 8 days.

The *defects date* is 52. weeks after Completion.

The *defect correction period* is 1 week.

The *delay damages* are £200 per day. (LAD's max of 10% of agreed contract sum)

The *assessment day* is the 28th of each month.

The *retention* is NIL %.

Does the United Kingdom Housing Grants, Construction and
Regeneration Act (1996) apply?

~~Yes~~ / No (delete as appropriate)

The *Adjudicator* is

Name The Royal Institution of Chartered Surveyors.
Address 12 Great George St, Westminster, London SW1P 3AD.
Telephone
E-mail address

Contract Data

The interest rate on late payment is . . . % per complete week of delay.

Insert a rate only if a rate less than 0.5% per week of delay has been agreed.

The *Contractor* is not liable to the *Employer* for loss of or damage to the *Employer's*

property in excess of £100,000 for any one event.

The *Employer* provides this insurance

Only enter details here if the *Employer* is to provide insurance.

The minimum amount of cover for the third insurance stated in the Insurance Table is £5,000,000 (Five Million Pounds)

The minimum amount of cover for the fourth insurance stated in the Insurance Table is £10,000,000 (Ten Million Pounds)

The *Adjudicator nominating*
body is Chartered Institute of Arbitrators

The *tribunal* is English Courts

If the *tribunal* is arbitration, the arbitration procedure is:

The *conditions of contract* are the NEC3 Engineering and Construction Short Contract April 2013 and the following additional conditions

Only enter details here if additional conditions are required.

Identified and defined terms

- Clause 11.2(1) Amend the clause
Delete the words after 'information' in the second line
Insert the words in lieu 'and corrected notified defects'
- Clause 11.2(a)
Add the paragraph
A completed activity is one which is without Defects.

Ambiguities and Inconsistencies

Add the following additional clauses:

- Clause 17.1
The Project Manager of the Contractor notifies the other as soon as either becomes aware of an ambiguity or inconsistency in or between the documents which are part of this Contract. The Project Manager gives an instruction resolving the ambiguity or inconsistency
- Clause 17.2
During the tendering period, it is the Contractor's responsibility to search for ambiguities and inconsistencies in or between the documents which are part of this Contract and issued for tendering purposes

- Clause 17.3

The resolution of any ambiguities or inconsistencies shall not form a Compensation event if the Project Manager judges that an experienced Contractor should have identified and notified these at tender state

Subcontracting

Add the following clause:

- Clause 21.4

The Contractor submits the name of each proposed Subcontractor to the Project Manager for acceptance. A reason for not accepting the Subcontractor is that his appointment will not allow the Contractor to Provide the Works. The Contractor does not appoint a proposed Subcontractor until the Project Manager has accepted him.

The Contractor shall submit the names of his proposed subcontractors as part of his tender submission.

The rejection of a Subcontractor by the Project Manager shall not form a compensation event.

Defects

- Clause 40.3

If a test or inspection shows that any work has a Defect, the Contractor corrects the Defect and the test or inspection is repeated

- Clause 40.4

The Project Manager assesses the cost incurred by the Employer in repeating a test or inspection after a Defect is found. The Contractor pays the amount assessed

- Clause 41.2 Amend the clause

Delete all the words after Defect

Tests and Inspections

Add the following clause:

- Clause 44.1

The Contractor and the Employer provide materials, facilities and samples for tests and inspections as stated in the Works Information

Payment

- Clause 50.3

Amend the first bullet point in the clause

Add the words 'that is without Defects'

Add the following additional clauses:

- Clause 50.8

The O&M manuals required by the Works Information for the Project shall be submitted to the Project Manager for acceptance four weeks prior to the Completion Date shown on the accepted programme. The Project Manager shall within two weeks review the submitted O&M manuals and reply to the

Contractor his acceptance or detail any further information required. The contractor shall then resubmit the O&M manuals within two weeks enclosing the additional information as requested.

If either no O&M manual or resubmitted manual containing the additional information requested from the Project Manager is not submitted at the Completion Date shown on the accepted Programme, the value (£) detailed on the activity schedule shall be retained from the assessment of the amount due until the Contractor has submitted the O&M manuals to the approval of the Project Manager.

- Clause 51.1 amend

Delete 'three weeks'

Insert '30 days'

Compensation Events

- Clause 60.1(12) amend

Delete the third bullet point

Add the following clause

- Clause 60.3

The resolution of any ambiguities or inconsistencies shall not form a Compensation event if the Project Manager judges that an experienced Contractor should have identified and notified these at tender stage

Notifying Compensation Events

- Clause 61.1 Amend the clause

Delete 'within eight weeks'

Insert 'within two weeks'

Z.4 Assignment

The Contractor shall not, without the written consent of the Employer, assign this Contract. In the event of transfer by the Employer of this freehold or of a grant by the Employer of a leasehold interest in the whole of the premises comprising the works, the Employer may at any time after Completion of the Works, assign to any such transferee or lessee, the right to bring proceedings in the name of the Employer (whether by arbitration or litigation) to enforce any of the terms of this contract made for the benefit of the Employer hereunder. The assignee shall be stopped from disputing any enforceable agreements reached between the Employer and the Contractor and which arise out of and relate to this Contract (whether or not they are or appear to be a derogation from the right assigned) and made prior to the date of any assignment.

Z.5 Site Rules and Regulations

The Contractor shall ensure that all of its staff shall comply with all the Employer's site rules and regulations when visiting or carrying out work at the Employer's premises and shall comply with all safety and security policies and procedures of the Employer in each case as notified to such staff. If access to the Employer's premises is required outside of normal business hours, the representative nominated by the Employer for the purposes of this Agreement should be notified in advance, in order for appropriate security arrangements to be made.

The Contractor shall note that a no smoking policy is practiced on the Employer's Site. This regulation will be rigidly enforced and any breach of this policy will involve the offender being removed from the site.

Z.6 Publicity

The Contractor shall not issue any press release or other publicity materials or make any representation in respect of the existence of this Agreement or the subject matter thereof without the prior written consent of the Employer. However, this restriction shall not apply to announcements or disclosures required by law except that in such event the parties shall co-ordinate to the extent possible with respect to the wording of any such announcement.

Contract Data

The *Contractor's* Offer

The *Contractor* is
Name Barry Morgan Limited
Address 171b Lanark Road
London
W9 1NX

Telephone
E-mail address
The percentage for overheads and profit added to the Defined Cost for people is 10 %.
The percentage for overheads and profit added to other Defined Cost is 10 %.

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

The offered total of the Prices is **Determined by the attached price list with quotations to be agreed for each laboratory if / when it is required to be refurbished**

Signed on behalf of the
Contractor
Name
Position
Signature Date:..

The *Employer's* Acceptance

The *Employer* accepts the *Contractor's* Offer to Provide the Works

Signed on behalf of the *Employer*
Name
Position
Signature

. Date:

Contract Data

Price List

Entries in the first four columns in this Price List are made either by the **Employer** or the tenderer. If the **Contractor** is to be paid an amount for the item which is not adjusted if the quantity of work in the item changes, the tenderer enters the amount in the Price column only; the Unit, Quantity and Rate columns being left blank.

If the **Contractor** is to be paid an amount for the item of work which is the rate for the work multiplied by the quantity completed, the tenderer enters the rate which is then multiplied by the expected quantity to produce the Price, which is also entered.

Item	Discipline Type / Tradesmen	Type	Cost
1	Electrician	(£)/hr	
2	Electrical Engineer	(£)/hr	
3	Apprentice Electrician (Assistant)	(£)/hr	
4	Carpenter	(£)/hr	
5	Plasterer	(£)/hr	
6	Plumber	(£)/hr	
7	Painter/decorator	(£)/hr	
8	CCTV engineer	(£)/hr	
9	Data engineer	(£)/hr	
10	HVAC engineer	(£)/hr	
11	Access control engineer	(£)/hr	
12	Locksmith	(£)/hr	
13	Refrigeration engineer	(£)/hr	
14	Lifters and shifters	(£)/hr	
15	Tail lift van 7.5t	(£)/hr	
16	Labourers	(£)/hr	
17	General Handyman	(£)/hr	

18	Bricklayer	(£)/hr	
19	Renderer	(£)/hr	
20	BMS Engineer (Honeywell Tridium, Andover Continuum, Priva, Prowatch)	(£)/hr	
21	Draughting services - AutoCAD (2014)	(£)/hr	
22	Microbiological Safety Cabinet technician	(£)/hr	
23	Uninterrupted Power Supply Engineer	(£)/hr	
24	Glazer	(£)/hr	
25	Medical Gas Technician	(£)/hr	
26	Scaffolder	(£)/hr	
27	Project manager	(£)/hr	
28	Cleaner	(£)/hr	
1.0	Protection, Stripping Out and Making Good	Price(£)/sqm	Cost
	Provide suitable size skips for stripping out and disposal of debris: a) 2.5yd	Price(£)/sqm	
	b) 6yd	Price(£)/sqm	
	c) 8yd	Price(£)/sqm	
	d) 16yd	Price(£)/sqm	
	e) 40yd	Price(£)/sqm	
	f) Roll-on roll-off skip	Price(£)/sqm	
	g) Wait-and-load van - Per Hour	Price(£)/hr	
	h) Plasterboard	Price(£)/sqm	
	Allow for full and complete protection of walls, floors and doors along corridor and lifts used for access for duration of the works. No access will be allowed through the UKHSA reception area.	Price(£)/sqm	
	Strip Out a) Remove electrical dado trunking, lighting & data points including complete strip out of all cabling back to source - Per sqm	Price(£)/sqm	

	b) Remove worktops including metal frames, doors, door frames and fanlights, sinks, hand basins, plumbing pipework including glass waste, radiators, blinds, flooring, blockwork walls and doorway/vision panel openings where required, including openings through concrete slab for safety cabinet ductwork and ventilation ductwork. Per sqm	Price(£)/sqm	
	c) Protect corridor from all dust and debris during the works with Cordek or Proplex	Included	
2.0	Ceiling/Roofing	Price(£)/sqm	Cost
	Remove plasterboard ceiling and MetSec framework	Price(£)/sqm	
	Supply and fit new plasterboard ceiling and MetSec framework	Price(£)/sqm	
	Remove ceiling tiles and all fixings	Price(£)/sqm	
	Supply and fit new Danoline suspended ceiling tile system	Price(£)/sqm	
	Roofing – Preparation and application of Sika guard liquid membrane roofing sealant	Price(£)/sqm	
3.0	Doors	Price(£)/UNIT	Cost
	Supply and install single action fire door FD30	Price(£)/UNIT	
	Supply and install Single action GRP fire door FD30	Price(£)/UNIT	
	Supply and install steel wrap around frame	Price(£)/UNIT	
	Supply and install fire rated door grill	Price(£)/UNIT	
	Supply and install double action fire door FD30	Price(£)/UNIT	
	Supply and install architrave	Price(£)/UNIT	
	Supply and install ironmongery	Price(£)/UNIT	
	Supply and install door stopper	Price(£)/UNIT	
	Supply and install door numbers to match existing lab	Price(£)/UNIT	
4.0	Walls	Price(£)/sqm	Cost
	Plaster with Thistle multi finish	Price(£)/sqm	

	Where walls, floors and ceilings are penetrated by piped services or ductwork all such penetrations to be sleeved and these openings should be sealed after installation to provide a gas tight finish and to reinstate the building fabric integrity with special regard to fire and smoke compartmentalisation.	Price(£)/sqm	
	Supply and fit new internal partitions using MET. SEC. and plasterboard	Price(£)/sqm	
	Tape and jointing	Price(£)/sqm	
	Painting and decorating	Price(£)/sqm	
	Supply and install skirting board	Price(£)/sqm	
5.0	Windows/Vision Panel	Price(£)/UNIT	Cost
	<u>Supply and install Glazed window panels:</u> BEAD FIXED INSULATING GLASS UNITS INSTALLED IN RETAINED FIXED OPENING ALUMINIUM WINDOW FRAMES <ul style="list-style-type: none"> • Pane material: Insulating glass units to BS EN 1279 and Kitemark certified - These units will meet the required 'U' value of the current Building Regulations Units shall be made of: - Inner pane: 6.4 mm Laminated 'K' glass inner pane. - Outer pane: 4 mm Toughened outer pane with bronze anti-sun tint. 	Price(£)/UNIT	
	<ul style="list-style-type: none"> - Spacer: 10 mm Argon filled cavity. - Perimeter taping: Do not use. • Surround/ bead: Existing aluminium. - Preparation: Sealant primer. - Bead location: Inside. - Bead fixing: As existing adjusted to suit double glazed units' thickness. • Glazing installation: - Insulating unit: Located centrally in surround using setting and location blocks. - Gaskets and beads: Installed as recommended by frame manufacturer. Gasket fit at corners: Tight, without gaps. - Drainage and ventilation holes: Unobstructed. 	Price(£)/UNIT	

	<p><u>Supply and Install Vision panels:</u> To include all building works and making good as follows INTERNAL FLUSH DOUBLE-GLAZED FRAME VISION PANELS TO LABORATORY</p> <ul style="list-style-type: none"> • Type/description: Viewing observation window. - Stainless steel frame double glazed with laminated security glass. The window is to be sealed on both sides and flush with the internal walls and fire rated. • Manufacturer: PBSC Limited, • 30 mins fire rated. • Frame members:- 2 mm thick Zintec sub-frame assembly. 9 mm diameter pre- drilled holes for fixing assembly to wall structure. - 1 mm thick grade 316 stainless steel reveal liner located over sub-frame channel. • Finish of stainless steel as delivered: Satin. Glazing details: 7.5 mm thick laminated glass to BS 6202 and be installed in accordance with BS 6262. - Screen printed on inner surface and bonded to satin finish stainless steel 2 mm thick flange section with 50 mm radius corners to seal to wall finish. - Joint between edge of glazing and flange sealed flush with RTV clear silicone. • Installation: Two-part installation. • Special features: Flush design with no visible fixings. • Accuracy: Permissible deviations: - Height and width: ± 1.5 mm. - Difference in length of diagonals: 4 mm • Fixing: Windows shall be securely fixed to the building fabric. Tempered spring steel retaining clips are fitted to the rear of flange ready for push fit on to sub-frame assembly to provide concealed fixings. 	Price(£)/UNIT	
	<ul style="list-style-type: none"> • Other requirements: - Provide working drawings and specifications for glazing installations prior to manufacture. - Indicate stainless steel polish grain direction on fabrication drawings for approval. - Silica gel moisture absorption sachets to be positioned within the bottom sub- frame. 	Price(£)/UNIT	
6.0	Flooring	Price(£)/sqm	Cost
	<p><u>Laboratories & Corridor</u> Where internal walls have been removed the contractor shall allow for grading and feathering of the floor surface to remove all trip and slip hazards in the finished floor surface. Following removal of existing floor finishes, strip off all adhesives and re-level entire floor with low odour latex screed so that there are no discernible steps and ridges to substrate.</p>	Price(£)/sqm	

	<u>New Vinyl Floor Finish</u> Provide Altro-High performance walkway 20 slip-resistant 2mm thick vinyl safety flooring finish, supplied in 2000mm widths or similar. Altro 38R cove formers/up stands to all abutments, with all radii of coving to points at junctions and joinery, e.g., architrave. Finish coved up stands with Altro C7 Black capping seals or similar. All flooring to be hot welded, using Altro weld rods or similar, and fixed with low-odour adhesive.	Price(£)/sqm	
7.0	Plumbing	Price(£)/unit	Cost
	The Contractor must leave all pipe work and drainage in serviceable condition after the completion of works. All dead legs/redundant pipework to be removed to comply with: CIBSE TM13: Minimising the Risk of Legionnaires Disease. HSE L8: Legionnaire's Disease, The Control of Legionella Bacteria in Water Systems.	Price(£)/unit	
	<u>Hand Basins:</u> Supply and install wash hand basins with no overflow and no chain stay hole such as Armitage Shanks Contour 21 S215501 and connect to waste drainage. Supply and fit IPS Trespa "Toplab Base" Carcase and front panels with Keku clips for wash hand basins dimensions 600x200x2530mm.	Price(£)/unit	
	<u>Sinks:</u> Supply and install Cast epoxy Trespa sink units with 1no R/H drainer & 2no L/H drainer with cold feed tap outlet. Overall size: 600 x 1200 mm nominal (single) bowl and single integral drainer	Price(£)/unit	
	<u>Taps</u> Hand basin: Broen Stabilet knee operated pre-mixed water outlet (26 403.003) with wall spout with special 200mm throw.	Price(£)/unit	

	<p><u>Sinks:</u> Broen hot/cold water lever mixer outlet (08 500.729) with ½" aerator (19 025.009) Each tap will be supplied and installed: 38 mm diameter BSPT standing waste outlets to be provided by the Mechanical Services Sub-contractor, including final pipework connections Supply and fit a drain-down points at the end of the hot & cold feeds to all the taps. These should also be the sort of fitting which can be soldered, such as a Crane fitting and not a compression fitting and a soldered ball-o-fix isolating fittings. Hot and cold-water supply to be brought into the room if required. Stop cocks to be fitted within the project area on the hot & cold feeds (PN20) soldered fitting and the hot return will require a lock shield. All copper pipework to be installed with soldered fittings as compression are not allowed. All drainage pipework to match existing glass waste. Contractor to carry out a hot water temperature test before commencement of works and on completion and submit evidence of tests</p>	Price(£)/unit	
8.0	Heating	Price(£)/unit	Cost
	Supply and fit perimeter radiators. Length of radiators 1800x400 to match the existing with alterations to steel pipework to allow for each radiator to be complete with a new radiator valve and Air vents provided on all high points of the system	Price(£)/unit	
9.0	Lighting	Price(£)/unit	Cost
	<p>LED Lighting: Following removal of existing fluorescent light fittings, Reconfigure lighting layout to provide the following new fittings 1no 1500mm LED Thorne force LED fitting 63watt with DALI controlled LED Tridonic driver, with polycarbonate cover.</p>	Price(£)/unit	
	1no 735mm LED Thorne force LED fitting 63watt with DALI controlled LED Tridonic driver, with polycarbonate cover.	Price(£)/unit	
	<p>To include Zumptobel occupancy sensors quantity to be calculated as per size of area/rooms. Manufacturer: Thorn Lighting Ltd</p>	Price(£)/unit	
	<p>Supply, install and connect following dado trunking, plastic trunking, cable tray, cable basket complete with all fittings and fixtures A) MK Prestige 2 Com dado trunking - Per sqm</p>	Price(£)/unit	

	Provide emergency type fittings with central emergency supply in accordance with BS 5266-1:1999. Supply and install emergency lighting luminaries in the positions to be agreed on site. The Principal Contractor shall carry out all the necessary wiring and connections etc. for the successful operation of the emergency lighting system.	Price(£)/unit	
	The Contractor is to provide lighting calculations from the manufacturer to design the lighting layout to provide 500-lux illumination at bench top level and supply the correct number of light fittings required.	Price(£)/unit	
	New fittings to be rewired back to local zone distribution board including providing new switch drops and complete with key operated emergency test switch. Contractor to fully test and commission installation prior to handover and provide NICEIC electrical certificate. - Per Unit	Price(£)/unit	
	All LED Lighting Commissioning to be carried out by Zumptobel Group only.	Price(£)/unit	
	Testing during Works Test all electrical services and equipment as work proceeds during installation.	Included	
10.0	Power	Price(£)unit	Cost
	Supply and install 1no Siemens switch fuse H.R.C fused tapping box to local bus bar A) Single phase tapping box	Price(£)unit	
	B) 3 Phase tapping box	Price(£)unit	
	Supply and connect the following distribution boards complete with all accessories eg Isolators, mcb's/rcbo's, mccb's, rcd's, surge arrestor, control modules etc including the cost of feeder cables and conduits or trays.A) 6 Way Wylex consumer unit	Price(£)unit	
	B) 8 Way Wylex consumer unit	Price(£)unit	
	C) 12 Way Wylex consumer unit	Price(£)unit	
	Supply, install and connect following dado trunking, plastic trunking, cable tray, cable basket complete with all fittings and fixtures A) MK Prestige 2 Com dado trunking 210mm x 60mm	Price(£)unit	
	B) MYT Plastic dado trunking 100mm x 50mm	Price(£)unit	

	C) Heavy duty cable tray 150mm x 25mm	Price(£)unit	
	D) Cable basket tray 200mm x 60mm	Price(£)unit	
	Supply and install the following Electrical Power Outlets A) Twin switched socket outlet	Price(£)unit	
	B) Single switched socket outlet	Price(£)unit	
	C) Switched fused spur	Price(£)unit	
	D) Commando socket 16amp	Price(£)unit	
	E) Commando socket 32amp	Price(£)unit	
	Earthing and bonding of the electrical installation as per requirements. The price shall include earthing of final circuits, all earthing terminals inside DB's bonding of false ceilings, raised floor metal structures, bonding of simultaneous and extraneous conductive parts, sinks, hand basins	Price(£)unit	
11.0	Data/Telephone	Price(£)unit	Cost
	All data and VOIP telephones to be connected using Category7a cable. Provide all necessary extensions, connections, reconnections and equipment to telephone/data installation as required by the UKHSA All cable is to be Nexans Cat7a rated to 1000MHz as a minimum.	Price(£)unit	
	The cable will be bound in bundles of 12 every 3-5 meters along the run length with Velcro or equivalent. The Cat7a cable bend radius must be observed and protected at all times: Operation bending rad. 62 mm Static bending rad. 31 mm Contractor to install all suitably sized cable basket, ensuring all fire breaks are sealed along the agreed route with UKHSA Project Manager.	Price(£)unit	
	Telephone Equipment: Contractor to provide telephone equipment necessary to provide a fully working Telephone installation e.g. 4028 Telephones etc	Price(£)unit	

	Data Equipment: Supply and fit to provide all Networking equipment necessary to provide a fully working CAT7a data installation e.g. Enterasys switches etc	Price(£)unit	
	Supply and install Cabofil 200mmx100mm cable basket, suitable for category 7a cables. Include all labelling and commissioning of installation and provide test certification	Price(£)unit	
12.0	Fire Detection	Price(£)unit	Cost
	Relocate existing, supply and install: additional sounders	Price(£)unit	
	break glass	Price(£)unit	
	detector	Price(£)unit	
13.0	Ventilation	Price(£)/unit	Cost
	All exposed/modified ductwork to be cleaned prior to returning to operation. Ventilation to operate within Advisory Committee for Dangerous Pathogens (ACDP) guidelines for Containment Level 2 & 3 Laboratories. Ensure rooms do not become positively pressured in the event of an extract system failure. Fresh air supply to provide a minimum of 8L/person/sec and an allowance for equipment, and maximum occupancy of staff to comply with CIBSE guidelines.	Price(£)/unit	
	Design, supply and installation of dedicated ventilation system to meet Advisory Committee for Dangerous Pathogens (ACDP) for laboratory of volume 100m ³ . Containment Level 2	Price(£)/unit	
	Containment Level 3 with lobby (within total volume)	Price(£)/unit	
	Balance supply and extract system and carry out any necessary works to provide and maintain a slight negative pressure to comply with Advisory Committee for Dangerous Pathogens (ACDP) requirements and recommendations for Containment Level 2 and 3 Laboratories. Provide documentation that these figures are achieved.	Price(£)/unit	
	Ventilation.	Price(£)/unit	
	Supply, install and connect the following: 1no Extract fan complete with all brackets, accessories.	Price(£)/unit	
	Supply and install all air ductwork complete with all accessories, including fire breaks - Per sqm	Price(£)/unit	

	Supply and install all electrical works and controls associated with the Extract fans including wiring, conduits, fittings and accessories for a fully functioning system	Price(£)/unit	
	Comfort Cooling. Supply, install and connect the following 1no VRF indoor unit, individual controllers, outdoor unit, complete with all brackets and accessories.	Price(£)/unit	
	Supply and install condensate drain pipe system including condensate pumps where required, complete with all brackets and accessories.	Price(£)/unit	
	Supply and installation of refrigerant pipework complete with thermal insulation, trays, brackets and accessories - Per m2	Price(£)/sqm	
	Supply and install the following A) Air grilles	Price(£)/unit	
	B) Volume Dampers	Price(£)/unit	
	C) Motorised Dampers	Price(£)/unit	
	D) Non-Return Dampers	Price(£)/unit	
	E) Acoustic Insulation	Price(£)/unit	
	F) Outdoor Acoustic Enclosure	Price(£)/unit	
	Install ventilation warning lights to indicate when ventilation system is operating.	Price(£)/unit	
	Test, commission and ensure compliance with Advisory Committee for Dangerous Pathogens (ACDP) guidelines for Containment Level Laboratories. Provide documentation associated with this.	Price(£)/unit	
14.0	Laboratory Workbenches	Price(£)/sqm	Cost

	<p>Supply and install new bench tops to Cantilevered bench Supports for 900mm wide perimeter benching Bench height to be 900mm All bench supports to be fully welded, not jointed.</p> <p>New Bench top: Provide 900mm wide 16mm thick Trespa Athlon perimeter bench tops with crescent edging with 30mm radius to exposed corners with linisher finish on all exposed cut edges.</p> <p>Loading to accommodate 150kg/m run without deflection Colour - Silver Grey</p> <p>Fit bench tops together using continuous tongue and spline joints, with 85mm wide x 2mm thick aluminium (or 6mm thick Trespa) plated connections fitted centrally to underside of joint, with plate extending to within 25mm of each end, and screw-fixed at 100mm centres, and two-part epoxy resin. Top surfaces to be rebated</p>	Price(£)/sqm	
	<p>2mm x 2mm and sealed with two-part epoxy resin grout by Simmons (Mouldings) Ltd to match worktop colour.</p> <p>For all benches, provide vertical 250mm rear Trespa up stands (16mm thick) and vertical 50mm from Trespa down stands (16mm thick) to conceal any bench framing members, jointed with two-part epoxy resin and screwed from underside to bench or fixed to wall or partition. The ends of the benches also to have 30mm radius to exposed corners.</p> <p>Seal all Trespa junctions, and junctions with abutting materials, with Dow Corning 785 clear silicon sealant, including all edging and fixing for bench framing and where framing abuts bench down stands.</p>	Price(£)/sqm	
	<p>Supply and install the following mobile benches</p> <p>A) 1200mm Mobile trespa bench with 4 lockable castors and wind down feet</p>	Price(£)/sqm	
	<p>B) 1400mm Mobile trespa bench with 4 lockable castors and wind down feet</p>	Price(£)/sqm	
	<p>C) 1500mm Mobile trespa bench with 4 lockable castors and wind down feet</p>	Price(£)/sqm	
	<p>D) 1600mm Mobile trespa bench with 4 lockable castors and wind down feet</p>	Price(£)/sqm	
	<p>E) 1800mm Mobile trespa bench with 4 lockable castors and wind down feet</p>	Price(£)/sqm	
	<p>F) 2000mm Mobile trespa bench with 4 lockable castors and wind down feet</p>	Price(£)/sqm	
15.0	Internal Decorations	Price(£)/sqm	Cost

	<p>General:</p> <p>Make good all pre-existing damage to wall and ceiling finishes, as well as blemishes to new finishes, prior to and during decoration works. All surfaces are to be washed down with detergent prior to decoration.</p> <p>The number of coats of paint where stated is the minimum required, and in all cases the Contractor shall apply enough further coats to cover the existing colour with no grinning through of the original colour.</p> <p>Decorations to be completed before Dow Corning 785 sealant is applied to junctions</p> <p>Walls in laboratories to be plastered prior to application of final finish</p> <p>Walls in corridor to be plastered prior to application of final finish and painted to match existing.</p>	Price(£)/sqm	
	<p>Walls and Ceiling Decorations</p> <p>Where walls are penetrated by piped services or ductwork all such penetrations to be sleeved and these openings should be sealed after installation to provide a gas tight finish and to reinstate the wall integrity.</p> <p>Any gaps in the joints and mitres are to be filled and smoothed as any blemishes will show through the final finish and will result in a poor final appearance.</p> <p>Any area that is not to be coated shall be sheeted off and/or masked to prevent overspray damaging or marking the surface. Any doorways and other openings out of the main working area should be tented off.</p> <p>The suitably prepared walls and ceiling can then be given one coat of appropriate multipurpose primer applied in strict accordance with manufacturer's instructions and applied to the surface using brush and roller.</p> <p>When this layer is touch dry the walls and ceilings will be lightly sanded to remove any nibs, etc. decorate laboratory walls with</p> <p>LABORATORY WALLS: Promain Centrecoat Aqua Hygiene white semi-gloss</p> <p>for each element regarding rubbing down filing, preparation, and application of 2 no. full coats throughout</p>	Price(£)/sqm	
	LABORATORY CEILINGS: Promain Centrecoat Aqua Hygiene white semi-matt in accordance with manufacturer's instructions	Price(£)/sqm	
	OFFICE WALLS: Gardenia low odour acrylic eggshell.	Price(£)/sqm	
	OFFICE CEILINGS: White Matt Emulsion.	Price(£)/sqm	

	Corridor Wall Decorations Ensure that decorator's sealant is used generally to all internal junctions to walls. Redecorate walls with a flat oil paint in accordance with manufacturer's instructions for each element regarding rubbing down filing, preparation, and provision of 1 no. diluted coat to new/repared areas of plaster and 2 no. full coats throughout. Colour for all corridor walls, partitions to be BS 10B15 Gardenia low odour acrylic eggshell.	Price(£)/sqm	
16.0	Fitting Out	Price(£)/unit	Price(£)/unit
	<u>Supply and fit Coat Hooks</u> <u>Supply and install batten made from 16mm thick Trespa Athlon as indicated. Batten sized to suit. Hook positions fitted at 120mm centres plus 60mm at each end. Coat hooks to be single plain satin anodised aluminium such as Screw-Fix (www.screwfix.com) Cat No 13712, screw fixed to wall under coat hook positions so fixings do not show. Seal with Dow Corning 785 clear silicon sealant all round battens.</u>	Price(£)/unit	
	Supply and install Kimberley Clark soap dispensers, Windows System 1000, model 6906- 000.	Price(£)/unit	
	Supply and install Kimberley Clark paper towel dispensers, Model 7928-010.	Price(£)/unit	
	Supply and install eye-wash stations containing 2No 500ml eye wash bottles each and appropriate signage.	Price(£)/unit	
	Supply and fit Wall-Mounted Shelving Provide new Spur Steel Lok shelving system in white for walls, 3 tiers of 1m length, i.e. 3 shelves The system is to include the following components: 1220mm high metal wall-mounted uprights, screw-fixed to walls 500mm centres 320mm long adjustable height support brackets 320mm deep x 1000mm long steel shelves 6 no.250mm spring rod book supports to each shelf	Price(£)/unit	
	Supply and fit Freestanding Shelving Supply 600wx500dx2100h laboratory grade freestanding shelving units with flat solid shelving.	Price(£)/unit	
17.0	Microbiological Safety Cabinets (MSC)	Price(£)/unit	
	Supply and Install 1200mm Class 1 Bench Mounted MSC	Price(£)/unit	
	Supply and Install 1200mm Class 2 Bench Mounted MSC	Price(£)/unit	

	Supply and Install 1500mm Class 1 Bench Mounted MSC	Price(£)/unit	
	Supply and Install 1500mm Class 2 Bench Mounted MSC	Price(£)/unit	
	Supply and Install 1800mm Class 1 Bench Mounted MSC	Price(£)/unit	
	Supply and Install 1800mm Class 2 Bench Mounted MSC	Price(£)/unit	
	Supply and Install 1200mm Class 2 Recirculating Bench Mounted MSC	Price(£)/unit	
	Supply and Install 1500mm Class 2 Recirculating Bench Mounted MSC	Price(£)/unit	
	Supply and Install 1800mm Class 2 Recirculating Bench Mounted MSC	Price(£)/unit	
	Supply and Install 1200mm Class 3 Bench Mounted MSC	Price(£)/unit	
	Supply and Install 1500mm Class 3 Bench Mounted MSC	Price(£)/unit	
	Supply and Install 1800mm Class 3 Bench Mounted MSC	Price(£)/unit	
	All new MSC's are to come with the equipment necessary to provide a fully working installation e.g. Fans, Ductwork, Fumigation units for each vented MSC, Mobile fumigation unit for Recirculating cabinet, Controls etc Electrical feed from hutment isolators fed via Modular Control Panel. Rated and labelled as appropriate to installation. All fixings as per existing systems. Must comply with EN 12469:2000	Price(£)/unit	
	Contractor to carry out the commissioning on all Vented and Recirculating cabinets and provide all documentation.	Price(£)/unit	
18.0	Scaffolding	Price(£)/sqm	Price(£)/sqm
	Supply the following scaffolding A) Independent Scaffold	Price(£)/sqm	
	B) Temporary Roof Scaffold	Price(£)/sqm	
	C) Tower Scaffolding	Price(£)/sqm	
	D) Access Staircase	Price(£)/sqm	
19.0	Cold Room Storage Containers	Price(£)/unit	Price(£)/unit
	Supply and fit the following containers A) Supply and fit 10ft Freezer container, -24 C	Price(£)/unit	
	B) Supply and fit 10ft refrigerated container, +4 C	Price(£)/unit	

	C) Supply and fit 20ft Freezer container, -24 C	Price(£)/unit	
	D) Supply and fit 20ft refrigerated container, +4 C	Price(£)/unit	
20.0	Testing/Commissioning	Price(£)/unit	Price(£)/unit
	Test all mechanical and electrical services and equipment at completion. Provide Employer with relevant certificates confirming compliance with all manufacturers' installation instructions and correct pressure differentials.	Price(£)/unit	
21.0	O & M Manual	Price(£)/unit	Price(£)/unit
	Provide UKHSA with a fully indexed O&M Manual, containing details of products and materials installed in the laboratory, and all original certificates as noted above; including schematic services drawing/s showing all services (electrical, gas, water, data & telephone), position of outlets and all cable runs. Provide as two identical Hard Copies and as an electronic copy.	Price(£)/unit	
22.0	CDM	Price(£)/unit	Price(£)/UNIT
	Display energy certificates (DECs) and associated advisory reports as per Department for Communities and Local Government	Price(£)/unit	
	Provision of CDM services, CDM Regulations 2015: a) Consultant for Health & Safety CDM services	Price(£)/unit	
	b) Principle Designer The Contractor must supply, before the commencement of the work, a fully documented Health and Safety Plan, Procedure and Method statement.	Price(£)/unit	
Item	Discipline Type / Tradesperson	Type	Total
1	Electrician	(£)/hr	
2	Electrical Engineer	(£)/hr	
3	Apprentice Electrician (Assistant)	(£)/hr	
4	Carpenter	(£)/hr	
5	Plasterer	(£)/hr	
6	Plumber	(£)/hr	
7	Painter/decorator	(£)/hr	
8	CCTV engineer	(£)/hr	
9	Data engineer	(£)/hr	
10	HVAC engineer	(£)/hr	

11	Access control engineer	(£)/hr	
12	Locksmith	(£)/hr	
13	Refrigeration engineer	(£)/hr	
14	Lifters and shifters	(£)/hr	
15	Tail lift van 7.5t	(£)/hr	
16	Labourers	(£)/hr	
17	General Handyman	(£)/hr	
18	Bricklayer	(£)/hr	
19	Renderer	(£)/hr	
20	BMS Engineer (Honeywell Tridium, Andover Continuum, Priva, Prowatch)	(£)/hr	
21	Draughting services - AutoCAD (2014)	(£)/hr	
22	Microbiological Safety Cabinet technician	(£)/hr	
23	Uninterrupted Power Supply Engineer	(£)/hr	
24	Glazer	(£)/hr	
25	Medical Gas Technician	(£)/hr	
26	Scaffolder	(£)/hr	
27	Project manager	(£)/hr	
28	Cleaner	(£)/hr	
1	Protection, Stripping Out and Making Good	Price(£)/sqm	
2	Ceiling/Roofing	Price(£)/sqm	
3	Doors	Price(£)/Unit	
4	Walls	Price(£)/sqm	
5	Windows/Vision Panel	Price(£)/unit	
6	Flooring	Price(£)/sqm	
7	Plumbing	Price(£)/unit	
8	Heating	Price(£)/unit	
9	Lighting	Price(£)/unit	
10	Power	Price(£)/unit	
11	Data/Telephone	Price(£)/unit	
12	Fire Detection	Price(£)/unit	
13	Ventilation	Price(£)/unit	
14	Laboratory Workbenches	Price(£)/sqm	
15	Internal Decorations	Price(£)/sqm	
16	Fitting Out	Price(£)/unit	
17	Microbiological Safety Cabinets (MSC)	Price(£)/unit	
18	Scaffolding	Price(£)/sqm	

19	Cold Room Storage Containers	Price(£)/unit	
20	Testing/Commissioning	Price(£)/unit	
21	O & M Manual	Price(£)/unit	
22	CDM	Price(£)/unit	

Contract Data

Works Information

The Works Information should be a complete and precise statement of the *Employer's* requirements. If it is incomplete or imprecise there is a risk that the *Contractor* will interpret it differently from the *Employer's* intention. Information provided by the *Contractor* should be listed in the Works Information only if the *Employer* is satisfied that it is required, is part of a complete statement of the *Employer's* requirements and is consistent with the other parts of the Works Information.

1 Description of the *works*

The initial Laboratory refurbishment Laboratory 3B35

Refurbishment of Laboratory 3B35 at UKHSA Colindale as per Specification -

2 Drawings

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Drawing number	Revision	Title

Contract Data

Works Information

3 Specifications

List the specifications which apply to this contract.

Title	Date or revision	Tick if publicly available
Specification - Laboratory Refurbishment v2 11.10.22 - revised		

4 Constraints on how the *Contractor* Provides the Works

State any constraints on the sequence and timing of work and on the methods and conduct of work including the requirements for any work by the <i>Employer</i> .
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Normal working hours on the site are 08:30 to 17.00 Monday – Friday. If the Contractor finds it necessary to work outside of these hours to maintain Programme, the Contractor will obtain the Project Manager’s permission giving 24 hours’ notice, any additional costs incurred by the Contractor shall be borne by the Contractor.

The Contractor will comply with all the UKHSA’s Site Regulations and Procedures, and all matters relating thereto and has allowed within the Price for all working conditions at the site.

5 Requirements for the Programme

State whether a Programme is required and, if it is, state what form it is to be in, what information is to be shown on it, when it is to be submitted and when it is to be updated.

State what the use of the works is intended to be at their Completion as defined in clause 11.2(1).

6 Services and other things provided by the Employer

Describe what the Employer will provide, such as services (including water and electricity) and “free issue” Plant and Materials and equipment.

NA

Contract Data

Site Information

Give information about the site such as the ground conditions and any other information which is likely to affect the Contractor’s work such as limitations on access and the position of adjacent structures.

... See section 4 above.
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