

Fredie Martin

New Community Hub

St Tudy Playing Field -

Prelims

Tender

March 2024

Construction of Community Building

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General requirements

Clauses

01 General requirements

1. Requirement: Comply with obligations relating to the project as a whole, detailed in the following clauses.

02 The work and its location

2. Description
 - 2.1. Scope: Provide general building and contracting services to facilitate the works as described in the Scope of Works document (SOW)
 - 2.2. Access: No limitations
 - 2.3. Relevant factors affecting the work: Adhering to the tree protection measures, planning and building control compliance.

03 General cost items

1. Provide, and include for all costs associated with
 - 1.1. Management and staff.
 - 1.2. Temporary accommodation.
 - 1.3. Services and facilities.
 - 1.4. Plant and equipment.
 - 1.5. Temporary works.
2. Specific requirements: Price to the provided SOW

101 Design and construction hazards and risks

1. Description: Flat site, Public Access area for both Playing Field & Pre-school/Nursery. Attention to existing services - incoming mains, existing drains. The contractor is responsible for any temporary propping or design required to complete the works.

102 Construction phase health and safety plan

- a. Content: Site audit report carried out by the Client Project Managers
- b. Submittal date: Not later than one week before the date planned for the start of the construction phase

103 Existing services

- a. Responsibility for giving notices and obtaining consent from service providers
 - i. Electricity: Client/ Customer
 - ii. Telecommunications (Telephone, broadband, satellite TV, etc.): Client/ Customer
 - iii. Water: Client/ Customer
- b. Timing: Ensure that sufficient time is allowed so as not to delay progress.
- c. Identification of services: Before starting work, check and mark positions of services. Where positions of existing services are not shown on drawings, obtain relevant details from statutory undertakers or other owners.

104 Defects in existing work

- a. Undocumented defects: If discovered, immediately give notice. Do not cover or proceed with affected work until a response has been received.

105 Programme

- a. Scope: Prepare a summary showing the sequence and timing of the principal parts of the work.
- b. Specific requirements: Submit with tender.

106 General quality

- a. Sizes
 - i. General dimensions: Nominal.
 - ii. Cross section dimensions of timber: Finished dimensions.
- b. Accuracy and fit
 - i. General tolerances (maximum): To BS 5606 'Accuracy and tolerance in design and construction', Tables 1 and 2.
 - ii. Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, either submit proposals as early as possible, or arrange for inspection of relevant aspects of partially finished work.
- c. Execution generally
 - i. Fixing: Fix, apply, install or lay components securely, accurately, plumb, neatly and in alignment.
 - ii. Colour batching: Do not use different colour batches where they can be seen together.
 - iii. Dimensions: Check on site.
- iv. Finished work: Not defective, e.g. not damaged, disfigured, dirty, faulty or out of tolerance.
- v. Ducts, chases and holes: Form during construction rather than cut. Where cutting/ drilling is necessary, submit proposals before beginning operation.
- d. Work before completion: Make good all damage resulting from the work. Unless otherwise instructed, remove temporary markings, coverings and protective wrappings.
- e. Cleaning: Clean the work thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.

107 Standards of products and execution

- a. Products: Where, and to the extent that, products or work are not fully documented, they are to be:
 - i. Of a kind and standard appropriate to the nature and character of that part of the works where they will be used.
 - ii. Suitable for the purposes stated in, or reasonably to be inferred from, the contract documents.
- b. Execution
 - i. Operatives: Appropriately skilled and experienced for the type and quality of work.
 - ii. Registration: With Construction Skills Certification Scheme.
- c. Verification: Submit evidence of standards, suitability, skills and qualifications when requested.

108 Sourcing of products and materials

- a. Generally
 - i. Supply: Obtain materials and products of each type from the same source or manufacturer.
 - ii. Certification: Where relevant, submit evidence that materials and products have been sourced in a responsible and sustainable way.
 - iii. Quality: Consistent kind, size, quality and overall appearance.

- iv. Product tolerances: Where critical, measure a sufficient quantity to determine compliance.
- b. Manufacturers' recommendations
 - i. General: Unless otherwise specified, use those supplied or recommended by main product manufacturer.
 - ii. Changes to recommendations or instructions since close of tender: Submit details. Do not proceed without written agreement.
 - iii. Ancillary products and accessories: Unless otherwise specified, use those supplied or recommended by main product manufacturer.
 - iv. Agreement-certified or other independently certified products: Comply with limitations, recommendations and requirements of relevant valid certificates.
 - v. Conflict with other requirements: In the event of conflict with other specified requirements, seek advice/ instruction.
- c. Substitution of products and execution
 - i. Argument for substitution: If an alternative to that specified is proposed, submit reasons for proposal.
 - ii. Samples: Submit samples of proposed alternative.
 - iii. Documentation: Submit relevant documentation, including manufacturer and product reference, cost, availability, relevant standards and copy of warranty/ guarantee.
- iv. Approvals: Obtain approval before ordering alternative products or proceeding with work.

109 Certificates and warranties

1. Submittals: Provide evidence of all insurance cover, bonds, performance guarantees, scheme memberships, statutory and other notifications for which the contractor is responsible.
2. Timing: No later than one week before the contract start date.

110 Completion requirements

1. Scope
 - 1.1. General: Provide details of the property, the parties, fire safety strategy, operational requirements and constraints of a general nature.
 - 1.2. Building fabric: Provide design criteria, maintenance details, product details, and environmental and trafficking conditions.
 - 1.3. Building services: Provide description and operation of systems, diagrammatic drawings, record drawings, identification of services, product details, equipment settings, maintenance schedules, consumable items, spares and emergency procedures.
 - 1.4. Health and safety: Produce a health and safety file in accordance with the Construction (Design and Management) Regulations.

Ω End of Section

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JCT Minor works with Contractors Design

- The contract to be used: JCT Minor Works with Contractors Design
- Requirement: Allow for the obligations, services and liabilities described.

Contract details - No Amendments

Main items

The Client

- Name: St Tudy Playing Field Trust
- Address: Hazel Cottage, Tremeer Lane, St. Tudy, BODMIN, PL30 3NF. Telephone number: 07814149780
- Email address: hazel3nf@hotmail.com

Description of the Works and Site Address

- Description of the works: Construction of single storey building
- Address: St Tudy Playing Field, Redvale Road, St Tudy
- Site will be occupied during the works: No (NB Public Access to Playing Field will be required)

Contract Documents

- Documents
 - Description: Drawings, 0554-05, 0554-07, 0554-08, 0554-09, 0554 Construction Notes,
 - Documents, 0554 Provisional Sums, 0554 – Prelims, 0554 Invitation to Tender
 - Date: TBC

Contract Period

Start date: TBC

- Date for completion: TBC
- Restrictions on working hours: 08:00 - 17:00 Monday - Friday, 08:00 - 12:00 Saturday

Facilities

The contractor may have the free use of the following facilities at the site

- Electricity Parking Water.

Contract Administrator

Name:

Will Lawry

- Address: Afina Building Consultants,
- Lyndon House, Raymond Road, Redruth
- Telephone number: 07837 730830
- Email address: will@afinabc.com
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Other appointments by the Client

- Details: Structural Engineer, Building Control, SAP calcs, I - Consents, fees and charges
- Responsibility for obtaining and paying for all regulatory and statutory consents, fees and charges shall be taken by: Client

Insurance

- Public liability insurance
 - Amount: £5m
 - Responsibility: Contractor.
- Contractor's employer's liability insurance
 - Amount: £5m
 - Responsibility: Contractor.
- All risks insurance in joint names (works products and equipment)
 - N/A
 - Responsibility: Client - if req.
- All risks insurance in joint names (existing structures)
 - Amount: N/A
 - Responsibility:
- Other insurance policies, such as buildings and/ or contents insurance
 - Type: N/A
 - Amount: TBC
 - Responsibility: Client

Contract Price and Payment

- The contract price will be: A fixed amount
- Interim payment
 - Frequency: Monthly
 - First interim payment date: On commencement of the works - 5% of the contract value.
- Interest on late payment
 - Interest rate: Nil

Liquidated damages

- Amount per day: £ 100.00

Defects fixing period

Period: 6 months

Dispute Resolution

- Mediation: Applies
- Name of mediator: TBA
- Adjudication: Does not apply

Programme - Minimum content

- The activities that the contractor will carry out to complete the works.
- The start and finish dates of each activity
- The relationship of each activity to the others, including lead and lag times.

Contractor Design

- Part of the works to be designed by the contractor
 - Description: M&E installations inc Solar/PV installation

Required Specialists Item

- Details of specialist: Glazing, solar/PV installation ..

Client Acting as Contract Administrator

- N/A

Ω End of Section