



# EMPLOYERS REQUIREMENT

For

Re-Source Community Project

At

Kimberley Park Lodge, Kimberley Park,  
Falmouth

For

Falmouth Town Council

Project No: CH19481

Date: 27/02/2024

Issue No: 1

Revision No: -

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# Instructions and Notes to Tenderers

1. The Invitation to Tender (ITT) document is the primary reference for the tender process and takes precedence to the ER document for the tender.
2. The Employer's Requirement (ER) document is the primary reference for the delivery of the works and takes precedence to the ITT in relation to the works.
3. Tenders for the execution of the whole of the works which are the subject of the Contract must be made on the Form of Tender in the ITT.
4. This Employer's Requirements Document, fully extended and completed, must be returned with the tender.
5. The price identified on the Form of Tender will be deemed to include all works necessary for the completion of the Works as set out.
6. Any alteration or addition made by the Contractor to the text of the Employer's Requirements Document will be disregarded, unless authorised in writing by the Employer's Agent. If, for whatever reason, the tenderer is unable to comply fully with the Employer's Requirements then a list detailing the areas of non-compliance must be returned with his tender.
7. The successful Contractor will be entirely and solely responsible to the Employer for the design or completion of the design of any Contractor Designed Portions (CDP) of work and construction of the Works, all costs associated therewith must be included within his tender.
8. The tender is to be submitted on a fixed price basis. No adjustments will be made by virtue of increases or decreases in labour or material costs.
9. All values expressed within the tender are to be exclusive of V.A.T. Where V.A.T. is charged it will be at the rate prevailing at the time as appropriate.
10. The employer does not bind himself to accept the lowest or any tender and will not meet any costs associated with tender preparation, submittal or review.
11. The submitted tenders will be arithmetically checked, and if necessary, corrected. The summation of all figures will be taken as the tender figure. No reference will be made to the tenderer. Where examination of tenders reveals errors or discrepancies which would affect the tender figure, in an otherwise successful tender, the tenderer is to be given details of such errors

and discrepancies and afforded an opportunity of confirming his rates or withdrawing his tender.

12. The Contractor will be required to submit with his tender adequate drawings and specification information to enable an assessment of the CDP works.
13. Queries made to the tender must be made as set out in the ITT and will be incorporated into the ER document for the tender documents.
14. Tenders shall be accompanied by a preliminary outline programme of works, consisting of a bar chart, showing the estimated time period set against the major elements: -
  - 14.1 Preparation of drawings for CDP elements.
  - 14.2 Dates for Employer supplied design and information.
  - 14.3 Construction programme.
  - 14.4 Completion and handover.

The successful Contractor will be totally responsible for reviewing and amending his preliminary programme, as necessary, and providing a fresh programme showing in detail his finally proposed timetable for completing the Works.

|   |  |               | Fixed Charge |   | Time Related |   |
|---|--|---------------|--------------|---|--------------|---|
|   |  |               | £            | p | £            | p |
|   | <b>A10 PROJECT PARTICULARS</b>   |               |              |   |              |   |
| A | <b>THE PROJECT:</b><br>Name: Re-Source Community Project<br>Nature: Revitalisation of the lodge in Kimberley Park with remodelling, partial demolition and single storey extension to create a new community cafe and radio station with studios and training facilities.<br>Location: Kimberley Park Lodge, Falmouth.<br>Length of Contract: 32 Weeks | Itm           |              |   |              |   |
| B | <b>EMPLOYER:</b><br>Falmouth Town Council,<br>The Old Post Office,<br>The Moor,<br>Falmouth TR11 2RT.  | Itm           |              |   |              |   |
| C | <b>QUANTITY SURVEYOR:</b><br>Crossley Hill Chartered Surveyors,<br>5 Frances Street,<br>Truro,<br>Cornwall,<br>TR1 3DN.  | Itm           |              |   |              |   |
| D | <b>CONTRACT ADMINISTRATOR:</b><br>Crossley Hill Chartered Surveyors,<br>5 Frances Street,<br>Truro,<br>Cornwall,<br>TR1 3DN.   | Itm           |              |   |              |   |
| E | <b>PRINCIPAL DESIGNER:</b><br>Crossley Hill Chartered Surveyors,<br>5 Frances Street,<br>Truro,<br>Cornwall,<br>TR1 3DN.   | Itm           |              |   |              |   |
| F | <b>ARCHITECT:</b><br>Hormann Architects,<br>Studio 2, Venn Creative,<br>59-61 Killigrew St,<br>Falmouth TR11 3PF   | Itm           |              |   |              |   |
| G | <b>STRUCTURAL ENGINEER:</b><br>Martin Perry Associates,<br>Parade House,<br>The Parade,<br>Liskeard,<br>Cornwall PL14 6AH  | Itm           |              |   |              |   |
| H | <b>THE PRINCIPAL CONTRACTOR:</b> The Contractor shall mean the individual, firm or company undertaking the Works and shall include the legal personal representative of such individual, or of the persons comprising such firm or company and the permitted assignees of such individual, firm or company.  | Itm           |              |   |              |   |
|   | 001/1  | To Collection | £            |   | £            |   |

[illegible]

|   |  | Fixed Charge |   | Time Related |   |
|---|--|--------------|---|--------------|---|
|   |  | £            | p | £            | p |
| <b><u>A12 THE SITE/EXISTING BUILDINGS</u></b> |  |              |   |              |   |
| A   | <p><b>THE SITE:</b> Kimberley Park is a seven-acre park located to centrally in Falmouth Town and to the North of the main commercial centre.</p> <p>The proposed project sees the redevelopment of Kimberley Lodge adjacent to the South-East Park entrance at the junction of Park Hill and Kimberley Park Road.</p> <p>The site location is defined by the red line boundary on the Architect's Drawing 0141.a/402.</p>   | Itm          |   |              |   |
| B   | <p><b>EXISTING BUILDINGS/FEATURES ON/ADJACENT TO THE SITE:</b> The Lodge is currently vacant and has not been used for several years.</p> <p>The redevelopment would see the revitalisation of the lodge as a new communal café and communal radio station with studio and training facilities.</p> <p>The proposed café will be in the old historic part of the lodge with the biggest change being the removal of the chimney on the ground floor only. There are plans for a seating area outside.</p> <p>The communal radio station will be in a single storey extension that replaces the existing 1970's extension to the rear facing the outdoor seating area.</p> <p>Two small sheds to the rear of the building will also be demolished with a small outbuilding to be built next to the public toilets for uses as a boiler engineering room.</p> <p>The existing public toilet is retained and refurbished. This will be within the site boundary and can be utilised as the site welfare facility.</p> <p>The surrounding area is a residential area, with local shops and facilities. The Contractor shall have absolute consideration for all neighbours during the construction.</p> <p>The Contractor should pay particular attention to the users of the adjacent park. An alternative gated entrance in lieu of the current access adjacent to the Lodge is to be installed and made good on completion. The existing access adjacent to the lodge will be the Contractor's access to the site.</p> <p>The Contractor will take all necessary protection to the existing structures and hard and soft landscape throughout the Works and in particular protection of the trees. Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may specify at the cost of the Contractor.</p> <p>The Contractor is to execute his Works and arrange for deliveries to and removals from the site so as to comply with the following requirements and cause the minimum of inconvenience to neighbours and general public, employ all necessary protective measures to ensure that no damage whatsoever occurs whilst building operations are in progress.:</p> <ul style="list-style-type: none"> <li>All deliveries and unloading of all the materials shall be undertaken on the site.</li> <li>Immediate neighbours and also residents of the area should be notified in advance of any particular intense days of traffic movements.</li> <li>You should ensure that any damage to the road-side verges, footways, and highways is avoided and if any occurs shall be reinstated promptly.</li> <li>At no time shall mud, other materials and excess water be spread on the road.</li> </ul> | Itm          |   |              |   |
| C   | <p><b>EXISTING UTILITIES AND SERVICES:</b> Existing utility and services infrastructure is identified with the tender information Appendices A, C and G.</p> <p>The Contractor will be required to undertake site visits to establish the location of existing mains and services, necessary to complete the works. It is the Contractor's responsibility to ascertain the precise location of and safeguard from damage during the Works any existing services, etc., which exist within the work area and pay all costs to the appropriate body in respect of any damage caused.</p> <p>The Contractor will be responsible for the design of all temporary works, temporary terminations, permanent terminations, re-routing of services and re-connections in all phases. This is to include agreement of designs, proposals, programmes, wayleaves, timing of orders and management of the subcontractor and relevant utility company.</p> <p>No claims in this respect will be entertained.</p>   |              |   |              |   |
|   | 001/3 To Collection  | £            |   | £            |   |

|   |   | Fixed Charge |   | Time Related |   |
|---|---|--------------|---|--------------|---|
|   |   | £            | p | £            | p |
| <b><u>A12 THE SITE/EXISTING BUILDINGS</u></b> |   |              |   |              |   |
| A   | <p><b>ACCESS TO THE SITE:</b> As 001/3B the site access will be the existing site entrance from Park Hill. This will be solely for the use of the Contractor and the Contractor will be responsible for the securing of this access.</p> <p>Any planned changes are to be identified on the Contractor's Programme and confirmed at the Progress Meeting prior to any change.</p> <p>All Contractors' vehicles will be restricted to a 5 mph speed limit within the site boundary.</p> <p>The access points to the designated site and site compound areas are to remain securely closed at all times when the accesses are not in use.</p> <p>All roads and paths, etc. bordering and approaching the site must be kept clean and clear of all vehicles, building plant, materials and rubbish at all times.</p> <p>The site is located within a residential area and the Contractor will need to carefully manage the works to avoid any disturbance or disruption to the residents. And to reasonably prevent ingress out of site hours.</p> | Itm          |   |              |   |
| B   | <p><b>PARKING:</b> The Contractor is to restrict all parking to within the construction site boundary. Temporary parking areas are to be provided by the Contractor. All temporary works are to be returned in accordance with the Landscape design.</p>  | Itm          |   |              |   |
| C   | <p><b>USE OF THE SITE:</b> Do not use the site for any purpose other than carrying out the Works.</p>   | Itm          |   |              |   |
| D   | <p><b>SITE VISIT:</b> Before tendering, ascertain the nature of the site, the type and extent of the works, access thereto and all local conditions and restrictions likely to affect the execution of the Works.</p> <p>The Contractor shall be deemed to have visited the site before tendering and to have satisfied himself as to the means of communication, access to the site, the extent and nature of the work and the site, the conditions under which work will be carried out, conditions affecting the supply of labour and materials, and any matters which may affect his tender as no claims on the grounds of lack of knowledge in this respect will be entertained.</p> <p>Appointments for visiting the site are to be made with Andy Medlin on 01326 315 559.</p>   | Itm          |   |              |   |
| D   | <p><b>WORKING AREA:</b> The Contractor shall confine his stores and everything pertaining to the contract within the site and site compound areas.</p> <p>The site compound area for material storage is to be agreed with the CA prior to commencing works. The Contractor is to allow for making good any damage to the working space, storage areas and surroundings disturbed during the works.</p>   | Itm          |   |              |   |
| E   | <p><b>TRAFFIC MANAGEMENT:</b> The Contractor is to allow to provide a traffic management plan for all traffic activities to and from the site. The traffic management plan must clearly show how the conditions set out in 001/3B and 001/4A are to be managed including an issue mitigation process should there be any breach by a subcontractor or contractor employee.</p> <p>The contractor is to also include for a banksman for all vehicular activates outside of the site compound.</p>  | Itm          |   |              |   |
|   | 001/4 To Collection   | £            |   | £            |   |



|   |  | Fixed Charge |   | Time Related |   |
|---|--|--------------|---|--------------|---|
|   |  | £            | p | £            | p |
| A | <b><u>A13 DESCRIPTION OF THE WORKS</u></b>   | Itm          |   |              |   |
|   | <b>THE WORKS:</b> The works are the revitalisation of Kimberley Park Lodge to form a new community hub with a radio station, recording studio, café and training facilities for young people.<br><br>Key elements of the works are: <ul style="list-style-type: none"><li>• Demolitions of the existing 1970's extension and adjacent stores.</li><li>• Remodelling of the historic lodge to form cafe.</li><li>• 140m2 single storey extension.</li><li>• Contractor's Design Portions including mechanical, electrical, plant, builders work in connection, temporary works, and below ground infrastructure.</li><li>• Traditional build with structural elements to create open internal spaces.</li><li>• High levels of acoustic performance.</li><li>• Standing seam single ply roof (flat and low pitch), re-roof of the historic lodge and repaired chimney.</li><li>• Timber frame double glazed windows and doors.</li><li>• Revitalised hard and soft landscaping.</li><li>• New connections to existing infrastructure.</li></ul> |              |   |              |   |
| B | <b>WORK BY OTHERS CONCURRENT WITH THE CONTRACT:</b> There are no planned concurrent works.   | Itm          |   |              |   |
|   | 001/5 To Collection  | £            |   | £            |   |

|   |   | Fixed Charge  |   | Time Related |   |
|---|---|---------------|---|--------------|---|
|   |   | £             | p | £            | p |
| A | <b><u>A20 THE CONTRACT</u></b>  | itm           |   |              |   |
|   | <b>JCT INTERMEDIATE BUILDING CONTRACT WITH CONTRACTOR'S DESIGN (ICD):</b><br>The Contract: is the JCT Intermediate Building Contract with Contractor's Design, 2016 Edition.<br><br>The acceptance of any tender will be provisional pending execution of the above Form of Contract.<br><br>Allow for the obligations, liabilities and services described therein against the headings below:<br><br><b>THE RECITALS</b><br><u>First Recital</u><br><b>THE WORKS</b><br>Comprises: Remodelling of historic lodge; demolition of 1970's extension and outbuilding stores; 140m2 single storey extension; hard and soft landscaping, new connections.<br>Location: Kimberley Park, Falmouth.<br><br><u>Second Recital</u><br><b>CONTRACTOR'S DESIGNED PORTION</b><br>The works include the design and construction of:<br>1. Flat Roof, Low pitch roof, Canopy roof and junctions.<br>2. Roof repairs to Lodge.<br>3. Windows and External doors.<br>4. Final junctions.<br>5. Mechanical, electrical and plant works.<br>6. Builders work in connection.<br>7. New infrastructure connections.<br>8. Making good.<br>9. Demolitions.<br>10. Temporary works.<br>11. Protection Works.<br>12. Site boundary during the works.<br><br><u>Third Recital</u><br><b>CONTRACT DRAWINGS</b><br>The Contract drawings: As included in Appendix B, D and O of the tender document and any such drawings provided by the Contractor for the Contractor Designed Portions.<br><br><u>Fourth Recital</u><br><b>OTHER DOCUMENTS SUPPLIED BY THE EMPLOYER</b><br>Comprise: As included in Sections 001, 002, Appendix C, E – N, P – R and the ITT Document Volume 1, 2A and 2B.<br><br><u>Fifth Recital</u><br><b>PRICING BY THE CONTRACTOR</b><br>Option A will apply: Option B will be deleted.<br>Priced document: The Employer has provided the Contractor with a Work Schedule document for pricing.<br><br><u>Ninth Recital:</u><br><b>INFORMATION RELEASE SCHEDULE:</b><br>The Ninth Recital will be deleted.<br><br><u>Eleventh Recital:</u><br><b>DIVISION OF THE WORKS INTO SECTIONS:</b><br>The Eleventh Recital will be deleted. The Works are not divided into Sections.<br><br><u>Twelfth Recital:</u><br><b>FRAMEWORK AGREEMENT:</b><br>Framework agreement: Does not apply.<br><br><b>THE ARTICLES</b><br><br><u>Article 3</u><br><b>CONTRACT ADMINISTRATOR:</b><br>Contract Administrator: See clause A10/D<br><br><u>Article 4</u><br><b>QUANTITY SURVEYOR:</b><br>Quantity Surveyor: See clause A10/C. |               |   |              |   |
|   | 001/6   | To Collection | £ | £            |   |

|  |                     | Fixed Charge |   | Time Related |   |
|--|---------------------|--------------|---|--------------|---|
|  |                     | £            | p | £            | p |
| <b><u>A20 THE CONTRACT (CONT'D)</u></b>  |                     |              |   |              |   |
| <b>THE ARTICLES (CONT'D)</b>   |                     |              |   |              |   |
| <u>Articles 5</u><br>PRINCIPAL DESIGNER:<br>Principal Designer: See clause A10/E.  |                     |              |   |              |   |
| <u>Articles 6</u><br>PRINCIPAL CONTRACTOR:<br>Principal Contractor: See clause A10/I.  |                     |              |   |              |   |
| <u>Articles 8</u><br>ARBITRATION:<br>Article 8 and clauses 9.3 to 9.8 apply.   |                     |              |   |              |   |
| <b>CONTRACT PARTICULARS</b>  |                     |              |   |              |   |
| <u>Fourth Recital</u><br>EMPLOYER'S REQUIREMENTS:<br>Comprise: Document annotated "Employer's Requirements" including Sections 001, 002, Appendices A – R inclusive and ITT Document Volumes 1, 2A and 2B.   |                     |              |   |              |   |
| <u>Sixth Recital</u><br>CONTRACTOR'S PROPOSALS/CDP ANALYSIS:<br>Comprise: To be completed by the Contractor and supplied with the Tender.  |                     |              |   |              |   |
| <u>Eighth Recital and Clause 4.6</u><br>CONSTRUCTION INDUSTRY SCHEME (CIS)<br>Employer at the base date is not a "Contractor" for the purposes of the CIS.   |                     |              |   |              |   |
| <u>Tenth Recital</u><br>CDM REGULATIONS:<br>The project is notifiable.   |                     |              |   |              |   |
| <u>Eleventh Recital</u><br>DESCRIPTION OF SECTIONS:<br>The Eleventh Recital will be deleted. The Works are not divided into Sections.  |                     |              |   |              |   |
| <u>Twelfth Recital</u><br>FRAMEWORK AGREEMENT:<br>Framework agreement: Does not apply.   |                     |              |   |              |   |
| <u>Thirteenth Recital and Schedule 5</u><br>SUPPLEMENTAL PROVISIONS:<br>Collaborative working: Paragraph 1 applies<br>Health and safety: Paragraph 2 applies<br>Cost savings and value improvements: Paragraph 3 applies<br>Sustainable developments and environmental considerations: Paragraph 4 applies<br>Performance indicators and monitoring: Paragraph 5 does not apply<br>Notification and negotiation of disputes: Paragraph 6 applies |                     |              |   |              |   |
| <u>Article 8</u><br>ARBITRATION<br>Article 8 and clauses 9.3 to 9.8 apply.   |                     |              |   |              |   |
| <u>Clause 1.1</u><br>BASE DATE<br>Base Date: 10 days before the date for return of tenders.  |                     |              |   |              |   |
| <u>Clause 1.1</u><br>BIM PROTOCOL<br>There is no BIM Protocol  |                     |              |   |              |   |
| <u>Clause 1.1</u><br>DATE FOR COMPLETION<br>Date for Completion of the Works: 3 <sup>rd</sup> March 2025   |                     |              |   |              |   |
| <u>Clause 1.7</u><br>ADDRESSES FOR SERVICE OF NOTICES<br>Employer: See clause A10/B.<br>Contractor: To be advised by Contractor.   |                     |              |   |              |   |
|  | 001/7 To Collection | £            |   | £            |   |

|  |                     | Fixed Charge |   | Time Related |   |
|--|---------------------|--------------|---|--------------|---|
|  |                     | £            | p | £            | p |
| <b><u>A20 THE CONTRACT (CONT'D)</u></b>  |                     |              |   |              |   |
| <b>CONTRACT PARTICULARS (CONT'D)</b>   |                     |              |   |              |   |
| <u>Clause 2.4</u><br>DATE OF POSSESSION OF THE SITE<br>Date of Possession of the site: 13 <sup>th</sup> May 2024.  |                     |              |   |              |   |
| <u>Clause 2.5</u><br>DEFERMENT OF POSSESSION OF THE SITE<br>Clause 2.4 applies.<br>Maximum period of deferment is 6 weeks.   |                     |              |   |              |   |
| <u>Clause 2.23.2</u><br>LIQUIDATED DAMAGES:<br>Damages: At the rate of: £583.25 per week or part thereof.  |                     |              |   |              |   |
| <u>Clause 2.30</u><br>RECTIFICATION PERIOD:<br>Period: 12 months from Practical Completion.  |                     |              |   |              |   |
| <u>Clause 2.34.3</u><br>CONTRACTOR'S DESIGNED PORTION<br>Level of cover: Amount of Indemnity required: <ul style="list-style-type: none"> <li>- is the aggregate amount for any one period of insurance.</li> <li>- and is £2,000,000.00.</li> </ul> Sub limits within the overall level of cover: <ul style="list-style-type: none"> <li>- cover for pollution and contamination claims: is required, with a limit of indemnity of £2,000,000.00.</li> <li>- Cover for asbestos claims: is not required.</li> <li>- Cover for fungal mould claims: is required.</li> </ul> Expiry of required period of CDP Professional Indemnity Insurance: 12 years. |                     |              |   |              |   |
| <u>Clause 4.3 and 4.9</u><br>FLUCTUATIONS PROVISION:<br>No fluctuations provision applies.   |                     |              |   |              |   |
| <u>Clause 4.7</u><br>ADVANCE PAYMENT AND ADVANCE PAYMENT BOND<br>Advance payment: Clause 4.7 does not apply and advance payment bond is not required.  |                     |              |   |              |   |
| <u>Clause 4.8.1</u><br>INTERIM PAYMENTS – INTERIM PAYMENT DATES.:<br>Interim Valuation Dates:<br>The first Interim Valuation Date is: One month after the Date of Possession.<br>Thereafter at intervals of: 1 month.  |                     |              |   |              |   |
| <u>Clause 4.9.1</u><br>INTERIM PAYMENTS – PERCENTAGE OF VALUE <ul style="list-style-type: none"> <li>• Not achieved practical completion: Where the works have not achieved practical completion, the percentage of total value in respect of the works that have not achieved practical completion is 95%</li> <li>• Completed works: Where the works have achieved practical completion, the percentage in respect of the completed works is 97.5%</li> </ul>  |                     |              |   |              |   |
| <u>Clause 4.10.4</u><br>LISTED ITEMS – UNIQUELY IDENTIFIED<br>Listed items: Clause 4.10.4 and 4.10.5 will be deleted   |                     |              |   |              |   |
| <u>Clause 6.4.1</u><br>CONTRACTOR'S PUBLIC LIABILITY INSURANCE - INJURY TO PERSONS OR PROPERTY:<br>Insurance cover (for any one occurrence or series of occurrences arising out of one event): £2,000,000.00   |                     |              |   |              |   |
|  | 001/8 To Collection | £            |   | £            |   |

|   |                     | Fixed Charge |   | Time Related |   |
|---|---------------------|--------------|---|--------------|---|
|   |                     | £            | p | £            | p |
| <b><u>A20 THE CONTRACT (CONT'D)</u></b>   |                     |              |   |              |   |
| <b>CONTRACT PARTICULARS (CONT'D)</b>  |                     |              |   |              |   |
| <u>Clause 6.5.1</u><br>INSURANCE – LIABILITY OF THE EMPLOYER<br>Minimum amount of indemnity for any one occurrence or series of occurrences arising out of one event: £2,000,000.00.  |                     |              |   |              |   |
| <u>Clauses 6.7 and Schedule 1</u><br>INSURANCE OF THE WORKS – INSURANCE OPTIONS<br>Schedule 1: Insurance option A applies.<br>Percentage cover professional fees: 15 per cent.<br>Option A applies, annual renewal date (as supplied by the Contractor): To be advised by Contractor.   |                     |              |   |              |   |
| <u>Clauses 6.10 and Schedule 1</u><br>TERRORISM COVER<br>Insurance is not required.   |                     |              |   |              |   |
| <u>Clause 6.15</u><br>JOINT FIRE CODE<br>The Joint Fire Code: Does not apply. The Contractor is to confirm this prior to starting works.  |                     |              |   |              |   |
| <u>Clause 6.19</u><br>CONTRACTOR'S DESIGN PORTION – PROFESSIONAL INDEMNITY INSURANCE<br>Refer to Clause 2.34.3  |                     |              |   |              |   |
| <u>Clause 7.2.1 and 7.2.2</u><br>PARENT COMPANY GUARANTEE OR PERFORMANCE BOND OR GUARANTEE<br>The Contractor shall within 14 days of the date of this Contract deliver to the Employer a Parent Company Guarantee duly executed by it's ultimate parent company. A proposed format is to be included within the Contractor's Proposal returned with the tender. If the Contractor does not have a parent company, or does not have a parent company reasonably acceptable to the Employer, the Contractor will procure that a guarantor enters into a performance bond in favour of the Employer for an amount equal to 10% of the Contract Sum (rounded down to the nearest whole number). A proposed format is to be within the Contractor's Proposal returned with the tender. |                     |              |   |              |   |
| <u>Clause 7.3</u><br>COLLATERAL WARRANTIES<br>Subcontractors: All elements of Contractor Designed Work identified in the Second Recital<br>Types of warranty required from each subcontractor: JCT Subcontractor Collateral Warranty for the Employer (SCWa/E)<br>Level of Professional Indemnity Insurance required: £1,000,000.00 (One Million Pounds)  |                     |              |   |              |   |
| <u>Clause 8.9.2</u><br>PERIOD OF SUSPENSION (TERMINATION BY CONTRACTOR)<br>Period of suspension 2 Months  |                     |              |   |              |   |
| <u>Clause 8.11.1.1 to 8.11.1.5</u><br>PERIOD OF SUSPENSION (TERMINATION BY EITHER PARTY)<br>Period of suspension 2 Months   |                     |              |   |              |   |
| <u>Clause 9.2.1</u><br>ADJUDICATION<br>The adjudicator is: To be appointed by Nominating body.<br>Nominating body: Royal Institution of Chartered Surveyors.  |                     |              |   |              |   |
| <u>Clause 9.4.1</u><br>ARBITRATION<br>Appointer of Arbitrator (and of any replacement): President or Vice President of the Royal Institution of Chartered Surveyors.  |                     |              |   |              |   |
|   | 001/9 To Collection | £            |   | £            |   |

|   |   | Fixed Charge |   | Time Related |   |
|---|---|--------------|---|--------------|---|
|   |   | £            | p | £            | p |
| <b><u>A20 THE CONTRACT (CONT'D)</u></b><br><br><b>THE CONDITIONS</b><br><br>SECTION 1: DEFINITIONS AND INTERPRETATION<br><br><u>Clause 1.5</u><br>RECKONING PERIODS OF DAYS:<br><br>Amendments: none.<br><br><u>Clause 1.12</u><br>APPLICABLE LAW:<br>Amendments: none.<br><br>SECTION 2: CARRYING OUT THE WORKS<br><br>SECTION 3: CONTROL OF THE WORKS<br><br>SECTION 4: PAYMENT<br><br>SECTION 5: VARIATIONS<br>SECTION 6: INJURY, DAMAGE AND INSURANCE<br><br>SECTION 7: ASSIGNMENT AND COLLATERAL WARRANTIES<br><br>SECTION 8: TERMINATION<br><br>SECTION 9: SETTLEMENT OF DISPUTES<br><br>EXECUTION:<br>The Contract: Will be executed as a deed.<br><br>CONTRACT GUARANTEE BOND:<br>Contract Guarantee Bond: is not required. |   | Itm          |   |              |   |
| A   | <b>ADMINISTRATION OF INSTRUCTIONS REQUIRING CHANGES:</b> The Contractor is to allow within his tender all costs associated in administering the Contract, including (but not restricted to) provision of sufficient administration, technical and financial personnel required for preparing change quotations, back-up documentation and compensation event negotiation, reproduction of drawings and other documents, for his own use and the use of sub-contractors, etc. No claim for additional cost in connection with this clause will be entertained. |              |   |              |   |
|   | 001/10 To Collection  | £            |   | £            |   |

|   |  | Fixed Charge |   | Time Related |   |
|---|--|--------------|---|--------------|---|
|   |  | £            | p | £            | p |
| <b><u>A30 TENDERING/SUBLETTING/SUPPLY</u></b> |  |              |   |              |   |
| <b><u>MAIN CONTRACT TENDERING</u></b>         |  |              |   |              |   |
| A   | <b>SCOPE:</b> These conditions are supplementary to those stated in the invitation to tender and on the form of tender. The overarching Invitation to Tender (ITT) takes precedence to all tender documents.   | Itm          |   |              |   |
| B   | <b>TENDERING PROCEDURE:</b> In accordance with JCT Tendering Practice Note 2012 for Construction projects.<br>Errors: Alternative 1 is to apply.<br><br>The Contractor's attention is drawn to the fact that the tender is to be submitted on a fixed price basis.   | Itm          |   |              |   |
| C   | <b>EXCLUSIONS:</b> If the Contractor cannot tender for any part(s) of the work he must inform the Contract Administrator as soon as possible, defining the relevant part(s) and stating the reason(s) for his inability to tender.   | Itm          |   |              |   |
| D   | <b>ACCEPTANCE OF TENDER:</b> The Employer and his representatives:<br>Offer no guarantee that the lowest or any tender will be recommended for acceptance or accepted.<br>Will not be responsible for any cost incurred in the preparation of any tender.<br>Any acceptance of the tender will be subject to the execution of the formal Form of Contract, and to the receipt of any approval necessary for the work.<br>No payment will be made for loss of profit or other alleged loss due to such approval being withheld, postponed or withdrawn prior to the signing of the contract documents.  | Itm          |   |              |   |
| E   | <b>PERIOD OF VALIDITY:</b> Tenders must remain open for consideration (unless previously withdrawn) for not less than three months from the date fixed for the submission or lodgement of tenders.   | Itm          |   |              |   |
| <b><u>PRICING/SUBMISSION OF DOCUMENTS</u></b> |  |              |   |              |   |
| F   | <b>PRELIMINARIES:</b> The Preliminaries/General Conditions sections must not be relied upon as complying with SMM7.  | Itm          |   |              |   |
| G   | <b>PRICING OF PRELIMINARIES:</b> If the Contractor requires interim payments to include fixed and time related charges for specific items in the Preliminaries those charges must be clearly shown against the items.  | Itm          |   |              |   |
| H   | <b>PRICED DOCUMENTS:</b> Do not alter or qualify tender documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.  | Itm          |   |              |   |
| I   | <b>QUANTITIES IN THE PRICED DOCUMENT:</b> Where quantities are included within the Bill of Quantities/ Schedule of Works/ Work Schedules the Contractor is to note that such quantities have not been prepared in accordance with SMM7 or any other standard form of measurement and that they are prepared in accordance with the Preambles and other pricing notes included in the documentation.<br><br>The Contractor is to satisfy himself as to the accuracy of any such quantities and make any necessary amendments. For the avoidance of doubt no adjustment to the contract sum will be made for any errors or inaccuracies in any quantities included within the Bill of Quantities/ Schedule of Works/ Work Schedules.<br><br>All items within the Bill of Quantities/ Schedule of Works/ Work Schedules must be priced taking into account the drawings, specifications and all other documents provided as part of the tender documents and include for all associated and ancillary works shown or clearly apparent as being necessary for the complete and proper execution of the work. | Itm          |   |              |   |
| J   | <b>TENDER:</b> 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 Section 1 Works in the first tender and for the Section 2 Works on agreement of an overall Contract Sum.  | Itm          |   |              |   |
| K   | <b>PRICING OF THE WORKS SCHEDULE:</b> Costs relating to items which are not priced will be deemed to have been included elsewhere in the tender.   | Itm          |   |              |   |
| L   | <b>PROGRAMME:</b> Prepare a summary programme showing the sequence and timing of the Sections and principal elements of the works and periods for the design, all of which   | Itm          |   |              |   |
|   | 001/11 To Collection   | £            |   | £            |   |

|   |   | Fixed Charge |   | Time Related |   |
|---|---|--------------|---|--------------|---|
|   |   | £            | p | £            | p |
|   | must be submitted <u>with the tender</u> .  |              |   |              |   |
|   | <b><u>A30 TENDERING/SUBLETTING/SUPPLY (CONT'D)</u></b>  |              |   |              |   |
|   | <b><u>MAIN CONTRACT TENDERING (CONT'D)</u></b>  |              |   |              |   |
| A | <b>PROVISIONAL ALLOWANCES:</b> If Provisional allowances are stated these will be omitted from the Contract at the commencement of the Works, they will only be used as and when directed by the Contract Administrator and will be measured and valued on completion in accordance with the Conditions of Contract.  | Itm          |   |              |   |
| B | <b>MATERIALS:</b> The Contractor shall satisfy himself generally as to the requisite materials, both quantity and quality required, so as to make due and proper completion of the works, and shall be deemed to be conversant with the availability of labour and materials and to have made allowance accordingly.<br><br>The Contractor is to ascertain for himself the delivery periods of various materials and items required for the contract at its commencement. He is to place his orders to ensure that the sequence of works may not be interrupted by the failure of such items or materials to be delivered on time.  | Itm          |   |              |   |
| C | <b>SUBSTITUTE PRODUCTS:</b> If products of different manufacture to those specified are proposed, submit details with the tender giving reasons for each proposed substitution. Substitutions, which have not been notified at tender stage, may not be considered. Substitutions accepted will be subject to the verification requirements of Section A31.   | Itm          |   |              |   |
| D | <b>OUTLINE CONSTRUCTION PHASE HEALTH AND SAFETY PLAN:</b> Content – submit the following information <u>with 1 week of request</u> :<br><ul style="list-style-type: none"> <li>- Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed.</li> <li>- Details of the management structure and responsibilities.</li> <li>- Arrangements for issuing health and safety directions.</li> <li>- Procedures for informing other contractors and employees of health and safety hazards.</li> <li>- Selection procedures for ensuring competency of other contractors, the self-employed and designers.</li> <li>- Procedures for communications between the project team, other and contractors and site operatives.</li> <li>- Arrangements for co-operation and co-ordination between contractors.</li> <li>- Procedures for carrying out risk assessment and for managing and controlling the risk.</li> <li>- Emergency procedures including those for fire prevention and escape.</li> <li>- Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.</li> <li>- Arrangements for welfare facilities.</li> <li>- Procedures for ensuring that all persons on site have received relevant health and safety information and training.</li> <li>- Arrangements for consulting with and taking the views of people on site.</li> <li>- Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.</li> <li>- Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.</li> <li>- Review procedures to obtain feedback.</li> </ul> | Itm          |   |              |   |
| E | <b>SITE WASTE MANAGEMENT PLAN:</b> Person responsible for drafting the plan: The Contractor.<br>The content of the plan shall include details of:<br><ul style="list-style-type: none"> <li>- The Principal Contractor for the purposes of the Regulations (Clean Neighbourhoods and Environment Act)</li> <li>- Location of the site.</li> <li>- Description of the project.</li> <li>- Estimated project cost.</li> <li>- Types and quantities of waste that will be generated.</li> <li>- Resource management options for these wastes, including proposals for minimisation/re-use/recycling.</li> <li>- The use of appropriate and licensed waste management contractors.</li> <li>- Record keeping procedures.</li> <li>- Waste auditing protocols.</li> <li>- Submit with tender.</li> </ul>   | Itm          |   |              |   |
|   | 001/12 To Collection  | £            |   | £            |   |



|   |   |     | Fixed Charge |   |   | Time Related |   |
|---|---|-----|--------------|---|---|--------------|---|
|   |   |     | £            | p |   | £            | p |
|   | <b><u>SUBLETTING/SUPPLY</u></b>   |     |              |   |   |              |   |
| A | <b>DOMESTIC SUB-CONTRACTS:</b> Comply with the Construction Industry Board "Code of Practice for the selection of Sub-Contractors".   | Itm |              |   |   |              |   |
| B | <b>SUB-LETTING:</b> The Contractor shall not sub-let the works or any part thereof without the written permission of the Contract Administrator. The Contractor will be required to submit for approval a list of firms it is proposed to employ as Domestic Sub-Contractors for trade and specialist work. Names of firms for main element works including mechanical and electrical sub-contracts are to be submitted for approval no later than the Pre-Contract Meeting. No order to commence works will be issued until such names have been submitted and approved.   | Itm |              |   |   |              |   |
|   | <b><u>A31 PROVISION, CONTENT AND USE OF DOCUMENTS</u></b>   |     |              |   |   |              |   |
| C | <b>DEFINITIONS:</b> The meaning of terms, derived terms and synonyms used in the Preliminaries/General Conditions and Specification is as defined below or in the appropriate British Standard or British Standard glossary.  | Itm |              |   |   |              |   |
| D | <b>THE WORKS:</b> Definition: The term 'the works' shall mean the whole of the works envisaged by this contract, including unless expressly stated otherwise, the works of nominated sub-contractors, nominated suppliers, local authorities and public undertakings.   | Itm |              |   |   |              |   |
| E | <b>IN WRITING:</b> When required to notify, inform, instruct, agree, confirm, obtain information, obtain approval or obtain instructions; do so in writing. Do not proceed until response has been received.  | Itm |              |   |   |              |   |
| F | <b>APPROVAL (AND WORDS DERIVED THEREFROM)</b> means the approval in writing of the Contract Administrator unless specified otherwise.   | Itm |              |   |   |              |   |
| G | <b>SUBMIT (AND WORDS DERIVED THEREFROM)</b> means to the Contract Administrator unless otherwise instructed.  | Itm |              |   |   |              |   |
| H | <b>PRODUCTS</b> means materials (including naturally occurring materials) and goods (including components, equipment and accessories) intended for permanent incorporation in the Works.  | Itm |              |   |   |              |   |
| I | <b>SITE EQUIPMENT:</b> All appliances or things, of whatsoever nature required in or about the construction for completion of the Works but not materials or other things intended to form or forming part of the Permanent Works. Including Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.   | Itm |              |   |   |              |   |
| J | <b>TERMS USED IN SCHEDULE OF WORKS:</b><br><u>Remove:</u> Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes taking out and disposing of associated pipework, wiring, ductwork or other services.<br><u>Fix:</u> Unload, handle, store, place and fasten in position including all labours and use of site equipment.<br><u>Supply and fix:</u> Includes all labour and site equipment for unloading, handling, storing and execution. All products to be supplied and fixed unless stated otherwise.<br><u>Keep for reuse:</u> Do not damage designated products or work. 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.<br><u>Make good:</u> Execute local remedial work to designated work. Make secure, sound and neat excludes redecoration and/or replacement. The meaning of the term shall not be limited by this definition where used in connection with the rectification/defects liability provisions of the Contract.<br><u>Replace:</u> Supply and fix new products matching those removed. Execute work to match original new state of that removed.<br><u>Repair:</u> Execute remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/or replacement. | Itm |              |   |   |              |   |
|   | 001/13 To Collection  | £   |              |   | £ |              |   |

|   |  | Fixed Charge |   | Time Related |   |
|---|--|--------------|---|--------------|---|
|   |  | £            | p | £            | p |
| <b><u>A31 PROVISION, CONTENT AND USE OF DOCUMENTS (CONT'D)</u></b>  |  |              |   |              |   |
| <b>TERMS USED IN SCHEDULE OF WORKS (CONT'D):</b>  |  |              |   |              |   |
| <u>Refix</u> : Fix removed products.  |  |              |   |              |   |
| <u>Ease</u> : Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions.  |  |              |   |              |   |
| <u>Match existing</u> : Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible. |  |              |   |              |   |
| <u>System</u> : Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.   |  |              |   |              |   |
| A   | <b>THE COSTS</b> of conforming to the above definitions, and their meaning and extent, are deemed to be included in the rates for associated measured work.  | Itm          |   |              |   |
| B   | <b>MANUFACTURER AND REFERENCE</b> : Where used in this combination:<br><br>'Manufacturer' means the firm under whose name the particular product is marketed.<br><br>'Reference' means the proprietary brand name and/or reference by which the particular product is identified.<br><br>'Currency': references are to the particular product as specified in the manufacturer's technical literature current on the date of the invitation to tender.<br><br>Manufacturers and reference where given are to indicate the quality, finish, appearance and performance requirements for the product and shall be deemed to be 'or equivalent and approved'. If the Contractor wishes to use an alternative and equivalent product the Contract Administrators prior to approval must be obtained.<br><br>In all cases the Contractor shall be deemed to have included for the cost of providing the specified product in this tender price.           | Itm          |   |              |   |
| C   | <b>SUBSTITUTION OF PRODUCTS</b><br>Products: if an alternative product to that specified is proposed, obtain approval before ordering the product.<br>Reasons: submit reasons for the proposed substitution.<br>Documentation: submit relevant information, including manufacturer and product reference, cost, availability, relevant standards, performance, function, compatibility or accessories, proposed revisions to drawings and specification, compatibility with adjacent work, appearance and copy of warranty/guarantee.<br>Alterations to adjacent work: if needed, advise scope, nature and cost.<br>Manufacturer's guarantees: if substitution is accepted, submit before ordering products.   | Itm          |   |              |   |
| D   | <b>CROSS-REFERENCES TO THE SPECIFICATION</b> : Where a numerical cross-reference to a Specification section or clause is given on drawings or in any other document the Contractor must verify its accuracy by checking the remainder of the annotation or item description against the terminology used in the referred to section or clause.<br>Where a numerical cross-reference is not given the relevant section(s) and clause(s) of the Specification will apply, cross-reference thereto being by means of related terminology.<br><br>Where a cross-reference for a particular type of work, feature, material or product is given, relevant clause(s) elsewhere in the referred to Specification section dealing with general matters, ancillary products and workmanship also apply.<br><br>The Contractor must before proceeding, obtain clarification or instructions in relation to any discrepancy or ambiguity which he may discover. | Itm          |   |              |   |
|   | 001/14 To Collection   | £            |   | £            |   |

|  |   | Fixed Charge |   | Time Related |   |
|--|---|--------------|---|--------------|---|
|  |   | £            | p | £            | p |
| <b><u>A31 PROVISION, CONTENT AND USE OF DOCUMENTS (CONT'D)</u></b> |   |              |   |              |   |
| A  | <p><b>EQUIVALENT PRODUCTS:</b> Where the specification permits substitution of a product of different manufacture to that specified and such substitution is desired, before ordering the product notify the Contract Administrator and, when requested, submit for verification documentary evidence that the alternative product is equivalent in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance.</p> <p>Submit certified English translations of any foreign-language documents. Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, function and appearance of the construction as a whole. If such substitution is sanctioned, and before ordering products, provide revised drawings, specifications and manufacturer's guarantees as required by the Contract Administrator.</p>   | Itm          |   |              |   |
| B  | <p><b>SUBSTITUTION OF STANDARDS:</b> Where any product is specified to comply with a British Standard for which there is no equivalent European Standard it may be substituted by a product complying with a grade or category within a national standard of another Member State of the European Union or an international standard recognised in the UK specifying equivalent requirements and assurances in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance. In advance of ordering notify the Contract Administrator of all such substitutions and, when requested, submit for verification documentary evidence confirming that the products comply with the specified requirements. Any submitted foreign language documents must be accompanied by certified translations into English.</p> <p>Where any product is specified to comply with a British Standard for which there is no equivalent European Standard it may be substituted by a product complying with a grade or category within a national standard of another Member State of the European Union or an international standard recognised in the UK specifying equivalent requirements and assurances in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance. In advance of ordering notify the Contract Administrator of all such substitutions and, when requested, submit for verification documentary evidence confirming that the products comply with the specified requirements. Any submitted foreign language documents must be accompanied by certified translations into English.</p> | Itm          |   |              |   |
| C  | <p><b>CURRENCY OF DOCUMENTS:</b> References to standards, type approval certificates, catalogues, codes of practice and the like are to the editions, revisions, versions and amendments current at the date of tender. References to BSI documents are to the versions and amendments listed in the BSI standards catalogue current at the date of tender.</p>   | Itm          |   |              |   |
| D  | <p><b>SIZES:</b> Unless otherwise stated, products are specified by their co-ordinating sizes.</p> <p>Cross section dimensions of timber shown on drawings are finished sizes.</p> <p><b><u>DOCUMENTS PROVIDED ON BEHALF OF EMPLOYER</u></b></p>  | Itm          |   |              |   |
| E  | <p><b>DRAWINGS:</b> Will be issued in electronic format only.</p>   | Itm          |   |              |   |
| F  | <p><b>SPECIFICATIONS AND REPORTS:</b> Will be issued in electronic format only</p>  | Itm          |   |              |   |
| G  | <p><b>DIMENSIONS:</b> The accuracy of dimensions scaled from the drawings is not guaranteed. Obtain from the Contract Administrator any dimensions required but not given in figures on the drawings nor calculable from figures on the drawings.</p> <p>In addition, check dimensions and levels shown on drawings for compatibility with each other and with the site and work completed to date, and immediately inform the Contract Administrator of any discrepancy and seek his instructions.</p> <p>Where changes are required to drawings prepared by the Contractor or Sub-Contractors, arrange for the changes to be made and submit revised drawings for approval.</p>   | Itm          |   |              |   |
|  | 001/15 To Collection  | £            |   | £            |   |

|  |   | Fixed Charge |   | Time Related |   |
|--|---|--------------|---|--------------|---|
|  |   | £            | p | £            | p |
| <b><u>A31 PROVISION, CONTENT AND USE OF DOCUMENTS (CONT'D)</u></b>       |   |              |   |              |   |
| <b><u>DOCUMENTS PROVIDED BY CONTRACTOR/ SUBCONTRACTORS/SUPPLIERS</u></b> |   |              |   |              |   |
| A  | <b>INSTALLATION DRAWINGS:</b> Obtain any fabrication, shop or installation drawings, instructions, etc, provided by manufacturers and suppliers of specified components, necessary for the correct installation of such components, to be included in the project handover file.  | Itm          |   |              |   |
| B  | <b>AS BUILT DRAWINGS AND INFORMATION:</b> Two copies must be provided to the Contract Administrator not less than 2 weeks before the date for Completion as follows:<br><br>1. Record drawings of as installed mechanical and electrical installations and circuit routes. All symbols shall be strictly in accordance with B.S.1553, and drawings will be cross-referenced for ease of interpretation.<br>2. As constructed general arrangement drawings, detailing plans, sections and elevations at not less than 1:50 scale. Site layouts at not less than 1:100 scale.<br>3. As constructed drawings, detailing plans and schedules for all below ground services and drainage at not less than 1:100 scale. | Itm          |   |              |   |
| C  | <b>TECHNICAL LITERATURE:</b> The Contractor is to keep copies of the following on site, readily accessible for reference by all supervisory personnel:<br><br>Manufacturers' current literature relating to all products to be used in the Works.<br><br>Relevant B.S. Codes of Practice.   | Itm          |   |              |   |
| D  | <b>MAINTENANCE INSTRUCTIONS AND GUARANTEES:</b> Retain copies delivered with components and equipment (failing which, obtain), register with manufacturer as necessary and hand over to the Contract Administrator on or before Practical Completion.<br><br>Provide telephone numbers for emergency call out services for use after completion. Cover to be provided during office hours and out of hours seven days a week during the Rectification period.   | Itm          |   |              |   |
|  | 001/16 To Collection  | £            |   | £            |   |

|   |   | Fixed Charge |   | Time Related |   |
|---|---|--------------|---|--------------|---|
|   |   | £            | p | £            | p |
| <b><u>A32 MANAGEMENT OF THE WORKS</u></b> |   |              |   |              |   |
| <b><u>GENERALLY</u></b>                   |   |              |   |              |   |
| A   | <p><b>SUPERVISION:</b> Accept responsibility for co-ordination, supervision and administration of the Works on and off the site, including all sub-contracts and the cost of the person-in-charge referred to in Conditions of Contract. Arrange and monitor a programme with each Sub-contractor, Supplier, Local Authority and Statutory Undertaker, and obtain and supply information as necessary for co-ordination of the work.</p> <p>It is an absolute requirement that the principle contractor provides site supervision of the works, who shall be in attendance on site for the whole period during which the works are being undertaken.</p> <p>The supervisors provided by the principal contractor shall be a full time employee of the firm and shall be suitably competent and experienced to supervise the type of works being undertaken.</p>   | Itm          |   |              |   |
| B   | <b>INSURANCE:</b> Before starting work on site submit documentary evidence and/or policies and receipts for the insurance required by the Conditions of Contract.   | Itm          |   |              |   |
| C   | <b>INSURANCE CLAIMS:</b> 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 Employer, the Contract Administrator and the Insurers. Indemnify the Employer against any loss which may be caused by failure to give such notice.  | Itm          |   |              |   |
| D   | <b>OWNERSHIP:</b> Materials arising from the works are to become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.   | Itm          |   |              |   |
| E   | <b>PROGRESS PHOTOGRAPHS:</b> The Contractor shall take such photographs as are necessary to record adequately the physical progress of the Works to the satisfaction of Contract Administrator who requires a full record of all work undertaken to be presented upon completion of the works.  | Itm          |   |              |   |
| F   | <p><b>CHECKING SCHEDULES AND DRAWINGS:</b> Submit to the Contract Administrator for approval all shop drawings prior to putting the work in hand.</p> <p>Be responsible for checking all schedules and drawings supplied by the Contract Administrator and all shop drawings commented upon by the Contract Administrator. In the event of any discrepancy being found between such schedules and drawings, or if the Contractor considers that additional detail drawings are required, then in either case the Contractor shall report such discrepancy to the Contract Administrator for instruction, or apply in writing for such detail drawings at least 10 days before the works concerned are to be executed.</p> <p>Ascertain from the drawings or otherwise, any holes, recesses, plugs and the like which may be required in time to form these as the works proceed. No extra payment will be allowed for cutting or forming such holes, recesses or plugs subsequently.</p>  | Itm          |   |              |   |
| G   | <p><b>WASTE MANAGEMENT:</b> Keep the site and Works clean and tidy.</p> <p>Includes: Rubbish, debris, spoil, containers and surplus material.</p> <p>Minimize: Waste is to be kept to a minimum at all stages of the contract and arrange recycling wherever possible.</p> <p>The Contractor shall where practical segregate waste and provide suitable on site storage as appropriate to maximise the potential for reuse and recycling of materials and reduce disposal costs.</p> <p>Wherever possible the use of suitable excavated material on site is encouraged to minimise the need for disposal off site and the importation of fill material. Re-use of suitable material will be subject to prior approval and compliance with relevant material specification.</p> <p>Remove: Frequently and dispose off site in a safe and competent manner:-</p> <ul style="list-style-type: none"> <li>- Non-hazardous material: In a manner approved by the Waste Regulation Authority.</li> <li>- Hazardous material: As directed by the Waste Regulation Authority and in accordance with relevant regulations.</li> <li>- Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in.</li> </ul> <p>Waste transfer documentation: Retain on site.</p> | Itm          |   |              |   |
|   | 001/17 To Collection  | £            |   | £            |   |

|  |  | Fixed Charge |   | Time Related |   |
|--|--|--------------|---|--------------|---|
|  |  | £            | p | £            | p |
| <b><u>A32 MANAGEMENT OF THE WORKS (CONT'D)</u></b> |  |              |   |              |   |
| <b><u>GENERALLY (CONT'D)</u></b>                   |  |              |   |              |   |
| A  | <b>GYPSUM AND PLASTERBOARD WASTE:</b> Separate gypsum based material and plasterboard from other waste so that it can be recycled or disposed of correctly. If in a mixed load gypsum based material and plasterboard must be separately packaged and identified for separation at waste transfer sites. It is prohibited for loads containing any identifiable gypsum or plasterboard waste to be sent to landfill.   | Itm          |   |              |   |
| <b><u>PROGRAMME/PROGRESS</u></b>                   |  |              |   |              |   |
| B  | <b>MASTER PROGRAMME:</b> As soon as possible, and within 5 days of the notification of acceptance of his tender, the Contractor is to prepare in an approved form a master programme for the Works, clearly identifying separately all phases, elements of the works and activities. 2 copies of the programme are to be provided to the Contract Administrator.<br><br>The Master Programme shall be updated and modified from time to time as necessary or as required by the Contract Administrator in the light of progress actually achieved, or to allow for Contract Administrator's instructions, variations, or other relevant factors. The Contractor shall immediately notify the Contract Administrator of any such revisions and shall provide four copies of each revised programme. A copy of the original Master Programme and all revisions shall be kept available for inspection in the Contractor's site office.   | Itm          |   |              |   |
| C  | <b>SUBMISSION</b> of programmes will not relieve the Contractor of his responsibility to advise the Contract Administrator of the need for further drawings or details or Instructions in accordance with the Conditions of Contract.  | Itm          |   |              |   |
| D  | <b>MONITORING:</b> The Contractor is to record progress on a copy of the programme kept on site. If any circumstances arise which may affect progress of the Works, the Contractor must submit proposals, or take action as appropriate, to minimise any delay and to recover any lost time.   | Itm          |   |              |   |
| E  | <b>MINIMISING DELAY:</b> If any circumstances arise which may affect the progress of the Works, put forward proposals or take other action as appropriate to minimise any delay and to recover any lost time.  | Itm          |   |              |   |
| F  | <b>REQUESTS FOR FURTHER INFORMATION:</b> During the mobilisation period, the Contractor is required to examine the up to date information in his possession and prepare and issue to the Contract Administrator a schedule of further information which the Contractor requires to complete the project, together with realistic dates by when the information is required. The information may include instructions, drawings, levels, dimensions, etc. and the dates must not be unreasonably distant from or unreasonably close to the dates when it is necessary for the Contractor to receive the information, having regard to the dates in the master programme when the relevant works are to be carried out. No claim for late issue of information will thereafter be entertained provided all of the release dates for information set down in the schedule have been met. Notwithstanding the above, where an extension of time has been given, the release dates may be amended accordingly by consent between the Contractor and the Contract Administrator. | Itm          |   |              |   |
| G  | <b>PHOTOGRAPHIC RECORDS</b><br>Provide photographic records of the condition of existing structures, public realm, highways and external areas to highlight existing defects / condition prior to the Contractor commencing the Works.<br>Damage or defects on existing structures, public realm, highways and external areas on or adjacent to the site not recorded and, within reasonable conjecture, potentially caused by the works, will need to be addressed at completion along with other defects/ snags identified on the Contract Works.<br>Image format: digital storage format (JPEG).<br>Numbers of images from each location: sufficient to highlight condition.  | Itm          |   |              |   |
| H  | <b>CONTRACTOR'S SITE MEETINGS:</b> Hold meetings with appropriate Sub-Contractors and Suppliers shortly before main site meetings to facilitate accurate reporting of progress.  | Itm          |   |              |   |
| I  | <b>NOTICE OF COMPLETION:</b> Give the Contract Administrator at least 2 weeks written notice of the anticipated dates of Practical Completion of the Works.  | Itm          |   |              |   |
| 001/18 To Collection                               |  | £            |   | £            |   |

|  |  | Fixed Charge |   | Time Related |   |
|--|--|--------------|---|--------------|---|
|  |  | £            | p | £            | p |
| <b><u>A32 MANAGEMENT OF THE WORKS (CONT'D)</u></b> |  |              |   |              |   |
| <b><u>PROGRAMME/PROGRESS (CONT'D)</u></b>          |  |              |   |              |   |
| A  | <b>CONTRACTOR'S PROGRESS REPORTS:</b> Submit a progress report at least 3 working days before the site meeting.<br><br>The report must include: <ol style="list-style-type: none"> <li>1. A progress statement and progress against programme</li> <li>2. Details any matters affecting or likely to affect progress of the works</li> <li>3. Information required.</li> <li>4. Any requirements for further drawings or details or instructions.</li> </ol>   | Itm          |   |              |   |
| B  | <b>EXTENSIONS OF TIME:</b> When a notice of the cause of any delay or likely delay in the progress of the Works is given under the conditions of the contract, written notice must be given of all the causes which apply concurrently. As soon as possible submit relevant particulars of the expected effects, if appropriate, related to the concurrent causes. An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion, together with all other relevant information required.  | Itm          |   |              |   |
| C  | <b>ADVERSE WEATHER:</b> Use all reasonable and suitable building aids and methods to prevent or minimise delays during adverse weather conditions.   | Itm          |   |              |   |
| <b><u>CONTROL OF COST</u></b>                      |  |              |   |              |   |
| D  | <b>ESTIMATED COST OF VARIATIONS:</b> If the Contract Administrator 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.   | Itm          |   |              |   |
| E  | <b>MEASUREMENTS:</b> Give reasonable notice to the Quantity Surveyor before covering up work which the Quantity Surveyor requires to be measured.  | Itm          |   |              |   |
| F  | <b>PROPOSED INSTRUCTIONS:</b> Quotations: If a proposed instruction requests and estimate of cost, submit without delay and in any case within seven days.<br>Include: <ul style="list-style-type: none"> <li>- A detailed breakdown of the cost, including any allowance for direct loss and expense.</li> <li>- Details of any additional resources required.</li> <li>- Details of any adjustments to be made to the programme for the Works.</li> <li>- Any other information as is reasonably necessary to fully assess the implications of issuing such an instruction.</li> </ul> Inability to comply: Inform immediately if it is not possible to comply with any of the above requirements.   | Itm          |   |              |   |
| G  | <b>DAYWORK VOUCHERS:</b> Give reasonable notice to the Contract Administrator of the commencement of any work for which daywork vouchers are to be submitted. Before being delivered, each voucher must be: <ul style="list-style-type: none"> <li>- Referenced to the instruction under which the work is authorised, and</li> <li>- 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.</li> </ul> No claims for work done on a daywork payment basis will be permitted unless under the written order of the Contract Administrator. The Contractor shall give to the Contract Administrator reasonable notice of the commencement of any such work ordered and shall submit proper daywork sheets signed by the person-in-charge describing the work involved and giving names, trades and time daily and the materials employed, to be delivered in duplicate, for the verification of the Contract Administrator, not later than the end of the week following that in which the work has been executed. One copy, if correct, will be signed by the Contract Administrator and returned to the Contractor.<br><br>The signature to any daywork sheet is not to be taken as deciding that the work is to be paid for on a daywork payment basis, but vouching the time and materials to be correct for the work described. All work which is ultimately covered up must be recorded by the Quantity Surveyor before so doing and the Contractor must give reasonable notice to the Contract Administrator and the Quantity Surveyor when such work is ready for recording. | Itm          |   |              |   |
|  | 001/19 To Collection   | £            |   | £            |   |

|   |   |               | Fixed Charge |   | Time Related |   |
|---|---|---------------|--------------|---|--------------|---|
|   |   |               | £            | p | £            | p |
|   | <b>A32 MANAGEMENT OF THE WORKS (CONT'D)</b>   |               |              |   |              |   |
|   | <b>CONTROL OF COST (CONT'D)</b>   |               |              |   |              |   |
| A | <b>INTERIM VALUATIONS:</b> At least 5 days before each interim valuation date, submit to the Quantity Surveyor details of amounts due under the Contract, together with all necessary supporting information.   | ltm           |              |   |              |   |
| B | <b>UNFIXED MATERIALS:</b> At the time of each valuation disclose to the Quantity Surveyor 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 the Conditions of Contract, together with their respective values. When requested provide evidence of freedom from reservation of title. Where evidence of freedom of reservation of title cannot be provided, the value of such items shall not be included in interim valuations. | ltm           |              |   |              |   |
| C | <b>OVERTIME:</b> The cost of all overtime necessary to complete the works by the agreed date must be allowed by the Contractor in his Tender. Under no circumstance will additional payment be paid in respect of overtime carried out.   | ltm           |              |   |              |   |
| D | <b>NON-PRODUCTIVE TIME:</b> No claims for non-productive time will be considered and the Contractor is to allow here or in his prices for any overtime that he considers necessary for the efficient completion of the work and for the convenience of the Employer.  | ltm           |              |   |              |   |
| E | <b>GOOD PRACTICE:</b> 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 good building practice.<br><br>Omissions or errors in description and/or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract.   | ltm           |              |   |              |   |
|   | 001/20  | To Collection | £            |   | £            |   |



|   |   | Fixed Charge |   | Time Related |   |
|---|---|--------------|---|--------------|---|
|   |   | £            | p | £            | p |
| <b><u>A33 QUALITY STANDARDS/CONTROL</u></b> |   |              |   |              |   |
| <b><u>MATERIALS AND WORK GENERALLY</u></b>  |   |              |   |              |   |
| A   | <b>WORKMANSHIP SKILLS:</b> All operatives shall be appropriately skilled and experienced for the type and quality of the work. All operatives shall be registered with the Construction Skills Certification Scheme. Operatives must provide evidence of skills/qualifications when requested by the Contract Administrator.  | Itm          |   |              |   |
| B   | <b>GENERAL QUALITY OF PRODUCTS:</b> Products to be new unless otherwise specified.<br><br>For products specified to a British or European Standard obtain certificates of compliance from manufacturers when requested by the Contract Administrator. 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 the Contract Administrator. 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.<br><br>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. The Employer encourages the use of recycled, recyclable, low embodied energy and environmentally friendly materials. (see individual material specification for specific requirements and restrictions). These shall be used wherever they are available and suitable for the use stated subject to the Contract Administrator's approval. Where hardwood is specified a certificate will be required stating that it has been obtained from a renewable source. | Itm          |   |              |   |
| C   | <b>QUALITY OF EXECUTION:</b> Generally fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.<br>Dimensions: Check on-site dimensions.<br>Finished work: Not defective, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.<br>Location and fixing of products: Adjust joints open to view so they are even and regular.   | Itm          |   |              |   |
| D   | <b>PROPRIETARY PRODUCTS:</b> Handle, store, prepare and use or fix each product in accordance with its manufacturer's current printed or written recommendations/ instructions. Inform the Contract Administrator if these conflict with any other specified requirement. Submit copies to the Contract Administrator when requested.<br><br>The tender will be deemed to be based on the products specified and recommendations on their use as described in the manufacturer's literature current at the date of tender.<br><br>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 the Contract Administrator and do not place orders for or use the affected products without further instructions.<br><br>Where British Board of Agreement certified products are used, comply with the limitations, recommendations and requirements of the relevant valid certificates.  | Itm          |   |              |   |
| E   | <b>CHECKING COMPLIANCE OF PRODUCTS:</b> 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:<br><ul style="list-style-type: none"> <li>- The sources, types, qualities, finishes and colours are correct, and match any approved samples.</li> <li>- All accessories and fixings which should be supplied with the goods have been supplied.</li> <li>- Sizes and dimensions are correct. Where tolerances of components are critical, measure a sufficient quantity to ensure compliance.</li> <li>- The delivered quantities are correct, to ensure that shortages do not cause delays in the work.</li> <li>- The products are clean, undamaged and otherwise in good condition.</li> <li>- Products which have a limited shelf life are not out of date.</li> </ul>   | Itm          |   |              |   |
|   | 001/21 To Collection  | £            |   | £            |   |

|   |  |               | Fixed Charge |   | Time Related |   |
|---|--|---------------|--------------|---|--------------|---|
|   |  |               | £            | p | £            | p |
|   | <b><u>A33 QUALITY STANDARDS/CONTROL (CONT'D)</u></b>   |               |              |   |              |   |
|   | <b><u>MATERIALS AND WORK GENERALLY (CONT'D)</u></b>  |               |              |   |              |   |
| A | <b>PROTECTION OF PRODUCTS:</b> <ul style="list-style-type: none"> <li>- Prevent over-stressing, distortion and any other type of physical damage.</li> <li>- Keep clean and free from contamination. Prevent staining, chipping, scratching or other disfigurement, particularly of products exposed to view in the finished work.</li> <li>- 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.</li> <li>- Prevent excessively high or low temperatures and rapid changes of temperature in the products.</li> <li>- 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.</li> <li>- Ensure that sheds and covers are of ample size, in good weatherproof condition and well secured.</li> <li>- Keep different types and grades of products separately and adequately identified.</li> <li>- So far as possible keep products in their original wrappings, packings or containers, until immediately before they are used.</li> <li>- Wherever possible retain protective wrappings after fixing and until shortly before Practical Completion.</li> <li>- Ensure that protective measures are fully compatible with and not prejudicial to the products/materials.</li> </ul> | Itm           |              |   |              |   |
| B | <b>SUITABILITY OF RELATED WORK AND CONDITIONS:</b> 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: <ul style="list-style-type: none"> <li>- 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.</li> <li>- All necessary preparatory work has been carried out, including provision for services, openings, supports, fixings, damp proofing, priming and sealing.</li> <li>- The environmental conditions are suitable, particularly that the building is suitably weathertight when internal components, services and finishes are installed.</li> </ul>   | Itm           |              |   |              |   |
| C | <b>GENERAL QUALITY OF WORKMANSHIP:</b> <ul style="list-style-type: none"> <li>- Operatives must be appropriately skilled and experienced for the type and quality of work and take all necessary precautions to prevent damage to the work from frost, rain and other hazards.</li> <li>- Inspect components and products carefully before fixing or using and reject any which are defective.</li> <li>- Fix or lay securely, accurately and in alignment.</li> <li>- Where not specified otherwise, select fixing and jointing methods and types, sizes and spacings of fastenings in compliance with relevant British Standards.</li> <li>- Provide suitable, tight packings at screwed and bolted fixing points to take up tolerances and prevent distortion. Do not overtighten fixings.</li> <li>- Adjust location and fixing of components and products so that joints which are to be finished with mortar or sealant or otherwise left open to view are even and regular.</li> <li>- Ensure that all moving parts operate properly and freely. Do not cut, grind or plane prefinished components and products to remedy binding or poor fit without approval.</li> </ul>  | Itm           |              |   |              |   |
| D | <b>MANUFACTURER'S RECOMMENDATIONS/INSTRUCTIONS:</b> Comply with manufacturer's printed recommendations and instructions current on the date of the invitation to tender.<br>Submit details of changes to recommendations or instructions.<br>Use ancillary products and accessories supplied or recommended by main product manufacturer. Comply with limitations, recommendations and requirements of relevant valid certification of Agreement certified products.   | Itm           |              |   |              |   |
| E | <b>B.S. 8000 BASIC WORKMANSHIP:</b> where compliance with B.S. 8000 is specified, this is only to the extent that the recommendations therein define the quality of the finished work.<br>Where B.S. 8000 gives recommendations on particular working methods or other matters which are properly within the province and responsibility of the Contractor, compliance therewith will be deemed to be a matter of general industry good practice and not a specific requirement of the Contract Administrator under the Contract.<br>If there is any conflict or discrepancy between the recommendations of B.S. 8000 on the one hand and the project documents on the other, the latter will prevail.   | Itm           |              |   |              |   |
|   | 001/22   | To Collection | £            |   | £            |   |

|  |   | Fixed Charge |   | Time Related |   |
|--|---|--------------|---|--------------|---|
|  |   | £            | p | £            | p |
| <b><u>A33 QUALITY STANDARDS/CONTROL (CONT'D)</u></b> |   |              |   |              |   |
| <b><u>MATERIALS AND WORK GENERALLY (CONT'D)</u></b>  |   |              |   |              |   |
| A  | <b>WATER FOR THE WORKS:</b> The Contractor is to provide clean and uncontaminated water for the works. If other than mains water supply is to be used provide evidence of suitability. Test to B.S. EN 1008 if instructed.  | Itm          |   |              |   |
| B  | <b>LIGHTING AND POWER FOR THE WORKS:</b> The Contractor is to provide all necessary temporary lighting and power for the works.<br><br>The Contractor must arrange all temporary installations and equipment.<br><br>Distribute in accordance with British Standard Code of Practice CP 1017 – Distribution of Electricity on Construction and Building Sites. All temporary supplies will be installed by competent electricians and tested in accordance with the IEE Regulations and statutory requirements and a copy of the completion certificate made available.<br><br>Remove all temporary works on completion and reinstate where disturbed.  | Itm          |   |              |   |
| <b><u>SAMPLES/APPROVALS</u></b>                      |   |              |   |              |   |
| C  | <b>APPROVAL OF PRODUCTS:</b> 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.   | Itm          |   |              |   |
| D  | <b>SPECIFIC TESTING</b> of all materials as required by the Contract Administrator/Engineer will be undertaken by the Contractor and the Contractor must allow here for <u>all</u> costs in connection therewith.   | Itm          |   |              |   |
| <b><u>ACCURACY/SETTING OUT GENERALLY</u></b>         |   |              |   |              |   |
| E  | <b>SETTING OUT:</b> Submit details of methods and equipment to be used in setting out the Works.<br><br>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 the Contract Administrator in writing of any discrepancies and obtain instructions before proceeding.<br><br>Inform the Contract Administrator when overall setting out is complete and before commencing construction.   | Itm          |   |              |   |
| F  | <b>APPEARANCE AND FIT:</b> Arrange the setting out, erection, juxtaposition 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.<br><br>Wherever satisfactory accuracy, fit and/or appearance of the work are likely to be critical or difficult to achieve, obtain approval of proposals or of the appearance of the relevant aspects of the partially finished work as early as possible.<br><br>Without prejudice to the above and unless specified otherwise, tolerances will (where applicable) not be greater than those given in B.S. 5606, Tables 1 and 2. | Itm          |   |              |   |
| G  | <b>CRITICAL DIMENSIONS:</b> Critical dimensions: Set out and construct the Works to ensure compliance with specified and manufacturing tolerances of components. Ensure critical building dimensions are maintained.  | Itm          |   |              |   |
| 001/23 To Collection                                 |   | £            |   | £            |   |

|  |   | Fixed Charge |   | Time Related |   |
|--|---|--------------|---|--------------|---|
|  |   | £            | p | £            | p |
| <b><u>A33 QUALITY STANDARDS/CONTROL (CONT'D)</u></b> |   |              |   |              |   |
| <b><u>SERVICES GENERALLY</u></b>                     |   |              |   |              |   |
| A  | <b>IDENTIFICATION OF EXISTING SERVICES:</b> Any work involving removal or alteration of existing services, drainage, etc, must be undertaken with extreme care. It is the Contractor's responsibility to identify each service that will or may be effected by the works. It is imperative that all such services are identified, protected and if necessary isolated, prior to commencement of the works. Any costs associated with rectification of damage caused or loss suffered due to non observance of this clause will be recovered from the Contractor.  | Itm          |   |              |   |
| B  | <b>SERVICES REGULATIONS:</b> 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.  | Itm          |   |              |   |
| C  | <b>SERVICE RUNS:</b> 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.   | Itm          |   |              |   |
| D  | <b>MECHANICAL AND ELECTRICAL SERVICES:</b> Where work is undertaken to existing service installations they must have final tests and commissioning carried out so that they are in full working order at Practical Completion.<br><br>Submit certificates (Practical Completion will not be certified until correctly completed certificates have been issued).<br><br>Test and Commissioning Certificate and Building Regulations Notice: Copies to be lodged in Health and Safety File.   | Itm          |   |              |   |
| <b><u>SUPERVISION/INSPECTION/DEFECTIVE WORK</u></b>  |   |              |   |              |   |
| E  | <b>SUPERVISION:</b> 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.<br><br>The site organisation staff must include one or more persons with appropriate knowledge and experience of working on projects with a high public profile and with historically recognised buildings. Submit with the tender, CV's or other documentary evidence relating to the staff concerned.   | Itm          |   |              |   |
| F  | <b>PERSON-IN-CHARGE:</b> Give maximum possible notice to the Contract Administrator before changing the person-in-charge.   | Itm          |   |              |   |
| G  | <b>OVERTIME WORKING:</b> Whenever overtime is to be worked, give the Contract Administrator not less than 24 hours' 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.<br><br>No additional payment will be made in respect of overtime worked unless the Contract Administrator has specifically ordered overtime work to be carried out and that additional payment will be made.<br><br>Additional payment, where confirmed, shall be the net difference between flat time and overtime rates. Accurate and detailed weekly returns are to be submitted to the Contract Administrator.<br><br>Observe any special working conditions and restrictions relating to working hours specified elsewhere. | Itm          |   |              |   |
| H  | <b>DEFECTS IN NEW CONSTRUCTION:</b> are to be reported to the Contract Administrator without delay. Obtain approval before proceeding with work which may:<br><br>- Cover up or otherwise hinder access to the defective construction, or<br><br>- Be rendered abortive by carrying out of remedial work.   | Itm          |   |              |   |
|  | 001/24 To Collection  | £            |   | £            |   |

|  |   | Fixed Charge |   | Time Related |   |
|--|---|--------------|---|--------------|---|
|  |   | £            | p | £            | p |
| <b><u>A33 QUALITY STANDARDS/CONTROL (CONT'D)</u></b>         |   |              |   |              |   |
| <b><u>SUPERVISION/INSPECTION/DEFECTIVE WORK (CONT'D)</u></b> |   |              |   |              |   |
| A  | <b>ACCESS FOR INSPECTION:</b> Give the Contract Administrator not less than 5 days notice before removing scaffolding or other facilities for access.   | Itm          |   |              |   |
| B  | <b>TIMING OF TESTS AND INSPECTIONS:</b> Agree dates and times of tests and inspections with the Contract Administrator several days in advance, to enable the Contract Administrator 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 ready, agree a new date and time.   | Itm          |   |              |   |
| C  | <b>TEST CERTIFICATES:</b> Submit a copy of each certificate to the Contract Administrator as soon as practicable and keep copies of all certificates on site.   | Itm          |   |              |   |
| D  | <b>PROPOSALS FOR RECTIFICATION OF DEFECTIVE WORK/PRODUCTS:</b> 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 the Contract Administrator for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution. Such proposals may be unacceptable to the Contract Administrator and he may issue contrary instructions.   | Itm          |   |              |   |
| E  | <b>MEASURES TO ESTABLISH ACCEPTABILITY:</b> 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.   | Itm          |   |              |   |
| F  | <b>QUALITY CONTROL:</b> Establish and maintain procedures to ensure that the Works, including the work of all Sub-Contractors, comply with specified requirements. Maintain full records, keep copies on site for inspection by the Contract Administrator, and submit copies of particular parts of the records on request.<br><br>The records must include:<br>- Identification of the element, item, batch or lot, including location in the Works.<br>- The nature and dates of inspections by the Contractor or the Contract Administrator, tests and approvals.<br>- The nature and extent of any non-conforming work found.<br>- Details of any corrective action.   | Itm          |   |              |   |
| G  | <b>DEFECTIVE WORK:</b> when instructed by the Contract Administrator, submit proposals for opening up, examination and/or testing.<br><br>Where examination and/or testing shows that the work is not in accordance with the specification and/or drawings, and measures are taken as instructed by the Contract Administrator to remedy the defective work, such measures will be at the expense of the Contractor and will not be considered as grounds for an extension of time.<br><br>In addition to the requirements of Clause 2.38 any defects, shrinkages or other faults, which appear and are notified within the Rectification Period, shall be deemed to include shrinkage cracks due to drying out of the works. All such normal shrinkage cracks shall be made good by the Contractor at no cost to the Employer, notwithstanding that materials and workmanship may be in accordance with this Contract. | Itm          |   |              |   |
|  | 001/25 To Collection  | £            |   | £            |   |

|  |  | Fixed Charge  |   | Time Related |   |
|--|--|---------------|---|--------------|---|
|  |  | £             | p | £            | p |
| <b><u>A33 QUALITY STANDARDS/CONTROL (CONT'D)</u></b> |  |               |   |              |   |
| <b><u>WORK AT OR AFTER COMPLETION</u></b>            |  |               |   |              |   |
| A  | <p><b>GENERALLY:</b> Make good all damage consequent upon the work and remove all temporary markings, coverings and protective wrappings unless otherwise instructed</p> <p>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.</p> <p>Obtain COSHH dated data sheets for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.</p> <p>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.</p> <p>Adjust, ease and lubricate moving parts of new work as necessary to ensure easy and efficient operation.</p>  | Itm           |   |              |   |
| B  | <p><b>SECURITY AT COMPLETION:</b> Leave the Works secure with all accesses locked. Account for and adequately label all keys/ access tools and hand over to Employer with itemised schedule, retaining duplicate schedule signed by Employer as a receipt.</p>   | Itm           |   |              |   |
| C  | <p><b>MAKING GOOD DEFECTS:</b> Make arrangements with the Contract Administrator and give reasonable notice of the precise dates for access to the various parts of the Works for purposes of making good defects. Inform the Contract Administrator when remedial works to the various parts of the Works are completed.</p> <p>During the Rectification Period the Contractor will be advised by the Contract Administrator of defects that have occurred. Such defects shall be categorised by the Contract Administrator and dealt with by the Contractor as described hereafter.</p> <p>In the event that the Employer at his sole discretion considers a defect life threatening or extremely significant, on-site staff, or others employed by the Employer, may remedy or temporarily make good such defects without first informing the Contractor.</p> <p>Such actions by the Employer shall neither absolve the Contractor of his responsibility to maintain the works, nor shall the Contractor be entitled to recover any costs that he may incur as a result of later providing the permanent remedy to the defect in accordance with the following categories. In addition the Employer may recover the cost of the temporary remedy from the Contractor.</p> <p><b>a) Category A - Urgent</b><br/>The Contractor shall attend the site within 12 hours, and remedy the defect within 24 hours of the receipt of the notice from the Contract Administrator.</p> <p><b>b) Category B - Essential</b><br/>The Contractor shall attend the site within 3 days and remedy the defect within 7 days of the receipt of the notice from the Contract Administrator.</p> <p><b>c) Category C - Non urgent</b><br/>The Contractor shall attend the site and make good the defects within the Rectification Period.</p> <p>If the Contractor is unable to obtain parts or materials within the time dictated by the Categories described above the following action will be taken:-</p> <p>a) Inform the Contract Administrator of the non-availability of the parts or materials and submit in writing proposals for a temporary repair and request approval.</p> <p>b) On receipt of the approval carry out the temporary repair at no cost to the Employer.</p> <p>c) Agree with the Contract Administrator a date when the final making good shall be completed.</p> | Itm           |   |              |   |
|  | 001/26   | To Collection | £ | £            |   |

|   |   |               | Fixed Charge |   | Time Related |   |
|---|---|---------------|--------------|---|--------------|---|
|   |   |               | £            | p | £            | p |
|   | <b><u>A34 SECURITY/SAFETY/PROTECTION</u></b>  |               |              |   |              |   |
|   | <b><u>GENERALLY</u></b>   |               |              |   |              |   |
| A | <p><b>CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007:</b> Under his responsibilities in accordance with the above legislation the client hereby draws the Contractor's attention to the fact that the Construction (Design and Management) Regulations 2007 will apply fully to this Contract.</p> <p>The Contractor is required to read and comply with all recommendations contained in the code of practice relating to the Regulations "Managing Construction for Health &amp; Safety" and "Management of Health and Safety at Work" published by the HSE.</p> <p>Allow for all costs of fulfilling the role of "Principal Contractor" under the terms of the CDM Regulations.</p> <p>The Contractor shall be responsible for all matters of Health, Safety and Welfare relative to this Contract during the Contract period.</p> <p>The Tenderer shall review the design and the Pre-Construction Information in detail, including methods of working, etc., specifically applicable to this contract, that require consideration to comply with CDM Regulations and that will be provided for in his formal Health and Safety plan.</p> <p>The preferred Tenderer shall, prior to acceptance of his tender, resolve any queries with the Contract Administrator and/or Principal Designer, take over, develop, update and publish his formal Health and Safety Plan and take full responsibility for construction of the project in accordance with the Plan and CDM Regulations.</p> <p>No claim for additional costs, nor for an extension of time for the completion of the Works, will be considered for complying with the CDM Regulations.</p> <p>Promptly provide the Principal Designer with any further information throughout the course of the Contract in order that he can review, amend or add to the Health and Safety File, including the provision of record documentation etc., in order to comply with CDM Regulations.</p> | Itm           |              |   |              |   |
| B | <p><b>EXECUTION HAZARDS:</b> Common hazards are not listed. Control by good management and site practise.</p> <p>Significant hazards; refer to the Pre-Construction Information for details of any identified significant hazards.</p>  | Itm           |              |   |              |   |
| C | <p><b>PRODUCT HAZARDS:</b> Hazardous substances: Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document EH40: Occupational Exposure Limits.</p> <p>Common hazards are not Listed. Control by good management and site practise.</p> <p>Significant hazard refer to the Pre-Construction Information for details of any identified significant hazards regarding specified construction materials.</p>  | Itm           |              |   |              |   |
| D | <p><b>CONSTRUCTION PHASE HEALTH AND SAFETY PLAN:</b> Submission: Present to the Employer/Client not later than two weeks before commencement of work on site unless otherwise agreed.</p> <p>Confirmation: Do not start any enabling or construction work on site until the Employer has confirmed in writing that the Construction Phase Health &amp; Safety Plan includes the procedures and arrangements required by the CDM Regulations.</p> <p>Content: Develop the plan from and draw on the Outline Construction Health &amp; Safety Plan, as Section A30, and the Pre-Construction Information Document.</p> <p>Liaise with the Principal Designer, keep all requisite records and comply in all respects with the requirements of the Construction (Design and Management) Regulations 2007.</p> <p>Hand over to the CDM Co-ordinator prior to Practical Completion all documents and information reasonably required by him and listed in the Pre-Construction Information Document. Pursuant to Regulations 20(2)(e) of the Construction (Design and Management) Regulations 2007.</p> <p>The Contractor's attention is drawn to the fact that, under the terms of the Contract (Clauses 2.21 and 3.18.3), Practical Completion will not be achieved until the above conditions have been complied with.</p>   | Itm           |              |   |              |   |
| E | <p><b>NATIONAL WORKING RULES FOR THE BUILDING INDUSTRY:</b> The Contractor is to comply with the Working Rule Agreement as published by the Construction Industry Joint Council.</p>  | Itm           |              |   |              |   |
|   | 001/27  | To Collection | £            |   | £            |   |

|   |  | Fixed Charge |   | Time Related |   |
|---|--|--------------|---|--------------|---|
|   |  | £            | p | £            | p |
| <b><u>A34 SECURITY/SAFETY/PROTECTION (CONT'D)</u></b> |  |              |   |              |   |
| <b><u>GENERALLY (CONT'D)</u></b>                      |  |              |   |              |   |
| A   | <p><b>SECURITY:</b> Adequately safeguard the site, the Works, products, materials and plant affected by the Works from damage and theft. Take all reasonable precautions to prevent unauthorised access to the site and the Works.</p> <p>The Contractor shall provide all necessary facilities for the safeguarding of the works, materials and plant against damage and theft including those provided by all Sub-Contractors and Suppliers, or others working under separate Contract with the Employer. Provide all necessary watching, lighting, shelter and fuel for the security of the works and the protection of the public.</p>   | Itm          |   |              |   |
| B   | <p><b>STABILITY:</b> Accept responsibility for the stability and structural integrity of the Works during the Contract, and support as necessary. Prevent overloading. Details of design loads may be obtained from the Contract Administrator.</p>  | Itm          |   |              |   |
| C   | <p><b>PERMIT TO WORK PROCEDURES</b> will be in operation for all of the following works:</p> <ul style="list-style-type: none"> <li>- Interruption to power supplies/IT connections/fire and security alarms/telephone systems.</li> <li>- Interruption to mechanical service supplies.</li> <li>- Interruption to water supplies.</li> <li>- All hot works.</li> </ul> <p><b>PROTECT AGAINST THE FOLLOWING:</b></p>   | Itm          |   |              |   |
| D   | <p><b>EXPLOSIVES:</b> Do not use.</p>  | Itm          |   |              |   |
| E   | <p><b>NOISE:</b> The Contractor's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974. The Contractor will be responsible for complying with all requirements and restrictions imposed by this Act and must allow in his tender for all costs necessitated thereby. No instructions issued to the Contractor by the Contract Administrator shall relieve the Contractor from compliance with this Act. Comply generally with the recommendations of B.S. 5228: Part 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. The Contractor's attention is particularly drawn to the fact that the use of portable music players and the like will not be allowed on the site.</p> | Itm          |   |              |   |
| F   | <p><b>POLLUTION:</b> 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 Contract Administrator without delay and provide them with all relevant information. The Contractor shall indemnify the Employer against any claim or action for damages arising from any pollution incident.</p>  | Itm          |   |              |   |
| G   | <p><b>PESTICIDES:</b> Use: Only where specified or approved, and then only suitable products listed on <a href="http://www.pesticides.gov.uk">www.pesticides.gov.uk</a>.</p> <p>Restrictions: Work near water, drainage ditches or land drains must comply with the 'Guidelines for the use of herbicides on weeds in or near watercourses and lakes'. Containers: Comply with manufacturer's disposal recommendations, Remove from site immediately when empty or no longer required. Competence: Operatives must hold a BASIS Certificate of Competence, or work under supervision of a Certificate holder.</p>  | Itm          |   |              |   |
| H   | <p><b>NUISANCE:</b> The Contractor must take all necessary precautions for the prevention of nuisance arising from dust, excessive noise and vibration, in any event dust will not be allowed to encroach into occupied buildings or circulation areas. The Contractor must discuss with the Contract Administrator measures he proposes to adopt to counter nuisances described above and must give notice of, and agree periods when noisy operations and operations causing vibrations are to be executed. The Contractor must comply with the prescribed quiet periods detailed in the A35 – Working Hours item, when noisy operations and operations causing vibrations cannot be executed.</p> <p>The Contractor must allow for dealing with any complaints in connection with alleged nuisance arising from the execution of the Works and for making such arrangements</p>         | Itm          |   |              |   |
|   | 001/28 To Collection   | £            |   | £            |   |



|   |   | Fixed Charge |   | Time Related |   |
|---|---|--------------|---|--------------|---|
|   |   | £            | p | £            | p |
| <b><u>A34 SECURITY/SAFETY/PROTECTION (CONT'D)</u></b>   |   |              |   |              |   |
| <b><u>PROTECT AGAINST THE FOLLOWING: (CONT'D)</u></b>   |   |              |   |              |   |
| <b>NUISANCE: (CONT'D)</b>   |   |              |   |              |   |
| and negotiations as may be necessary, including temporarily suspending any portion of the Works, and must include for everything required to enable the Works to be completed by the due dates, as no claims for lack of knowledge in this respect will be entertained.   |   |              |   |              |   |
| The Contractor's attention is drawn to the fact that should either the Contract Administrator deem it necessary to suspend the Works at any time, the Works shall cease forthwith until such time as an instruction is given to continue. After two hours and failing an instruction to proceed the Contractor shall seek approval from the Contract Administrator to recommence working. |   |              |   |              |   |
| A   | <b>ASBESTOS BASED MATERIALS:</b> Report immediately to the Contract Administrator any suspected asbestos based materials discovered during the works. Avoid disturbing such materials. Agree with the Contract Administrator methods for safe removal or encapsulation.   | Itm          |   |              |   |
| B   | <b>ANTIQUITIES:</b> Report immediately any fossils, antiquities and other objects of interest or value discovered during execution of the works.<br><br>Keep objects in the exact position and condition in which they were found.  | Itm          |   |              |   |
| C   | <b>FIRE:</b> Take all necessary precautions to prevent personal injury, death, and damage to the Works or other property from fire.<br><br>Comply with Joint Code of Practice "Fire Prevention on Construction Sites" published by the Construction Confederation and The Fire Protection Association (The Joint Fire Code).<br><br>All cutting equipment and fuel for same, and other items of plant and equipment subject to fire hazard, must be safely and securely stored when not in use.<br>The Contractor shall ensure that no materials arising from the work are burned on site.<br><br>Emergency lighting shall be provided.<br><br>Smoking will not be permitted on the site.<br><br>Burning will not be permitted on site. | Itm          |   |              |   |
| D   | <b>INCLEMENT WEATHER:</b> Allow for carefully covering up and protecting exposed works from inclement weather.<br><br>The Contractor, as part of his best endeavours to prevent delay in the progress of the works, will be expected to adopt measures to prevent or minimize harmful effects of weather conditions on the works. The extent to which he has taken such measures will be taken into account when considering any notice of delay due to exceptionally adverse weather conditions.   | Itm          |   |              |   |
| E   | <b>MOISTURE AND HUMIDITY:</b> Prevent the work from becoming wet or damp where this may cause damage. Dry out the Works thoroughly, provide and maintain the necessary equipment, fuel and attendance for drying the works. 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 and excessive movement.  | Itm          |   |              |   |
|   | 001/29 To Collection  | £            |   | £            |   |

|   |   | Fixed Charge |   | Time Related |   |
|---|---|--------------|---|--------------|---|
|   |   | £            | p | £            | p |
| <b><u>A34 SECURITY/SAFETY/PROTECTION (CONT'D)</u></b> |   |              |   |              |   |
| <b><u>PROTECT AGAINST THE FOLLOWING: (CONT'D)</u></b> |   |              |   |              |   |
| A   | <p><b>WASTE:</b> Remove rubbish, debris, surplus material and spoil regularly and keep the site and Works clean and tidy. Remove all rubbish, dirt and residues from voids in the construction before closing in.</p> <p>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 offsite in a safe and competent manner as approved by a Waste Regulation Authority and in accordance with relevant regulations.</p> <p>Retain waste transfer documentation on site.</p> <p>No unauthorised persons may have access or take possession of works materials.</p>  | Itm          |   |              |   |
| B   | <p><b>ELECTROMAGNETIC INTERFERENCE:</b> Take all precautions to avoid excessive electromagnetic disturbance of apparatus and specialist equipment outside the site.</p>   | Itm          |   |              |   |
| C   | <p><b>LASER EQUIPMENT:</b> Install, use and store construction laser equipment in accordance with B.S. EN 60825-1 and the manufacturer's instructions. Use either Class 1 or Class 2 laser equipment, ensuring that the laser beam is not set at eye level and is terminated at the end of its useful path. The use of Class 3A and Class 3B laser equipment will not be permitted without the approval of the Contract Administrator and subject to the submission of a method statement on its safe use.</p>  | Itm          |   |              |   |
| D   | <p><b>POWER ACTUATED FIXING SYSTEMS:</b> use is not permitted on site.</p>  | Itm          |   |              |   |
| E   | <p><b>WORK IN ALL SECTIONS:</b> 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.</p> <p>The Contractor shall be responsible for any damage to adjoining buildings, structures, public and private roads, and footpaths fencing, gates, underground and overhead services, mains, waterways, and all other property of every kind and description, if caused by or attributable in any way to the execution of this contract, and all damages shall be made good to the satisfaction of the Contract Administrator and all authorities and/or other parties concerned, at the Contractors sole expense. The Contractor shall indemnify the Employer against any claims for damage caused, howsoever caused.</p>  | Itm          |   |              |   |
| F   | <p><b>EXISTING SERVICES:</b> 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 positions of existing services. Where positions are not shown on drawings, obtain relevant details from Service Authorities or other owners. Observe Service Authorities' recommendations for work adjacent to existing services.</p> <p>Adequately protect, and prevent damage to all services. Do not interfere with their operation without consent of the service authorities or other owners.</p> <p>If any damage to services results from the execution of the Works, notify the Contract Administrator and appropriate Service Authority without delay. 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 to deal with an emergency will not affect the extent of the Contractor's liability.</p> <p>Replace any marker tapes or protective covers disturbed during site operations to the Service Authorities' recommendations.</p> | Itm          |   |              |   |
| G   | <p><b>MAINTENANCE OF PUBLIC AND PRIVATE ROADS AND FOOTPATHS:</b> The Contractor shall be responsible for all damage to roads or streets (whether public or private) arising out of, or in the course of, or by reason of the execution of the Works. The Contractor shall be responsible at all times for keeping roads or streets immediately adjacent to the site of the Works free from mud, dirt, rubbish, etc, arising as aforesaid, and for the observance of any bye-law or regulation imposed by a competent authority requiring roads or streets to be kept free from mud, dirt, rubbish, etc.</p> <p>The Contractor shall observe the requirements of the Local Government (Miscellaneous Provisions) Act, 1976, controlling the depositing or mixing of mortar, cement, etc.</p>   | Itm          |   |              |   |
|   | 001/30 To Collection  | £            |   | £            |   |

|  |  | Fixed Charge |   | Time Related |   |
|--|--|--------------|---|--------------|---|
|  |  | £            | p | £            | p |
| <b><u>A35 SPECIFIC LIMITATIONS ON METHOD/SEQUENCE/TIMING</u></b> |  |              |   |              |   |
| A  | <b>SCOPE:</b> The limitations described in this section are supplementary to limitations described or implicit in information given in other sections or on the drawings.  | ltm          |   |              |   |
| B  | <b>USE OF THE SITE:</b> See section A12.   | ltm          |   |              |   |
| C  | <b>SEQUENCE OF WORKS:</b> The Contractor is to carry out the work in a sequential manor or concurrently to ensure the completion date is achieved and the Contractor is to ensure sufficient resource is provided to achieve this.   | ltm          |   |              |   |
| D  | <b>WORKING HOURS:</b> Normal working hours on this contract will be 0800 hrs to 1800 hrs Monday to Friday. Working on outside of these hours or at weekends will be by agreement with the Contract Administrator only.<br><br>No works shall be permitted outside of normal working hours without the prior approval of the Contract Administrator. There shall be no working permitted on Sundays, Bank Holidays or National Holidays.<br><br>If a relaxation of this condition is required at any time to allow work outside those times, the prior agreement must be obtained from the Council Environmental Protection Section or Council Area Planning Officer. | ltm          |   |              |   |
| E  | <b>WORK OUTSIDE NORMAL HOURS:</b> obtain prior permission from the Contract Administrator to carry out work outside normal working hours which will also be subject to any Establishment Regulations, Special Restrictions, etc.   | ltm          |   |              |   |
| G  | <b>CONTRACTOR SIGN IN PROCEDURE:</b> The Contractor is to maintain a daily sign-in register for all management, visitors and contractors on site.  |              |   |              |   |
| H  | <b>WELFARE/OFFICE SPACE FOR THE WORKS:</b> The Contractor shall ensure that there is a suitable office and welfare facility provided on site suitable for subcontractors, his own employees, the Employer, the Employer's Team and other visitors. The facilities are to be kept clean at all times.   |              |   |              |   |
| I  | <b>TRESPASS:</b> the Contractor shall be responsible for the control of all workmen employed by him or Sub-Contractors on the site and shall prevent them from trespassing onto the adjoining land and shall indemnify the Employer from any claim so arising.   | ltm          |   |              |   |
|  | 001/31 To Collection   | £            |   | £            |   |

|  |  | Fixed Charge |   | Time Related |   |
|--|--|--------------|---|--------------|---|
|  |  | £            | p | £            | p |
| <b><u>A36 FACILITIES/TEMPORARY WORK/SERVICES</u></b> |  |              |   |              |   |
| <b><u>GENERALLY</u></b>                              |  |              |   |              |   |
| A  | <p><b>LOCATIONS:</b> Inform the Contract Administrator of the intended siting of all temporary works and services.</p> <p>Maintain, alter, adapt and move temporary works and services as necessary. Remove when no longer required and make good.</p>   | Itm          |   |              |   |
| B  | <p><b>PLANT, TOOLS, VEHICLES AND EQUIPMENT:</b> The Contractor shall provide everything necessary for the proper execution of the work including all requisite plant, tools, vehicles, gantries, chutes, tarpaulins, rods, pegs, moulds, templates, levels, tackle and other implements and conveniences required for the expeditious carrying out of the works in proper sequence.</p> <p>Comply with the Factories Act or other regulations governing the use of machinery guards and other safeguards for the protection of workpersons.</p>  | Itm          |   |              |   |
| C  | <p><b>GENERAL ACCESS SCAFFOLDING AND WORKING PLATFORMS:</b> The Contractor is to comply with all current Health and Safety Regulations relating to the Height Regulations 2005. The Contractor is to provide, erect and maintain all necessary access scaffolding and other safe working platforms for the proper execution of the works, including moving, adapting as necessary during the course of the works, dismantling and removal on completion. All scaffolding work including erections, alterations and dismantling is to be carried out by qualified scaffolders.</p> <p>The Contractor shall include for the requirements for the scaffold installation within the Structural Engineers's Specification</p> <p>All working platforms must be capable of supporting the intended loads, adequately supported and braced, and provided with guard rails or barriers and toe boards. All scaffolding must be erected with legs/standards vertical and bearing on firm level ground using base plates, or on spreader boards if on soft ground.</p> <p>Tower scaffolds and other proprietary scaffold systems must be erected, used and dismantled in accordance with manufacturer's instructions. Mobile towers must have all wheels and outriggers locked and never be moved whilst in use or when loaded with materials. Only use internal ladders to access tower scaffolds, do not climb up the outside of the tower to reach the platform.</p> <p>Provide safe access to all scaffold/working platforms. Ladders are to be adequately tied to prevent slipping, correctly angled (75 degrees, i.e. 1 out of every 4 up), and extend 1m above the working platform.</p> <p>Inspections of scaffolding/working platforms are to be carried out by a competent person at maximum 7 day intervals and recorded in an Inspection Report. Should the Contractor remove any of his scaffolding/working platforms before ascertaining whether it is required by any sub-contractor he must re-erect it if required at his own expense.</p> <p>The Contractor is to provide a full breakdown of costs, fixed and time related, and a programme relating to that cost for the scaffold installation with their tender submission.</p> | Itm          |   |              |   |
| D  | <p><b>MOBILE AND SUSPENDED ACCESS EQUIPMENT:</b> (Including Mobile Elevating Work Platforms (MEWPs), Mast Climbing Work Platforms (MCWPs), temporary suspended access cradles and platforms).</p> <p>Mobile and other suspended access equipment must only be used where it is suitable for its intended purpose and only used by suitably trained and competent personnel.</p>  | Itm          |   |              |   |
| E  | <p><b>MOBILE AND SUSPENDED ACCESS EQUIPMENT:</b></p> <p>Equipment must only be installed or erected, or modified by specialist contractors and a handover certificate obtained covering safe working load, operation, maintenance and emergency procedures.</p> <p>Do not move equipment in an elevated position or operate close to overhead cables.</p>  | Itm          |   |              |   |
|  | 001/32 To Collection   | £            |   | £            |   |

|   |  | Fixed Charge |   | Time Related |   |
|---|--|--------------|---|--------------|---|
|   |  | £            | p | £            | p |
| <b><u>A36 FACILITIES/TEMPORARY WORK/SERVICES (CONT'D)</u></b> |  |              |   |              |   |
| <b><u>SERVICES AND FACILITIES</u></b>                         |  |              |   |              |   |
| A   | <b>LIGHTING:</b> During finishing work and inspection provide temporary lighting, the intensity and direction of which closely resembles that provided by the permanent installation.  | Itm          |   |              |   |
| B   | <b>LIGHTING AND POWER:</b> Provide all necessary temporary lighting and power required for the execution of the Works, including temporary connections.<br><br>The Contractor is to allow for making all temporary connections, distribution about the site in accordance with CP 1017, alterations and adaptations as necessary and clearing away on completion and making good.  | Itm          |   |              |   |
| C   | <b>WATER:</b> Provide fresh potable water for the work. The Contractor is to allow for making all temporary connections, providing hoses, storage tanks, etc., alterations and adaptations as necessary and clearing away on completion and making good.   | Itm          |   |              |   |
| D   | <b>TELEPHONES:</b> Provide as soon as practicable after the Date of Possession a temporary on site telephone for use by the Contractor and Sub-Contractors at all times during normal working hours and for emergency purposes only outside normal working hours. Make arrangements (e.g. an external bell) to ensure that incoming calls are answered reasonably promptly. Allow for the cost of a modest number of calls made by those acting on behalf of the Employer. Contact names and telephone numbers for the site, Contractor's office and out of hours emergencies shall be supplied to the Contract Administrator at the commencement of the Contract. | Itm          |   |              |   |
| E   | <b>E-MAIL FACILITY:</b> Provide as soon as practicable after the Date of Possession a suitable on site E-mail facility, for use by the Contractor and Sub-Contractors. Allow for the cost of a modest number of transmissions made by those acting on behalf of the Employer.  | Itm          |   |              |   |
| F   | <b>BENEFICIAL USE OF INSTALLED SYSTEMS:</b> Unless specific permission is given by the Employer and installer, the permanent supply, disposal, mechanical, electrical, communications, transport and access systems may not be used for any purpose other than running in, testing and commissioning. Where permission is given for any other use of a system before practical completion of the works it must be subject to a separate written agreement between the parties and in accordance with the recommended procedures given in NJCC Guidance Note 10.  | Itm          |   |              |   |
| G   | <b>THERMOMETERS:</b> Provide on site and maintain in accurate condition a maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.  | Itm          |   |              |   |
| H   | <b>SAFETY HEALTH AND WELFARE OF WORKPEOPLE:</b> The Contractor shall ensure that all safety and welfare measures required under or by virtue of the provisions of any enactment, or regulations or the working rules of any industry are strictly complied with.<br><br>The Contractor shall provide and maintain on site all necessary facilities for his own employees and for those employed by all Sub-Contractors.<br><br>The Contractor shall designate all sites as hard hat areas unless the work is being carried out internally amidst occupied premises   | Itm          |   |              |   |
| I   | <b>DRYING THE WORKS:</b> Allow for providing all necessary temporary heating, including fuel, which may be required to enable the works to proceed at all times, including that required to enable workpeople to work during inclement weather, to protect the works from damage due to frost and to enable trade to follow upon trade. The use of permanent heating systems will not be allowed without the consent of the Contract Administrator. Provide all necessary temporary equipment, fuel and attendance for drying and controlling the humidity of the Works.   | Itm          |   |              |   |
| J   | <b>SMALL PLANT AND TOOLS:</b> The Contractor shall provide all plant and tools necessary for the completion of the Works and shall maintain and remove same on completion. All plant and tools shall comply with current Statutory Regulations and Orders and power tools are to be a maximum of 110 volts.  | Itm          |   |              |   |
|   | 001/33 To Collection   | £            |   | £            |   |

|   |  | Fixed Charge  |   | Time Related |   |
|---|--|---------------|---|--------------|---|
|   |  | £             | p | £            | p |
| <b><u>A36 FACILITIES/TEMPORARY WORK/SERVICES (CONT'D)</u></b> |  |               |   |              |   |
| <b><u>SERVICES AND FACILITIES (CONT'D)</u></b>                |  |               |   |              |   |
| A   | <b>PERSONAL PROTECTIVE EQUIPMENT:</b> Provide for the sole use of those acting on behalf of the Employer, in sizes to be specified:<br>Safety helmets to B.S. EN 397, neither damaged nor time expired. Number required: 2.<br>High visibility waistcoats to B.S. EN 471 Class 2. Number required: 2.<br>Safety boots with steel insole and toecap to B.S. EN ISO 20345. Pairs required 2.<br>Disposable respirators to B.S. EN 149. FFP1S.<br>Eye protection to B.S. EN 166.<br>Ear protection – muffs to B.S. EN 352-1, plugs to B.S. EN 352-2.<br>Hand protection – to B.S. EN 388, 407, 420 or 511 as appropriate. | itm           |   |              |   |
|   | 001/34   | To Collection | £ |              | £ |

|  |   | Fixed Charge |   | Time Related |   |
|--|---|--------------|---|--------------|---|
|  |   | £            | p | £            | p |
| <b><u>A37 OPERATION/MAINTENANCE OF THE FINISHED BUILDING</u></b> |   |              |   |              |   |
| A  | <p><b>EMPLOYER'S COMMISSIONING PERIOD:</b> all mechanical and electrical services installations must be complete and operational before final commissioning can take place. All items of plant, such as boilers, pumps and motorised valves shall be pre-commissioned as far as practically possible prior to the final commissioning by the Employer.</p> <p>Practical completion will not be given until the commissioning requirements laid out in the Specification have been met.</p> <p>All builders' works within the building zones to be commissioned must be complete so that the systems can be tested in a finished environment</p>   | Itm          |   |              |   |
| B  | <p><b>THE BUILDING MANUAL:</b> Purpose: The Building Manual (incorporating the Health and Safety File) is to be a comprehensive information source and guide for the Employer and end users providing a complete understanding of the finished project and its systems to enable efficient and safe operation and maintenance.</p> <p>Where the Contractor deems a section or sub-section to be "not applicable" they shall seek confirmation in writing from the Contract Administrator.</p> <p>Compilation:</p> <ul style="list-style-type: none"> <li>- Prepare all information for Contractor Designed work including as-built drawings.</li> <li>- Obtain or prepare all other information to be included in the Manual.</li> </ul> <p>Content:</p> <p>PART 1: GENERAL: Content as detailed below.</p> <p>PART 2: BUILDING FABRIC: Content as detailed below.</p> <p>PART 3: BUILDING SERVICES: Content as detailed below.</p> <p>PART 4: THE HEALTH AND SAFETY FILE: Content as detailed below</p> <p>PART 5: THE BUILDING USER GUIDE: Content as detailed below</p> <p>A complete draft of the manual must be submitted to the Contract Administrator for comment not less than 2 weeks before the date of submission of the final copies of the Manual.</p> <p>The Contractor must not proceed with production of the final copies of the Manual until authorised to do so by the Contract Administrator.</p> <p>The Contractor is to provide the Project Manager with 2 paper copies and 1 electronic copy not less than 2 weeks after the date of Practical Completion.</p> | Itm          |   |              |   |
| C  | <p><b>CONTENT OF THE BUILDING MANUAL PART 1: GENERAL</b> Obtain and provide the following, including all relevant details not included in other parts of the Manual:</p> <p>Index:</p> <ul style="list-style-type: none"> <li>List of the constituent parts of the manual, together with their location in the document.</li> </ul> <p>The Works:</p> <ul style="list-style-type: none"> <li>A description of the works.</li> <li>Details of ownership.</li> <li>Health and safety information – other than that specifically required by the Construction (Design and Management) Regulations.</li> </ul> <p>The Contract:</p> <ul style="list-style-type: none"> <li>The parties: Names, addresses (including e-mail), telephone and fax numbers of the Consultants and designers, Authorities and statutory undertakers plus copies of consents and approvals, Contractors, Sub-Contractors, suppliers and manufacturers.</li> <li>Overall design criteria</li> </ul> <p>Operational requirements and constraints of a general nature:</p> <ul style="list-style-type: none"> <li>Maintenance contracts and contractors.</li> <li>Emergency procedures and contact details in case of emergency</li> <li>Description and location of other key documents</li> </ul>  | Itm          |   |              |   |
| 001/35 To Collection   |   | £            |   | £            |   |

|   |   | Fixed Charge |   | Time Related |   |
|---|---|--------------|---|--------------|---|
|   |   | £            | p | £            | p |
| <b><u>A37 OPERATION/MAINTENANCE OF THE FINISHED BUILDING (CONT'D)</u></b> |   |              |   |              |   |
| A   | <p><b>CONTENT OF THE BUILDING MANUAL PART 2: BUILDING FABRIC/SERVICES</b><br/>Obtain and provide the following, including all relevant details not included in other parts of the Manual:</p> <p>Design criteria:</p> <ul style="list-style-type: none"> <li>• Loadings</li> <li>• Durability of individual components and elements</li> <li>• Loading restrictions</li> <li>• Insulation values</li> <li>• Fire ratings</li> <li>• Other performance requirements.</li> </ul> <p>Construction of the building:</p> <ul style="list-style-type: none"> <li>• A detailed description of methods and materials used.</li> <li>• As-built drawings recording details of construction, together with an index.</li> <li>• Maintenance of the building fabric: Instructions for general maintenance detailing work to be done, acceptable tolerances and frequency of operation.</li> <li>• Product details: Copies of manufacturer's current literature including COSHH data sheets and recommendations for cleaning, repair and maintenance.</li> <li>• Environmental and trafficking conditions: Details of those that may result in damage/disfigurement.</li> <li>• Guarantees, warranties and maintenance agreements: Obtain from suppliers, Sub-Contractors and manufacturers.</li> <li>• Test certificates and reports required in the specification and by the Building Regulations.</li> </ul> | Itm          |   |              |   |
| B   | <p><b>PRESENTATION OF BUILDING MANUAL:</b> Format: A4 size, plastic covered, loose leaf, four-ring binders with hard covers, each indexed, divided and appropriately cover titled.</p> <p>Selected drawings needed to illustrate or locate items mentioned in the Manual: Where larger than A4, to be folded and accommodated in the binders so that they may be unfolded without being detached from the rings.</p> <p>As-built drawings: The main sets may form annexes to the Manual.</p>  | Itm          |   |              |   |
| C   | <p><b>TRAINING OF EMPLOYER:</b> Before Practical Completion the Contractor is to explain and demonstrate to Employer's Representatives the purpose, function and operation of the installations including all items and procedures listed in the Building Manual.</p> <p>Obtain signed confirmation that specified training has been received, including details of training given, names and designation of personnel present and date training carried out.</p>   | Itm          |   |              |   |
| D   | <p><b>SPARE PARTS:</b> Details: Before Completion submit a priced schedule of spare parts that the Contractor recommends should be obtained and kept in stock by the Employer for maintenance of the services installations.</p> <p>Include in the priced schedule for:</p> <p>Manufacturer's current prices, including packaging and delivery to site.</p> <p>Checking receipt, marking and numbering in accordance with the schedule of spare parts.</p> <p>Referencing to the plant and equipment list in Part 3 of the Building Manual.</p> <p>Painting, greasing, etc., and packing to prevent deterioration during storage.</p> <p>Latest date for submission: One week before the date for completion stated in the contract.</p>  | Itm          |   |              |   |
| E   | <p><b>TOOLS:</b> General: Provide tools and portable indicating instruments for the operation and maintenance of all services plant and equipment together with suitable means of identifying, storing and securing same.</p> <p>Quantity: Two complete sets.</p> <p>Time of submission: At Completion.</p>   | Itm          |   |              |   |
| 001/36 To Collection  |   | £            |   | £            |   |



|   |  |               | Fixed Charge |   |   | Time Related |   |
|---|--|---------------|--------------|---|---|--------------|---|
|   |  |               | £            | p |   | £            | p |
|   | <b><u>A40 CONTRACTOR'S GENERAL COST ITEMS: MANAGEMENT AND STAFF</u></b>  |               |              |   |   |              |   |
| A | <b>MANAGEMENT AND STAFF:</b> The Contractor is to allow for all salary and wage costs of management and staff required and encompassing the following:- <ul style="list-style-type: none"> <li>a. National Insurance Contributions.</li> <li>b. Pensions.</li> <li>c. National minimum wage</li> <li>d. Annual and public holidays.</li> <li>e. Travelling time, expenses, fares and transport.</li> <li>f. Subsistence and lodging allowances.</li> <li>g. Guaranteed time.</li> <li>h. Incentive and bonus payments and operations of such schemes, non-productive time and all costs of overtime working.</li> <li>i. Sick pay.</li> <li>j. Guaranteed minimum bonus.</li> <li>k. Severance pay and obligations under the Redundancy Payments Act.</li> <li>l. Training board levies.</li> <li>m. Any other disbursements arising from the employment of labour.</li> </ul> | Itm           |              |   |   |              |   |
|   | 001/37   | To Collection | £            |   | £ |              |   |

|   |   |               | Fixed Charge |   | Time Related |   |
|---|---|---------------|--------------|---|--------------|---|
|   |   |               | £            | p | £            | p |
| A | <p><b><u>A41 CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION</u></b></p> <p>For details of site accommodation required or made/not made available by the Employer see Section A36.</p> <p><b>SITE ACCOMMODATION</b></p> | Itm           |              |   |              |   |
|   | 001/38  | To Collection | £            |   | £            |   |

|   |  |     | Fixed Charge |   | Time Related |   |
|---|--|-----|--------------|---|--------------|---|
|   |  |     | £            | p | £            | p |
| <b><u>A42 CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES</u></b>                                  |  |     |              |   |              |   |
| For details of services and facilities required or made/not made available by the Employer see Section A36. |  |     |              |   |              |   |
| A   | <b>POWER</b>   | ltm |              |   |              |   |
| B   | <b>LIGHTING</b>  | ltm |              |   |              |   |
| C   | <b>FUELS (excluding fuels for testing and commissioning)</b>   | ltm |              |   |              |   |
| D   | <b>WATER</b>   | ltm |              |   |              |   |
| E   | <b>TELEPHONE AND ADMINISTRATION</b>  | ltm |              |   |              |   |
| F   | <b>SAFETY, HEALTH AND WELFARE (see A34, A36)</b>   | ltm |              |   |              |   |
| G   | <b>STORAGE OF MATERIALS (see A33 and A36)</b>  | ltm |              |   |              |   |
| H   | <b>RUBBISH DISPOSAL (see A34)</b>  | ltm |              |   |              |   |
| I   | <b>CLEANING (see A33)</b>  | ltm |              |   |              |   |
| J   | <b>DRYING OUT (see A34 and A36)</b>  | ltm |              |   |              |   |
| K   | <b>PROTECTION OF WORK IN ALL SECTIONS (see A34)</b>  | ltm |              |   |              |   |
| L   | <b>SECURITY (See A34)</b>  | ltm |              |   |              |   |
| M   | <b>MAINTAIN PUBLIC AND PRIVATE ROADS (see A34)</b>   | ltm |              |   |              |   |
| N   | <b>SMALL PLANT AND TOOLS</b>   | ltm |              |   |              |   |
| O   | <b>ADDITIONAL SERVICES AND FACILITIES ITEMS:</b><br>Insert below further cost items as may be required, with fixed charges and time related charges as required: | ltm |              |   |              |   |
|   | 001/39 To Collection   | £   |              |   | £            |   |

|   |  |               | Fixed Charge |   | Time Related |   |
|---|--|---------------|--------------|---|--------------|---|
|   |  |               | £            | p | £            | p |
|   |  |               |              |   |              |   |
| A | <b><u>A50 WORK/PRODUCTS BY/ON BEHALF OF THE EMPLOYER</u></b>   | itm           |              |   |              |   |
|   | <b>THE FOLLOWING WORKS WILL BE UNDERTAKEN BY OTHERS DIRECTLY EMPLOYED BY THE EMPLOYER:</b><br><br>- There are no works anticipated by the Employer concurrently. |               |              |   |              |   |
|   | <b><u>A54 PROVISIONAL WORK/ITEMS</u></b>   |               |              |   |              |   |
|   | 001/40   | To Collection | £            |   | £            |   |

|   |   |               | Fixed Charge |   |   | Time Related |   |
|---|---|---------------|--------------|---|---|--------------|---|
|   |   |               | £            | p |   | £            | p |
| A | <p><b>PROVISIONAL SUMS FOR DEFINED WORK</b></p> <p>Where work cannot be described in adequate detail it shall be given as a Provisional Sum and identified as for either defined or undefined works as appropriate.</p> <p>A Provisional Sum for defined work is a sum provided for work which is not completely designed but for which the following information shall be provided:</p> <ul style="list-style-type: none"> <li>a) The nature and construction of the work.</li> <li>b) A statement of how and where the work is fixed to the building and what other work is to be fixed thereto.</li> <li>c) Any specific limitations and the like identified in Section A35.</li> </ul> <p>Where Provisional Sums are given for defined work the Contractor will be deemed to have made due allowances in programming, planning and pricing Preliminaries. Any such allowance will only be subject to adjustment in those circumstances where the above information is varied.</p> | Itm           |              |   |   |              |   |
|   | 001/41  | To Collection | £            |   | £ |              |   |

|                        |                | Fixed Charge |   | Time Related |   |
|------------------------|----------------|--------------|---|--------------|---|
|                        |                | £            | p | £            | p |
| <u>COLLECTION PAGE</u> |                |              |   |              |   |
|                        | Page Nr 001/1  |              |   |              |   |
|                        | Page Nr 001/2  |              |   |              |   |
|                        | Page Nr 001/3  |              |   |              |   |
|                        | Page Nr 001/4  |              |   |              |   |
|                        | Page Nr 001/5  |              |   |              |   |
|                        | Page Nr 001/6  |              |   |              |   |
|                        | Page Nr 001/7  |              |   |              |   |
|                        | Page Nr 001/8  |              |   |              |   |
|                        | Page Nr 001/9  |              |   |              |   |
|                        | Page Nr 001/10 |              |   |              |   |
|                        | Page Nr 001/11 |              |   |              |   |
|                        | Page Nr 001/12 |              |   |              |   |
|                        | Page Nr 001/13 |              |   |              |   |
|                        | Page Nr 001/14 |              |   |              |   |
|                        | Page Nr 001/15 |              |   |              |   |
|                        | Page Nr 001/16 |              |   |              |   |
|                        | Page Nr 001/17 |              |   |              |   |
|                        | Page Nr 001/18 |              |   |              |   |
|                        | Page Nr 001/19 |              |   |              |   |
|                        | Page Nr 001/20 |              |   |              |   |
|                        | Page Nr 001/21 |              |   |              |   |
|                        | Page Nr 001/22 |              |   |              |   |
|                        | Page Nr 001/23 |              |   |              |   |
|                        | Page Nr 001/24 |              |   |              |   |
|                        | Page Nr 001/25 |              |   |              |   |
|                        | Page Nr 001/26 |              |   |              |   |
|                        | Page Nr 001/27 |              |   |              |   |

|                          |                    | Fixed Charge |   | Time Related |   |
|--------------------------|--------------------|--------------|---|--------------|---|
|                          |                    | £            | p | £            | p |
| <u>COLLECTION PAGE</u>   | Brought Forward    |              |   |              |   |
| Page Nr 001/28           |                    |              |   |              |   |
| Page Nr 001/29           |                    |              |   |              |   |
| Page Nr 001/30           |                    |              |   |              |   |
| Page Nr 001/31           |                    |              |   |              |   |
| Page Nr 001/32           |                    |              |   |              |   |
| Page Nr 001/33           |                    |              |   |              |   |
| Page Nr 001/34           |                    |              |   |              |   |
| Page Nr 001/35           |                    |              |   |              |   |
| Page Nr 001/36           |                    |              |   |              |   |
| Page Nr 001/37           |                    |              |   |              |   |
| Page Nr 001/38           |                    |              |   |              |   |
| Page Nr 001/39           |                    |              |   |              |   |
| Page Nr 001/40           |                    |              |   |              |   |
| Page Nr 001/41           |                    |              |   |              |   |
|                          | £                  |              |   | £            |   |
| TOTAL FIXED CHARGE COSTS |                    |              |   | £            |   |
| TOTAL TIME RELATED COSTS |                    |              |   | £            |   |
| 002/43                   | To General Summary |              |   | £            |   |



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**RESOURCE PROJECT, KIMBERLEY LODGE, FALMOUTH**

**BQ COLLECTION**

|     |                                     |  |  |           |           |
|-----|-------------------------------------|--|--|-----------|-----------|
|     | <u>Summary Page</u>                 |  |  |           |           |
| 1.0 | Preliminaries                       |  |  |           |           |
| 2.0 | Schedule of Works Pricing Document: |  |  |           |           |
|     | 1a. Substructures                   |  |  |           |           |
|     | 2a. Frame                           |  |  |           |           |
|     | 2c. Roof                            |  |  |           |           |
|     | 2e. External Walls                  |  |  |           |           |
|     | 2f. Windows and External Doors      |  |  |           |           |
|     | 2g. Internal Walls                  |  |  |           |           |
|     | 2h. Internal Doors                  |  |  |           |           |
|     | 3a. Wall Finishes                   |  |  |           |           |
|     | 3b. Floor Finishes                  |  |  |           |           |
|     | 3c. Ceiling Finishes                |  |  |           |           |
|     | 4a. Fixtures and Fittings           |  |  |           |           |
|     | 5a. Sanitary Installation           |  |  |           |           |
|     | 5b. Electrical Installation         |  |  |           |           |
|     | 5c. Mechanical Installation         |  |  |           |           |
|     | 6a. Site Works                      |  |  |           |           |
|     | 7. Works to existing building       |  |  |           |           |
|     | SUB-TOTAL                           |  |  |           |           |
|     | Overheads & Profit (%)              |  |  |           |           |
|     | SUB-TOTAL                           |  |  |           |           |
|     | Contingency                         |  |  | 40,000.00 | 40,000.00 |
|     | TOTAL                               |  |  |           |           |



| Ref          |  | Quantity   | Unit | Rate | £ |
|--------------|--|------------|------|------|---|
|              | <b><u>D GROUNDWORKS</u></b>  |            |      |      |   |
|              | <b><u>D20: EXCAVATING AND FILLING</u></b>  |            |      |      |   |
|              | <u>Excavating; including all earthwork support; including all working space allowances</u> |            |      |      |   |
|              | From reduced levels after demolitions  |            |      |      |   |
| A            | maximum depth not exceeding 0.25m  | 18         | m³   |      |   |
| B            | maximum depth not exceeding 1.00m  | 12         | m³   |      |   |
| C            | E.O Excavation in rock (Approximate)   | 3          | m³   |      |   |
|              | <u>Trenches; width not exceeding 0.60m; including all earthwork support; including</u>     |            |      |      |   |
| D            | maximum depth not exceeding 2.00m  | 13         | m³   |      |   |
| E            | E.O Excavation in rock (Approximate)   | 2          | m³   |      |   |
|              | <u>Disposal</u>  |            |      |      |   |
|              | Excavated material   |            |      |      |   |
| F            | on site; to spoil heaps not exceeding 200m distance  | 2          | m³   |      |   |
| G            | off-site   | 41         | m³   |      |   |
| H            | off-site; (Approximate)  | 5          | m³   |      |   |
|              | <u>Filling to excavations</u>  |            |      |      |   |
|              | Average thickness n.e. 0.25m   |            |      |      |   |
| I            | selected excavated material  | 2          | m³   |      |   |
| J            | type 1 material; as Architect's Specification  | 35         | m³   |      |   |
| Page Nr 1A/1 |  | Page Total |      |      |   |

| Ref          |  | Quantity   | Unit           | Rate | £ |
|--------------|--|------------|----------------|------|---|
|              | <u>Surface treatments</u>                                    |            |                |      |   |
|              | Compacting   |            |                |      |   |
| H            | filling; blinding with sand                                  | 139        | m <sup>2</sup> |      |   |
| J            | bottoms of excavations                                       | 139        | m <sup>2</sup> |      |   |
|              | <u>Disposal</u>  |            |                |      |   |
|              | Surface water  |            |                |      |   |
| K            | generally  | 1          | it             |      |   |
|              | Ground water   |            |                |      |   |
| J            | generally  | 1          | it             |      |   |
|              | <b><u>E IN-SITU CONCRETE/LARGE PRECAST CONCRETE</u></b>      |            |                |      |   |
|              | <b><u>E10 : MIXING/ CASTING/ CURING IN-SITU CONCRETE</u></b> |            |                |      |   |
|              | <u>Plain in-situ concrete</u>                                |            |                |      |   |
|              | Fillings   |            |                |      |   |
| A            | to cavity; 200 wide  | 15         | m <sup>3</sup> |      |   |
|              | Foundations  |            |                |      |   |
| C            | generally in trenches  | 7          | m <sup>3</sup> |      |   |
|              | <u>Reinforced in-situ concrete</u>                           |            |                |      |   |
|              | Slabs  |            |                |      |   |
| E            | thickness 150 - 450; to slopes or falls exceeding 15 degrees | 16         | m <sup>3</sup> |      |   |
| Page Nr 1A/2 |  | Page Total |                |      |   |

| Ref          |   | Quantity   | Unit           | Rate | £ |
|--------------|---|------------|----------------|------|---|
|              | <b><u>E20 : FORMWORK FOR IN-SITU CONCRETE</u></b>   |            |                |      |   |
|              | <u>Formwork with basic finish at the discretion of the contractor</u>   |            |                |      |   |
|              | Sides of foundations  |            |                |      |   |
| F            | plain vertical; height 250 - 500mm  | 146        | m              |      |   |
|              | <b><u>E30 : REINFORCEMENT FOR IN-SITU CONCRETE</u></b>  |            |                |      |   |
|              | <u>Reinforcement; plain round steel, welded; BS 4483</u>  |            |                |      |   |
|              | Fabric  |            |                |      |   |
| A            | A393 mesh   | 95         | m <sup>2</sup> |      |   |
|              | <b><u>E40 : DESIGNED JOINTS AND DETAILS FOR IN-SITU CONCRETE</u></b>  |            |                |      |   |
|              | <u>Formed Joint</u>   |            |                |      |   |
|              | Junction  |            |                |      |   |
| B            | 600mm long H16 dowel with 50/50 embedment as Structural Engineer Drawing 23505/010  | 4          | m              |      |   |
|              | Base Plate  |            |                |      |   |
| C            | 80 x 80 x 6.3 SHS with an 8mm fillet welded 300 x 300 x 10 thick base plate; bolted through 20mm non-shrinkable structural grout with 4nr grade 8.8 M16 threaded rods resin fixed with RAWL R-KEM II or similar approved; as Engineer Drawing 23505/010 | 1          | nr             |      |   |
| Page Nr 1A/3 |   | Page Total |                |      |   |

| Ref          |   | Quantity   | Unit           | Rate | £ |
|--------------|---|------------|----------------|------|---|
|              | <b><u>E41 : WORKED FINISHES/ CUTTING TO IN-SITU CONCRETE</u></b>              |            |                |      |   |
|              | <u>Finishes to in-situ concrete</u>   |            |                |      |   |
|              | Power floating  |            |                |      |   |
| F            | width exceeding 300   | 110        | m <sup>2</sup> |      |   |
|              | <b><u>F MASONRY</u></b>   |            |                |      |   |
|              | <b><u>F10 : BRICK/ BLOCK WALLING</u></b>                                      |            |                |      |   |
|              | <u>Dense concrete blockwork; 7N trench block as Engineers details</u>         |            |                |      |   |
|              | Walls   |            |                |      |   |
| B            | 100 thick   | 30         | m <sup>2</sup> |      |   |
| B            | 215 thick   | 7          | m <sup>2</sup> |      |   |
| C            | 300 thick   | 6          | m <sup>2</sup> |      |   |
| C            | 440 thick   | 9          | m <sup>2</sup> |      |   |
|              | <b><u>F30 : ACCESSORIES/ SUNDRY ITEMS FOR BRICK/ BLOCK/ STONE WALLING</u></b> |            |                |      |   |
|              | <u>Forming cavities</u>   |            |                |      |   |
|              | In hollow walls   |            |                |      |   |
| F            | 150 wide  | 15         | m <sup>2</sup> |      |   |
|              | <u>Dpc</u>  |            |                |      |   |
|              | Hyload cavity tray; as Architect's Specification                              |            |                |      |   |
| G            | horizontal; exceeding 225 wide  | 18         | m <sup>2</sup> |      |   |
| Page Nr 1A/4 |   | Page Total |                |      |   |

| Ref          |   | Quantity   | Unit           | Rate | £ |
|--------------|---|------------|----------------|------|---|
|              | <u>Weepholes</u>  |            |                |      |   |
|              | Weepholes; as Architect's Specification                         |            |                |      |   |
| A            | through 100mm blockwork   | 79         | nr             |      |   |
|              | <u>Holes through walls</u>                                      |            |                |      |   |
|              | For services  |            |                |      |   |
| B            | 250 x 250 hole through 300 thick cavity wall, including lintols | 5          | nr             |      |   |
|              | <b><u>J WATERPROOFING</u></b>                                   |            |                |      |   |
|              | <b><u>J20 MASTIC ASPHALT TANKING/DAMP PROOF MEMBRANES</u></b>   |            |                |      |   |
|              | <u>Geocomposite Gas Venting Layer</u>                           |            |                |      |   |
|              | Visqueen Gas Resistant DPC; as Architect's Specification        |            |                |      |   |
| C            | exceeding 300 wide; horizontal; to blinded hardcore             | 139        | m <sup>2</sup> |      |   |
| Page Nr 1A/5 |   | Page Total |                |      |   |

|                  |   |  |  |  | £ |
|------------------|---|--|--|--|---|
|                  | <p><b><u>COLLECTION</u></b></p> <p>Page Nr 1A/1</p> <p>Page Nr 1A/2</p> <p>Page Nr 1A/3</p> <p>Page Nr 1A/4</p> <p>Page Nr 1A/5</p> |  |  |  |   |
| TOTAL TO SUMMARY |   |  |  |  |   |

| Ref               |   | Quantity | Unit | Rate | £ |
|-------------------|---|----------|------|------|---|
|                   | <b><u>E CONCRETE</u></b>  |          |      |      |   |
|                   | <b><u>E05 INSITU CONCRETE</u></b>   |          |      |      |   |
|                   | <u>Grouting with cement mortar; as Architect's Specification</u>  |          |      |      |   |
|                   | Stanchion bases   |          |      |      |   |
| A                 | 25 mm thick   | 1        | nr   |      |   |
|                   | <b><u>E42 ACCESSORIES CAST INTO INSITU CONCRETE</u></b>   |          |      |      |   |
|                   | <u>Foundation bolt boxes</u>  |          |      |      |   |
|                   | Temporary plywood; for group of 4 nr bolts  |          |      |      |   |
| B                 | 75 x 75 x 150 mm; (Approximate)   | 1        | nr   |      |   |
|                   | <u>Foundation bolts and nuts</u>  |          |      |      |   |
|                   | Black hexagon   |          |      |      |   |
| C                 | 20 mm diameter x 180 mm long; (Approximate)   | 4        | nr   |      |   |
|                   | <b><u>G STRUCTURAL/CARCASSING METAL/TIMBER</u></b>  |          |      |      |   |
|                   | <b><u>G10 STRUCTURAL STEEL FRAMING</u></b>  |          |      |      |   |
|                   | <u>Framing, fabrication; weldable steel; BS EN 10025: 1993 Grade S355JR; hot rolled structural steel sections; welded fabrication; as Engineer's Drawings and Specification</u> |          |      |      |   |
|                   | Columns   |          |      |      |   |
| D                 | weight not exceeding 40 kg/m  | 0.91     | t    |      |   |
|                   | Beams   |          |      |      |   |
| E                 | weight not exceeding 40 kg/m  | 0.11     | t    |      |   |
| <b>Page Total</b> |   |          |      |      |   |

| Ref               |  | Quantity | Unit           | Rate | £ |
|-------------------|--|----------|----------------|------|---|
| A                 | Fittings   | 0.15     | t              |      |   |
|                   | <u>Framing erection</u>  |          |                |      |   |
| B                 | Permanent erection on site   | 1.18     | t              |      |   |
|                   | <u>Surface preparation</u>   |          |                |      |   |
|                   | At works   |          |                |      |   |
| C                 | blast cleaning   | 34       | m <sup>2</sup> |      |   |
| D                 | touch up primer and one coat of two pack epoxy zinc phosphate primer   | 34       | m <sup>2</sup> |      |   |
|                   | On site  |          |                |      |   |
| E                 | intumescent paint fire protection (60) minutes; spray applied; as Architect's Specification  | 34       | m <sup>2</sup> |      |   |
|                   | <b><u>G12 ISOLATED STRUCTURAL METAL MEMBERS</u></b>  |          |                |      |   |
|                   | <u>Fabricated weldable steel; hot rolled sections; welded and bolted fabrication; galvanised coated shop and site bolts; Contractor designed steelwork connections; as Engineer's Drawings and Specification</u> |          |                |      |   |
|                   | Beams  |          |                |      |   |
| F                 | weight not exceeding 40 kg/m   | 0.34     | t              |      |   |
| G                 | Fittings   | 0.05     | t              |      |   |
|                   | <u>Framing erection</u>  |          |                |      |   |
| H                 | Permanent erection on site   | 0.39     | t              |      |   |
| <b>Page Total</b> |  |          |                |      |   |



| Ref               |   | Quantity | Unit           | Rate | £ |
|-------------------|---|----------|----------------|------|---|
|                   | <u>Surface preparation</u>  |          |                |      |   |
|                   | At works  |          |                |      |   |
| A                 | blast cleaning  | 10       | m <sup>2</sup> |      |   |
| B                 | touch up primer and one coat of two pack epoxy zinc phosphate primer  | 10       | m <sup>2</sup> |      |   |
|                   | On site   |          |                |      |   |
| C                 | intumescent paint fire protection (60) minutes; spray applied; as Architect's Specification   | 10       | m <sup>2</sup> |      |   |
|                   | <b><u>F31 PRECAST CONCRETE SILLS / LINTELS / COPINGS / FEATURES</u></b>   |          |                |      |   |
|                   | <b><u>Precast concrete units; prestressed concrete lintels; building into existing masonry; bedding in cement/lime/sand mortar (1:3-4); as Engineers Drawings and Specification</u></b> |          |                |      |   |
|                   | <u>Lintels</u>  |          |                |      |   |
| D                 | 100 x 215 x 1200 long   | 4        | nr             |      |   |
|                   | <b><u>Mass concrete units; GEN3 mass concrete padstone [cast in-situ] in existing masonry; as Engineers Drawings and Specification</u></b>  |          |                |      |   |
|                   | <u>Padstones</u>  |          |                |      |   |
| E                 | 300 x 200 x 200   | 7        | nr             |      |   |
| <b>Page Total</b> |   |          |                |      |   |

| Ref        |  | Quantity | Unit | Rate | £ |
|------------|--|----------|------|------|---|
| A          | <b><u>G20 CARPENTRY / TIMBER FRAMING / FIRST FIXING</u></b><br><br><b><u>Sawn softwood; strength class C246; pressure impregnated with preservative</u></b><br><br><u>Framed supports; as Engineer's Drawing and Specification</u><br><br>2 no 50 x 175 C24 timbers bolted together<br><br>including all fixings; within existing building | 10       | m    |      |   |
|            | <b><u>M SURFACE FINISHES</u></b><br><br><b><u>M60 PAINTING/CLEAR FINISHING</u></b><br><br><u>Touch up primer; one undercoat and two finishing coats of gloss paint; on iron or steel surfaces; as Architect's Specification</u><br><br>Structural steelwork<br><br>over 300 mm girth (Approximate)   |          |      |      |   |
| Page Total |  |          |      |      |   |

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|                  | <p><b><u>COLLECTION</u></b></p> <p>Page Nr 2A/1</p> <p>Page Nr 2A/2</p> <p>Page Nr 2A/3</p> <p>Page Nr 2A/4</p> |  |  |  |  |
| TOTAL TO SUMMARY |   |  |  |  |  |

| Ref               |   | Quantity | Unit           | Rate | £ |
|-------------------|---|----------|----------------|------|---|
|                   | <b><u>H CLADDING / COVERING</u></b>   |          |                |      |   |
|                   | <b><u>H20 RIGID SHEET CLADDING</u></b>  |          |                |      |   |
|                   | <b><u>H31 METAL PROFILED / FLAT SHEET CLADDING / COVERING</u></b>   |          |                |      |   |
|                   | <u>Warm Flat Roof (PIR); single ply low pitch 15 degrees; as Architect and Manufacturer Specification</u> |          |                |      |   |
|                   | Roof coverings  |          |                |      |   |
| A                 | full composite system   | 61       | m <sup>2</sup> |      |   |
|                   | Extra over for  |          |                |      |   |
| B                 | verge detail and soffit   | 24       | m              |      |   |
| C                 | raking cutting  | 24       | m              |      |   |
| D                 | ridge detail  | 13       | m              |      |   |
| E                 | eaves detail including ventilated filler block  | 13       | m              |      |   |
|                   | <u>Warm Flat Roof (PIR); single ply flat roof; as Architect and Manufacturer Specification</u>            |          |                |      |   |
|                   | Roof coverings  |          |                |      |   |
| F                 | full composite system   | 92       | m <sup>2</sup> |      |   |
|                   | Extra over for  |          |                |      |   |
| G                 | abutment to masonry   | 36       | m              |      |   |
| H                 | edge detail including all formed gutters  | 51       | m              |      |   |
| I                 | abutment to 750 x 750 rooflights  | 3        | nr             |      |   |
| <b>Page Total</b> |   |          |                |      |   |

| Ref               |  | Quantity | Unit | Rate | £ |
|-------------------|--|----------|------|------|---|
|                   | <b><u>R DISPOSAL SYSTEMS</u></b>               |          |      |      |   |
|                   | <b><u>R10 RAINWATER PIPEWORK / GUTTERS</u></b> |          |      |      |   |
|                   | <u>Pipework; as Architect Specification</u>    |          |      |      |   |
|                   | Pipes  |          |      |      |   |
| A                 | fixing to masonry                              | 16       | m    |      |   |
| B                 | Extra for offsets; as drawing                  | 10       | Nr   |      |   |
| C                 | Extra for connectins to gullies                | 6        | Nr   |      |   |
|                   | <u>Gutters; as Architect Specification</u>     |          |      |      |   |
|                   | Gutters  |          |      |      |   |
| D                 | fixing to timber                               | 14       | m    |      |   |
| E                 | Ends   | 4        | Nr   |      |   |
| G                 | Outlets  | 2        | Nr   |      |   |
| <b>Page Total</b> |  |          |      |      |   |

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|                  |   |  |  |  | £ |
|                  | <p><b><u>COLLECTION</u></b></p> <p>Page Nr 2C/1</p> <p>Page Nr 2C/2</p> |  |  |  |   |
| TOTAL TO SUMMARY |   |  |  |  |   |

| Ref               |  | Quantity | Unit           | Rate | £ |
|-------------------|--|----------|----------------|------|---|
|                   | <b><u>E IN SITU CONCRETE / LARGE PRECAST CONCRETE</u></b>  |          |                |      |   |
|                   | <b><u>E10 MIXING / CASTING / CURING IN-SITU CONCRETE</u></b>   |          |                |      |   |
|                   | <u>Plain concrete; as Engineer's Specification</u>   |          |                |      |   |
|                   | Filling hollow walls   |          |                |      |   |
| A                 | not exceeding 150 thick  | 4        | m3             |      |   |
|                   | <u>Grouting; as Engineer's Specification</u>   |          |                |      |   |
|                   | Column bases   |          |                |      |   |
| B                 | 150 to 450 thick   | 1        | m3             |      |   |
|                   | <b><u>F MASONRY</u></b>  |          |                |      |   |
|                   | <b><u>F10 BRICK / BLOCK WALLING</u></b>  |          |                |      |   |
|                   | <u>Dense concrete blockwork (7.2N/mm2); cement/sand mortar (1:3-4); as Architect's Specification</u>   |          |                |      |   |
|                   | Walls  |          |                |      |   |
| C                 | 100mm thick  | 314      | m <sup>2</sup> |      |   |
| D                 | Extra over for flush pointed and fair faced one side   | 163      | m <sup>2</sup> |      |   |
|                   | <b><u>F30 ACCESSORIES SUNDRY ITEMS FOR BRICK/BLOCK</u></b>   |          |                |      |   |
|                   | <u>Forming cavities</u>  |          |                |      |   |
|                   | Forming cavities in hollow walls   |          |                |      |   |
| E                 | 200 wide; stainless steel wall ties; 900 centres horizontally; 450 centres vertically; 150 thick insulation; plastic insulation retaining discs; as Architect's Drawings and Specification | 180      | m <sup>2</sup> |      |   |
| <b>Page Total</b> |  |          |                |      |   |

| Ref        |   | Quantity | Unit           | Rate | £ |
|------------|---|----------|----------------|------|---|
|            | <u>Damp proof courses; minimum 100 laps; bedding in cement/sand mortar (1:3-4); as Architects Specification</u> |          |                |      |   |
|            | On surfaces   |          |                |      |   |
| A          | over 225 wide; vertical   | 71       | m <sup>2</sup> |      |   |
| B          | over 225 wide; horizontal   | 64       | m <sup>2</sup> |      |   |
|            | <u>Proprietary items; Cavity tray; bedding in cement/sand mortar (1:3-4); as Architects Specification</u>       |          |                |      |   |
|            | On surfaces   |          |                |      |   |
| C          | over 225 wide; horizontal   | 38       | m <sup>2</sup> |      |   |
|            | <u>Proprietary items; Furfix wall starter; as Architects Specification</u>                                      |          |                |      |   |
|            | On surfaces   |          |                |      |   |
| D          | vertical; to existing stonework   | 10       | m              |      |   |
|            | <u>Proprietary items; weep ventilators; building into 100 thick blockwork; as Architects Specification</u>      |          |                |      |   |
|            | Weep ventilators  |          |                |      |   |
| E          | generally   | 74       | nr             |      |   |
|            | <u>Proprietary items; combined DPC and insulated cavity closers; as Architects Specification</u>                |          |                |      |   |
|            | On surfaces   |          |                |      |   |
| F          | 45 wide; horizontal   | 150      | m              |      |   |
| Page Total |   |          |                |      |   |



| Ref   |  | Quantity | Unit | Rate | £ |
|---|--|----------|------|------|---|
| A   | <u>Proprietary items; stainless steel frame ties, including isopads; fixed to steelwork; as Architects Specification</u>   |          |      |      |   |
|   | Frame ties<br>fixing to steel  | 14       | nr   |      |   |
| B   | <u>Proprietary items; galvanised lateral restraint straps; holed for fixings; as Architects Specification</u>  |          |      |      |   |
|   | Straps; fixing to masonry<br>30 x 5 x 1500; bent x 1   | 86       | nr   |      |   |
| <b><u>F31 PRECAST CONCRETE SILLS / LINTELS / COPINGS / FEATURES</u></b> |  |          |      |      |   |
| C   | <u>Precast concrete units; prestressed concrete lintels; building into blockwork; bedding in cement/lime/sand mortar (1:3-4); as Structural Engineer Specification</u> |          |      |      |   |
|   | Lintels<br>100 x 65 x 900 long   | 6        | nr   |      |   |
| D   | 100 x 65 x 1200 long   | 8        | nr   |      |   |
| E   | 100 x 65 x 1500 long   | 7        | nr   |      |   |
| F   | <u>Precast concrete units; bedding and pointing); as Structural Engineer Specification</u>   |          |      |      |   |
|   | Padstones<br>400 x 100 x 215   | 7        | nr   |      |   |
| <b>Page Total</b>   |  |          |      |      |   |

| Ref               |  | Quantity | Unit           | Rate | £ |
|-------------------|--|----------|----------------|------|---|
|                   | <b><u>H CLADDING / COVERING</u></b>  |          |                |      |   |
|                   | <b><u>H21 TIMBER WEATHERBOARDING - EXTERNALLY</u></b>  |          |                |      |   |
|                   | <u>Natural Larch Shingle; 200 x 300 shingles; on and including 25 x 50mm horizontal battens at 200centres, Tyvek breather membrane, 25 x 50mm verical battens at 600 centres fixed to masonry; as Architects specification</u> |          |                |      |   |
|                   | Walls  |          |                |      |   |
| A                 | over 300mm wide; to blockwork  | 186      | m <sup>2</sup> |      |   |
|                   | Finished angles  |          |                |      |   |
| B                 | 90 degrees external; matching shingles   | 15       | m              |      |   |
| C                 | 90 degrees internal; matching shingles   | 6        | m              |      |   |
| D                 | irregular angle external; matching shingles  | 3        | m              |      |   |
| E                 | irregular angle internal; matching shingles  | 6        | m              |      |   |
|                   | Finished junctions   |          |                |      |   |
| F                 | vertical to masonry or stonewrok; matching shingles  | 11       | m              |      |   |
| G                 | vertical to windows or doors; matching shingles  | 124      | m              |      |   |
| H                 | horizontal to windows or doors; matching shingles  | 74       | m              |      |   |
| I                 | horizontal at bellcast; matching shingles  | 42       | m              |      |   |
| J                 | horizontal at eaves; matching shingles   | 45       | m              |      |   |
| <b>Page Total</b> |  |          |                |      |   |

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| Ref               |  | Quantity | Unit | Rate | £ |
|-------------------|--|----------|------|------|---|
|                   | <b><u>L WINDOWS / DOORS / STAIRS</u></b>   |          |      |      |   |
|                   | <b><u>L10 WINDOWS / ROOFLIGHTS / SCREENS / LOUVRES</u></b>   |          |      |      |   |
|                   | <u>Timber Windows; Rationel Aura; triple glazed units; complete with all ironmongery; pressure impregnated with preservative; factory finished; complete with all necessary flashings, blanking plates, insulation, birdguards, insect mesh, trickle vents, mastic bedding and pointing, etc.; as drawing 0141.a/451,0141.a/452 and Architects Specification</u> |          |      |      |   |
|                   | Timber windows; external   |          |      |      |   |
| A                 | 800 x 1250 overall; ref W 3-1n   | 1        | nr   |      |   |
| B                 | 1120 x 2150 overall; ref W 3-2n  | 1        | nr   |      |   |
| C                 | 1000 x 1250 overall; ref W 3-3n  | 1        | nr   |      |   |
| D                 | 500 x 500 overall; ref W 3-4n  | 1        | nr   |      |   |
| E                 | 500 x 1550 overall; ref W 3-5n   | 1        | nr   |      |   |
| F                 | 900 x 1250 overall; ref W 3-6n   | 1        | nr   |      |   |
| G                 | 500 x 1550 overall; ref W 3-7n   | 1        | nr   |      |   |
| H                 | 5600 x 650 overall; ref W 3-11n  | 1        | nr   |      |   |
| I                 | 2500 x 650 overall; ref W 3-12n  | 1        | nr   |      |   |
| <b>Page Total</b> |  |          |      |      |   |

| Ref        |   | Quantity | Unit | Rate | £ |
|------------|---|----------|------|------|---|
|            | <u>Timber Windows; Rationel Forma; double glazed units; complete with all ironmongery; pressure impregnated with preservative; factory finished; complete with all necessary flashings, blanking plates, insulation, birdguards, insect mesh, trickle vents, mastic bedding and pointing, etc.; as drawing 0141.a/451,0141.a/452 and Architects Specification</u>   |          |      |      |   |
|            | Timber windows; external  |          |      |      |   |
| A          | 1240 x 1100 overall; ref W 1-1n, W 1-2n   | 2        | nr   |      |   |
| B          | 1240 x 1180 overall; ref W 1-3n, W 1-5n   | 2        | nr   |      |   |
| C          | 750 x 520 overall; ref W 1-4n   | 1        | nr   |      |   |
| D          | 1230 x 1180 overall; ref W 1-6n   | 1        | nr   |      |   |
|            | Timber windows; internal  |          |      |      |   |
| E          | 750 x 1200 overall; ref Wi 3-1n, Wi 3-2n, Wi 3-3n, Wi 3-4n, Wi 3-6n   | 5        | nr   |      |   |
| F          | 1250 x 1200 overall; ref Wi 3-5n  | 1        | nr   |      |   |
|            | <u>Timber Rooflights; Rationel Aura; double glazed units; complete with all ironmongery; pressure impregnated with preservative; factory finished; complete with all necessary flashings, blanking plates, insulation, birdguards, insect mesh, trickle vents, mastic bedding and pointing, etc.; as drawing 0141.a/451,0141.a/452 and Architects Specification</u> |          |      |      |   |
|            | Timber rooflights   |          |      |      |   |
| G          | 600 x 750 overall; ref RL 4-1n  | 1        | nr   |      |   |
| H          | 600 x 750 overall; ref RL 4-2n  | 1        | nr   |      |   |
| Page Total |   |          |      |      |   |

| Ref               |  | Quantity | Unit | Rate | £ |
|-------------------|--|----------|------|------|---|
|                   | <u>Timber Rooflights; Rationel Aura; triple glazed units; complete with all ironmongery; pressure impregnated with preservative; factory finished; complete with all necessary flashings, blanking plates, insulation, birdguards, insect mesh, trickle vents, mastic bedding and pointing, etc.; as drawing 0141.a/451,0141.a/452 and Architects Specification</u>  |          |      |      |   |
| A                 | 750 x 750 overall; ref RL 3-1n, RL 3-2n, RL 3-3n   | 3        | nr   |      |   |
| B                 | 600 x 750 overall; ref RL 4-1n, RL 4-2n  | 2        | nr   |      |   |
|                   | <u>Timber Rooflights; Rationel Forma; double glazed units; complete with all ironmongery; pressure impregnated with preservative; factory finished; complete with all necessary flashings, blanking plates, insulation, birdguards, insect mesh, trickle vents, mastic bedding and pointing, etc.; as drawing 0141.a/451,0141.a/452 and Architects Specification</u>   |          |      |      |   |
|                   | Timber rooflights  |          |      |      |   |
| C                 | 800 x 1400 overall; ref RL 1-1n  | 1        | nr   |      |   |
|                   | <b><u>L20 DOORS / SHUTTERS / HATCHES</u></b>   |          |      |      |   |
|                   | <u>Timber external door and frame sets; "Rationel Forma"; door and frame units; double glazed units; complete with all ironmongery and glazing; pressure impregnated with preservative; factory finished; complete with all necessary flashings, blanking plates, insulation, birdguards, insect mesh, trickle vents, mastic bedding and pointing, etc.; as drawing 0141.a/451,0141.a/452 and Architects Specification</u> |          |      |      |   |
|                   | Door and frame   |          |      |      |   |
| D                 | 960 x 1970 overall; ref D 1-1n   | 1        | nr   |      |   |
| E                 | 1020 x 2090 overall; ref D 1-2n  | 1        | nr   |      |   |
| <b>Page Total</b> |  |          |      |      |   |

| Ref        |  | Quantity | Unit | Rate | £ |
|------------|--|----------|------|------|---|
|            | <u>Timber external door and frame sets; "Rational Forma"; door and frame units; triple glazed units; complete with all ironmongery and glazing; pressure impregnated with preservative; factory finished; complete with all necessary flashings, blanking plates, insulation, birdguards, insect mesh, trickle vents, mastic bedding and pointing, etc.; as drawing 0141.a/451,0141.a/452 and Architects Specification</u><br><br>Door and frame |          |      |      |   |
| A          | 1090 x 2150 overall; ref D 3-1n  | 1        | nr   |      |   |
| B          | 1020 x 2090 overall; ref D 3-2n  | 1        | nr   |      |   |
| C          | 1020 x 2090 overall; ref D 3-3n  | 1        | nr   |      |   |
|            | <u>Steel external door and frame sets; door and frame units; complete with all ironmongery; factory finished; complete with all necessary flashings, blanking plates, insulation, birdguards, insect mesh, trickle vents, mastic bedding and pointing, etc.; as drawing 0141.a/451,0141.a/452 and Architects Specification</u><br><br>Door and frame   |          |      |      |   |
| D          | 1440 x 2150 overall; ref D 4-5n  | 1        | nr   |      |   |
|            | <u>Bedding and Pointing frames</u><br><br>Pointing metal frames with polysulphide sealant; Adshead Ratcliffe Arbokol AG1 one-part polysulphide sealant; Spec L10.810   |          |      |      |   |
| E          | both sides   | 142      | m    |      |   |
| Page Total |  |          |      |      |   |

| Ref               |  | Quantity | Unit           | Rate | £ |
|-------------------|--|----------|----------------|------|---|
|                   | <b><u>M SURFACE FINISHES</u></b>   |          |                |      |   |
|                   | <b><u>M60 PAINTING/CLEAR FINISHING</u></b>   |          |                |      |   |
|                   | <u>One coat primer; on wood surfaces; as Architect Specification</u>   |          |                |      |   |
|                   | General surfaces; prior to fixing  |          |                |      |   |
| A                 | not exceeding 300mm girth  | 107      | m              |      |   |
| B                 | over 300mm girth   | 56       | m <sup>2</sup> |      |   |
|                   | <u>One coat primer; one undercoat and two finishing coats of eggshell paint; on wood surfaces; as Architect Specification</u>  |          |                |      |   |
|                   | General surfaces   |          |                |      |   |
| C                 | not exceeding 300mm girth  | 107      | m              |      |   |
| D                 | over 300mm girth   | 28       | m <sup>2</sup> |      |   |
|                   | <b><u>P BUILDING FABRIC SUNDRIES</u></b>   |          |                |      |   |
|                   | <b><u>P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/SUNDRY ITEMS</u></b>   |          |                |      |   |
|                   | <u>Composite item; as Architect Drawing 0141.a/547</u>   |          |                |      |   |
|                   | External door threshold detail   |          |                |      |   |
| E                 | 1050 wide; including sill, threshold, aco drain, damp proofing; including bedding, pointing, plugging, screwing; pelling, etc. | 4        | nr             |      |   |
| <b>Page Total</b> |  |          |                |      |   |



| Ref        |   | Quantity | Unit | Rate | £ |
|------------|---|----------|------|------|---|
|            | <u>Medium density fibre board; moisture resistant; as Specification</u> |          |      |      |   |
|            | Skirtings, picture rails architraves and the like                       |          |      |      |   |
| A          | 18 x 69; pencil rounded x 1; plugging; screwing; pellinging             | 107      | m    |      |   |
|            | Window boards, nosings, bed moulds and the like; rebated and rounded    |          |      |      |   |
| B          | 25 X 350mm  | 70       | m    |      |   |
| Page Total |   |          |      |      |   |

**COLLECTION**

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Page Nr 2F/3

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**TOTAL TO SUMMARY**

| Ref               |  | Quantity | Unit           | Rate | £ |
|-------------------|--|----------|----------------|------|---|
|                   | <b><u>E IN SITU CONCRETE / LARGE PRECAST CONCRETE</u></b>  |          |                |      |   |
|                   | <b><u>E10 MIXING / CASTING / CURING IN-SITU CONCRETE</u></b>   |          |                |      |   |
|                   | <u>Plain concrete; as Engineer's Specification</u>   |          |                |      |   |
|                   | Filling hollow walls   |          |                |      |   |
| A                 | not exceeding 150 thick  | 3        | m3             |      |   |
|                   | <b><u>F MASONRY</u></b>  |          |                |      |   |
|                   | <b><u>F10 BRICK / BLOCK WALLING</u></b>  |          |                |      |   |
|                   | <u>Dense concrete blockwork (7.2N/mm2); cement/sand mortar (1:3-4); as Architect's Specification</u>   |          |                |      |   |
|                   | Walls  |          |                |      |   |
| B                 | 100mm thick  | 160      | m <sup>2</sup> |      |   |
| C                 | Extra over for flush pointed and fair faced one side   | 92       | m <sup>2</sup> |      |   |
| D                 | Extra over for flush pointed and fair faced both sides   | 68       | m <sup>2</sup> |      |   |
|                   | <b><u>F30 ACCESSORIES SUNDRY ITEMS FOR BRICK/BLOCK</u></b>   |          |                |      |   |
|                   | <u>Forming cavities</u>  |          |                |      |   |
|                   | Forming cavities in hollow walls   |          |                |      |   |
| E                 | 200 wide; stainless steel wall ties; 900 centres horizontally; 450 centres vertically; 150 thick insulation; plastic insulation retaining discs; as Architect's Drawings and Specification | 92       | m <sup>2</sup> |      |   |
| <b>Page Total</b> |  |          |                |      |   |

| Ref        |  | Quantity | Unit | Rate | £ |
|------------|--|----------|------|------|---|
|            | <u>Proprietary items; Furfix wall starter; as Architects Specification</u>   |          |      |      |   |
|            | On surfaces  |          |      |      |   |
| A          | vertical; to existing stonework  | 8        | m    |      |   |
|            | <u>Proprietary items; galvanised lateral restraint straps; holed for fixings; as Architects Specification</u>  |          |      |      |   |
|            | Straps; fixing to masonry  |          |      |      |   |
| B          | 30 x 5 x 1500; bent x 1  | 38       | nr   |      |   |
|            | <b><u>F31 PRECAST CONCRETE SILLS / LINTELS / COPINGS / FEATURES</u></b>  |          |      |      |   |
|            | <u>Precast concrete units; prestressed concrete lintels; building into blockwork; bedding in cement/lime/sand mortar (1:3-4); as Structural Engineer Specification</u> |          |      |      |   |
|            | Lintels  |          |      |      |   |
| C          | 100 x 65 x 1200 long   | 7        | nr   |      |   |
| D          | 100 x 65 x 1500 long   | 8        | nr   |      |   |
|            | <u>Precast concrete units; bedding and pointing; as Structural Engineer Specification</u>  |          |      |      |   |
|            | Padstones  |          |      |      |   |
| E          | 440 x 100 x 251  | 3        | nr   |      |   |
| Page Total |  |          |      |      |   |

**G STRUCTURAL / CARCASSING METAL /  
TIMBER**

**G20 CARPENTRY / TIMBER FRAMING / FIRST  
FIXING**

'Sawn softwood; strength class C24; pressure  
impregnated with preservative; as Engineer  
Specification

2nr 47 x 200mm C24 timbers bolted together to  
form lintel

A 2100 long

1 nr

**Page Total**

| Ref              |   | Quantity | Unit | Rate | £ |
|------------------|---|----------|------|------|---|
|                  | <p><b><u>COLLECTION</u></b></p> <p>Page Nr 2E/1</p> <p>Page Nr 2E/2</p> <p>Page Nr 2E/3</p> |          |      |      |   |
| TOTAL TO SUMMARY |   |          |      |      |   |

| Ref               |  | Quantity | Unit | Rate | £ |
|-------------------|--|----------|------|------|---|
|                   | <b><u>L WINDOWS / DOORS / STAIRS</u></b>   |          |      |      |   |
|                   | <b><u>L20 DOORS / SHUTTERS / HATCHES</u></b>   |          |      |      |   |
|                   | <u>Timber internal door and frame sets; "Eclisse";</u><br><u>single fire-rated pocket door system door and frame</u><br><u>units; complete with all ironmongery and glazing;</u><br><u>pressure impregnated with preservative; factory</u><br><u>finished; as drawing 0141.a/451,0141.a/452 and</u><br><u>Architects Specification</u> |          |      |      |   |
|                   | Door and frame   |          |      |      |   |
| A                 | 1050 x 2090 overall; ref Di 1-1n   | 1        | nr   |      |   |
|                   | <u>Timber internal door and frame sets; "Classic";</u><br><u>single pocket door system door and frame units;</u><br><u>complete with all ironmongery and glazing;</u><br><u>pressure impregnated with preservative; factory</u><br><u>finished; as drawing 0141.a/451,0141.a/452 and</u><br><u>Architects Specification</u>            |          |      |      |   |
|                   | Door and frame   |          |      |      |   |
| B                 | 1040 x 2090 overall; ref Di 3-5n   | 1        | nr   |      |   |
|                   | <u>Timber internal door and frame sets; "Rationel";</u><br><u>door and frame units; complete with all glazing and</u><br><u>glazing beads, etc; pressure impregnated with</u><br><u>preservative; factory finished; as drawing</u><br><u>0141.a/451,0141.a/452 and Architects Specification</u>  |          |      |      |   |
|                   | Door and frame   |          |      |      |   |
| C                 | 1020 x 2090 overall; ref Di 1-2n   | 1        | nr   |      |   |
| D                 | 1020 x 2090 overall; ref Di 3-1n   | 1        | nr   |      |   |
| E                 | 1020 x 2090 overall; ref Di 3-2n   | 1        | nr   |      |   |
| <b>Page Total</b> |  |          |      |      |   |

| Ref               |  | Quantity | Unit | Rate | £ |
|-------------------|--|----------|------|------|---|
| A                 | 1020 x 2090 overall; ref Di 3-3n                                     | 1        | nr   |      |   |
| B                 | 1020 x 2090 overall; ref Di 3-4n                                     | 1        | nr   |      |   |
| C                 | 1020 x 2090 overall; ref Di 3-6n                                     | 1        | nr   |      |   |
| D                 | 1020 x 2090 overall; ref Di 3-7n                                     | 1        | nr   |      |   |
| E                 | 1020 x 2090 overall; ref Di 3-8n                                     | 1        | nr   |      |   |
| F                 | 1020 x 2090 overall; ref Di 3-9n                                     | 1        | nr   |      |   |
| G                 | 1020 x 2090 overall; ref Di 3-10n                                    | 1        | nr   |      |   |
| H                 | 1020 x 2090 overall; ref Di 3-11n                                    | 1        | nr   |      |   |
| I                 | 1020 x 2090 overall; ref Di 3-12n                                    | 1        | nr   |      |   |
| J                 | 1020 x 2090 overall; ref Di 3-13n                                    | 1        | nr   |      |   |
| K                 | 620 x 1190 overall; ref Di 3-14n                                     | 1        | nr   |      |   |
| L                 | 950 x 2040 overall; ref Dt 4-1, Dt 4-2, Dt 4-3, Dt 4-4               | 4        | nr   |      |   |
|                   | <b><u>M SURFACE FINISHES</u></b>                                     |          |      |      |   |
|                   | <b><u>M60 PAINTING/CLEAR FINISHING</u></b>                           |          |      |      |   |
|                   | <u>One coat primer; on wood surfaces; as Architect Specification</u> |          |      |      |   |
|                   | General surfaces; prior to fixing                                    |          |      |      |   |
| M                 | not exceeding 300mm girth  | 218      | m    |      |   |
| <b>Page Total</b> |  |          |      |      |   |



| Ref               |  | Quantity | Unit  | Rate | £ |
|-------------------|--|----------|-------|------|---|
|                   | <u>One coat primer; one undercoat and two finishing coats of gloss paint; on wood surfaces; as Architect Specification</u><br><br>General surfaces<br><br>not exceeding 300mm girth          | 218      | m     |      |   |
| A                 |  |          |       |      |   |
|                   | <b><u>P BUILDING FABRIC SUNDRIES</u></b>   |          |       |      |   |
|                   | <b><u>P20 UNFRAMED ISOLATED TRIMS / SKIRTINGS / SUNDRY ITEMS</u></b>   |          |       |      |   |
|                   | <u>Medium density fibre board; moisture resistant; as Architect Drawing 0141.a/482 and Architect and Manufacturer Specification</u><br><br>Skirtings, picture rails architraves and the like |          |       |      |   |
| B                 | 18 x 69; pencil rounded x 1; plugging; screwing; pellingating  | 202      | m     |      |   |
| B                 | 67 x 21; plugging; screwing; pellingating  | 16       | m     |      |   |
|                   | <b><u>P BUILDING FABRIC SUNDRIES</u></b>   |          |       |      |   |
|                   | <b><u>P21 DOORS / WINDOW IRONMONGERY</u></b>   |          |       |      |   |
|                   | <u>Ironmongery; as Architect's Specification</u><br><br>Ball bearing hinge   |          |       |      |   |
| C                 | 102 x 76   | 23       | pairs |      |   |
|                   | Overhead door closers  |          |       |      |   |
| D                 | GEZE TS40000S  | 15       | nr    |      |   |
|                   | Flush bolts  |          |       |      |   |
| E                 | 150 x 19   | 30       | nr    |      |   |
| <b>Page Total</b> |  |          |       |      |   |

| Ref        |  | Quantity | Unit | Rate | £ |
|------------|--|----------|------|------|---|
|            | Door lock  |          |      |      |   |
| A          | lock, key and escutcheon plates; 110 x 19; stainless steel           | 3        | nr   |      |   |
| B          | bathroom turn and release set with hex key override; stainless steel | 2        | nr   |      |   |
|            | Door latches   |          |      |      |   |
| C          | heavy duty tubular latch; 78mm case; 57mm backset; stainless steel   | 15       | nr   |      |   |
|            | Lever handles  |          |      |      |   |
| D          | door handle on rose; 19mm; stainless steel                           | 30       | nr   |      |   |
|            | Kicking plates   |          |      |      |   |
| E          | 900 x 150 x 1.2; with 8 screw holes; stainless steel                 | 30       | nr   |      |   |
|            | Name plate; 200 x 150 x 1.2; stainless steel                         |          |      |      |   |
| F          | unisex disabled WC symbol; 200 x 150 x 1.2; stainless steel          | 2        | nr   |      |   |
| G          | "Vocal Booth"; 200 x 150 x 1.2; stainless steel                      | 1        | nr   |      |   |
| H          | "Recording Room"; 200 x 150 x 1.2; stainless steel                   | 1        | nr   |      |   |
| I          | "Recording Control Room"; 200 x 150 x 1.2; stainless steel           | 1        | nr   |      |   |
| J          | Kitchen"; 200 x 150 x 1.2; stainless steel                           | 1        | nr   |      |   |
| K          | "Server Room"; 200 x 150 x 1.2; stainless steel                      | 1        | nr   |      |   |
| L          | "Radio Control Room"; 200 x 150 x 1.2; stainless steel               | 1        | nr   |      |   |
| Page Total |  |          |      |      |   |

| Ref        |  | Quantity | Unit | Rate | £ |
|------------|--|----------|------|------|---|
| A          | "Radio Studio One"; 200 x 150 x 1.2; stainless steel | 1        | nr   |      |   |
| B          | "Radio Studio Two"; 200 x 150 x 1.2; stainless steel | 1        | nr   |      |   |
| C          | "Fire Door Keep Shut"; 75 diameter; stainless steel  | 1        | nr   |      |   |
| Page Total |  |          |      |      |   |

|                  |                          |  |  |  |   |
|------------------|--------------------------|--|--|--|---|
|                  |                          |  |  |  | £ |
|                  | <b><u>COLLECTION</u></b> |  |  |  |   |
|                  | Page Nr 2H/1             |  |  |  |   |
|                  | Page Nr 2H/2             |  |  |  |   |
|                  | Page Nr 2H/3             |  |  |  |   |
|                  | Page Nr 2H/4             |  |  |  |   |
|                  | Page Nr 2H/5             |  |  |  |   |
| TOTAL TO SUMMARY |                          |  |  |  |   |

| Ref               |   | Quantity | Unit           | Rate | £ |
|-------------------|---|----------|----------------|------|---|
| A                 | <b><u>M SURFACE FINISHES</u></b>  |          |                |      |   |
|                   | <b><u>M20 PLASTERED / RENDERED / ROUGHCAST COATINGS</u></b>   |          |                |      |   |
|                   | <u>Plaster skim; as Architect Specification</u>   |          |                |      |   |
|                   | Walls   |          |                |      |   |
|                   | over 300 wide; to plasterboard  | 16       | m <sup>2</sup> |      |   |
| B                 | <b><u>M40 STONE / CONCRETE / QUARRY / CERAMIC TILING / MOSAIC</u></b>   |          |                |      |   |
|                   | <u>Ceramic Tiling; "H &amp; R Johnson Prismatics Range"; 150 x 150 x 6.5 ceramic wall tiling; fixed square pattern; fixing and grouting with "Bal-flex" adhesive and "Balgrout" grout; as Architect Specification</u> |          |                |      |   |
|                   | Walls   |          |                |      |   |
|                   | over 300 wide; to masonry   | 2        | m <sup>2</sup> |      |   |
|                   | <u>Painting blockwork; Spec M60.113</u>   |          |                |      |   |
|                   | General surfaces  |          |                |      |   |
| C                 | over 300 girth  | 402      | m <sup>2</sup> |      |   |
| <b>Page Total</b> |   |          |                |      |   |

**COLLECTION**

Page Nr 3A/1

**TOTAL TO SUMMARY**

| Ref               |  | Quantity | Unit           | Rate | £ |
|-------------------|--|----------|----------------|------|---|
|                   | <b><u>M SURFACE FINISHES</u></b>   |          |                |      |   |
|                   | <b><u>M10 CEMENT: SAND / CONCRETE SCREEDS / TOPPINGS</u></b>                                       |          |                |      |   |
|                   | <u>Screed; 1:4 cement: sand</u>  |          |                |      |   |
|                   | Floors   |          |                |      |   |
| A                 | 70 average thick; to falls and cross falls not exceeding 15 degrees from horizontal                | 116      | m <sup>2</sup> |      |   |
|                   | <b><u>M40 STONE / CONCRETE / QUARRY / CERAMIC TILING / MOSAIC</u></b>                              |          |                |      |   |
|                   | <u>Ceramic tiling; high slip resistance; checkered victorian tiles; as Architect Specification</u> |          |                |      |   |
|                   | Floors   |          |                |      |   |
| B                 | 97 x 97 x 7mm; level or to falls not exceeding 15 degrees from horizontal                          | 7        | m <sup>2</sup> |      |   |
| C                 | Extra for half tile skirting   | 12       | m              |      |   |
| D                 | Extra for internal angles to skirting  | 8        | nr             |      |   |
| E                 | Extra for external angles to skirting  | 4        | nr             |      |   |
| F                 | Extra for ends/ abutments on skirting  | 8        | nr             |      |   |
| G                 | Extra for external angles to skirting  | 4        | nr             |      |   |
| <b>Page Total</b> |  |          |                |      |   |

| Ref               |   | Quantity | Unit           | Rate | £ |
|-------------------|---|----------|----------------|------|---|
|                   | <b><u>M42 WOODBLOCK / COMPOSITION BLOCK / MOSAIC PARQUET FLOORING</u></b><br><br><u>Engineered wood floor; Oakley Products Decka Plank New Hampshire; as Manufacturer and Architect Specification</u><br><br>Floors<br><br>A 14mm thick; 1900 x 190 boards; including oiled finish; generally | 31       | m <sup>2</sup> |      |   |
|                   | <b><u>M50 RUBBER / PLASTICS / CORK / LINO / CARPET TILING / SHEETING</u></b><br><br><u>Marmoleum; Forbo Marmoleum Concrete Pine Forest 3750; as Architect Specification</u><br><br>Floors<br><br>B over 300 wide; level or to falls; including latex levelling screed                         | 9        | m <sup>2</sup> |      |   |
|                   | <u>Marmoleum; Forbo Marmoleum Concrete Orange Shimmer 3712; as Architect Specification</u><br><br>Floors<br><br>C over 300 wide; level or to falls; including latex levelling screed  | 23       | m <sup>2</sup> |      |   |
|                   | Skirtings<br><br>D 100 high; coved to masonry   | 8        | m              |      |   |
|                   | <u>Marmoleum; Forbo Marmoleum Concrete Green Shimmer 3736; as Architect Specification</u><br><br>Floors<br><br>E over 300 wide; level or to falls; including latex levelling screed   | 28       | m <sup>2</sup> |      |   |
| <b>Page Total</b> |   |          |                |      |   |



| Ref  |  | Quantity | Unit           | Rate | £ |
|--|--|----------|----------------|------|---|
| A  | <u>Carpet tiles; Forbo Tessera Layout and Outline; as Architect Specification</u>                                    |          |                |      |   |
|  | Floors<br>over 300 wide; level or to falls; including latex levelling screed   | 51       | m <sup>2</sup> |      |   |
| B  | <u>Entrance mat; Aluflex JR Brush; UV-Resistant; as Architect and Manufacturer Specification</u>                     |          |                |      |   |
|  | Floors<br>1050 x 600; level or to falls; including natural aluminium matwell frame, wire rope, lock, etc.            | 2        | nr             |      |   |
| <b><u>P BUILDING FABRIC SUNDRIES</u></b>                             |  |          |                |      |   |
| <b><u>P20 UNFRAMED ISOLATED TRIMS / SKIRTINGS / SUNDRY ITEMS</u></b> |  |          |                |      |   |
| C  | <u>Aluminium; flooring transition T bar; Schluter RENO-T-AE; as Architect and manufacturer specification</u>         |          |                |      |   |
|  | Skirtings, picture rails, architraves and the like<br>25mm; plugging; screwing; pellating                            | 1        | m              |      |   |
| D  | <u>Hardwood; Beech threshold; standard flat door threshold; as Architect and manufacturer specification</u>          |          |                |      |   |
|  | Skirtings, picture rails, architraves and the like<br>44 deep x 900 wide x 12mm thick; plugging; screwing; pellating | 12       | nr             |      |   |
| <b>Page Total</b>  |  |          |                |      |   |

| Ref        |  | Quantity | Unit | Rate | £ |
|------------|--|----------|------|------|---|
| A          | <u>Softwood; Redwood pine skirting; Victoria Emporium; Torus moulding; as Architect and manufacturer specification</u> |          |      |      |   |
|            | Skirtings, picture rails, architraves and the like   |          |      |      |   |
|            | 117 x 21; plugging; screwing; pellating  | 22       | m    |      |   |
| B          | <u>MDF; bullnose skirting; as Architect specification</u>  |          |      |      |   |
|            | Skirtings, picture rails, architraves and the like   |          |      |      |   |
|            | 96 x 15; plugging; screwing; pellating   | 102      | m    |      |   |
| Page Total |  |          |      |      |   |

|                  |                          |  |  |  |   |
|------------------|--------------------------|--|--|--|---|
|                  |                          |  |  |  | £ |
|                  | <b><u>COLLECTION</u></b> |  |  |  |   |
|                  | Page Nr 3B/1             |  |  |  |   |
|                  | Page Nr 3B/2             |  |  |  |   |
|                  | Page Nr 3B/3             |  |  |  |   |
|                  | Page Nr 3B/4             |  |  |  |   |
| TOTAL TO SUMMARY |                          |  |  |  |   |

| Ref               |  | Quantity | Unit           | Rate | £ |
|-------------------|--|----------|----------------|------|---|
|                   | <b>K LININGS/SHEATHING/DRY PARTITIONING</b>  |          |                |      |   |
|                   | <b><u>K10 PLASTERBOARD DRY LININGS / PARTITIONS / CEILINGS</u></b>   |          |                |      |   |
|                   | <u>Plasterboard lining; Acoustic plasterboard; filling and taping joints and filling screw holes for direct decoration (decoration measured separately); plasterboard sealer; including continuous intumescent acoustic sealant to all junctions, abutments etc.; as Architect Specification</u> |          |                |      |   |
|                   | Linings to ceilings, 45mm thick overall comprising 3nr 15mm plasterboard layers  |          |                |      |   |
| A                 | over 300mm wide  | 46       | m <sup>2</sup> |      |   |
|                   | Linings to ceilings, 15mm thick overall comprising 1nr 15mm plasterboard layer   |          |                |      |   |
| B                 | over 300mm wide  | 69       | m <sup>2</sup> |      |   |
|                   | <b><u>M SURFACE FINISHES</u></b>   |          |                |      |   |
|                   | <b><u>M20 PLASTERED / RENDERED / ROUGHCAST COATINGS</u></b>  |          |                |      |   |
|                   | <u>Plaster; one coat skim, 3 thick; as Architect Specification</u>   |          |                |      |   |
|                   | Ceilings   |          |                |      |   |
| C                 | over 300 wide; to plasterboard   | 113      | m <sup>2</sup> |      |   |
|                   | <b><u>M60 PAINTING / CLEAR FINISHING</u></b>   |          |                |      |   |
|                   | <u>Painting Plaster; as Architects Specification</u>   |          |                |      |   |
|                   | General surfaces   |          |                |      |   |
| D                 | over 300 girth   | 113      | m <sup>2</sup> |      |   |
| <b>Page Total</b> |  |          |                |      |   |

| Ref               |   | Quantity | Unit           | Rate | £ |
|-------------------|---|----------|----------------|------|---|
|                   | <b><u>P BUILDING FABRIC SUNDRIES</u></b>  |          |                |      |   |
|                   | <b><u>P10 SUNDRY INSULATION/PROOFING</u></b>  |          |                |      |   |
|                   | <b><u>WORK/FIRE STOPS</u></b>   |          |                |      |   |
|                   | <u>Fire Stops</u>   |          |                |      |   |
|                   | Between ceiling and underside of roof   |          |                |      |   |
| A                 | 50mm Rockwool mineral fibre with metal mesh support; vertical; to be sealed about all penetrations (Approximate Quantity) | 113      | m <sup>2</sup> |      |   |
| <b>Page Total</b> |   |          |                |      |   |

| Ref              |                          | Quantity | Unit | Rate | £ |
|------------------|--------------------------|----------|------|------|---|
|                  | <b><u>COLLECTION</u></b> |          |      |      |   |
|                  | Page Nr 3C/1             |          |      |      |   |
|                  | Page Nr 3C/2             |          |      |      |   |
| TOTAL TO SUMMARY |                          |          |      |      |   |

| Ref               |   | Quantity | Unit | Rate    | £        |
|-------------------|---|----------|------|---------|----------|
|                   | <b><u>N FURNITURE/EQUIPMENT</u></b>   |          |      |         |          |
|                   | <b><u>N10/N11 GENERAL FIXTURES/KITCHEN FITTINGS</u></b>   |          |      |         |          |
|                   | <u>Kitchen in extension</u>   |          |      |         |          |
|                   | Provisional Sum   |          |      |         |          |
| A                 | Please include the defined provisional sum of £2,200 for the supply and installation of kitchen units to the extension    | 1        | item | 2200.00 | 2,200.00 |
| B                 | Please include the defined provisional sum of £4,200 for the supply and installation of kitchen units to the café kitchen | 1        | item | 4200.00 | 4,200.00 |
| C                 | Please include the defined provisional sum of £1,200 for boxing in connection with the fittings                           | 1        | item | 1200.00 | 1,200.00 |
|                   | <u>General Fixtures and Fittings</u>  |          |      |         |          |
|                   | Mirrors; as Architect Drawing 0141.a/486 and Specification  |          |      |         |          |
| D                 | fixing to masonry walls in accordance with manufacturers instructions   | 2        | nr   |         |          |
|                   | Soap dispenser; ; as Architect Drawing 0141.a/486 and Specification   |          |      |         |          |
| E                 | fixing to masonry walls in accordance with manufacturers instructions   | 2        | nr   |         |          |
|                   | Paper towel dispenser; as Architect Drawing 0141.a/486 and Specification  |          |      |         |          |
| F                 | fixing to masonry walls in accordance with manufacturers instructions   | 2        | nr   |         |          |
| <b>Page Total</b> |   |          |      |         |          |

| Ref        |   | Quantity | Unit | Rate | £ |
|------------|---|----------|------|------|---|
|            | Warm Air Hand Driers; as Architect Drawing 0141.a/486 and Specification |          |      |      |   |
| A          | fixing to masonry walls in accordance with manufacturers instructions   | 2        | nr   |      |   |
|            | Coat hooks; as Architect Drawing 0141.a/486 and Specification           |          |      |      |   |
| B          | fixing to masonry walls in accordance with manufacturers instructions   | 8        | nr   |      |   |
| Page Total |   |          |      |      |   |



| Ref              |   | Quantity | Unit | Rate | £ |
|------------------|---|----------|------|------|---|
|                  | <p><b><u>COLLECTION</u></b></p> <p>Page Nr 4/1</p> <p>Page Nr 4/2</p> |          |      |      |   |
| TOTAL TO SUMMARY |   |          |      |      |   |

| Ref               |   | Quantity | Unit | Rate | £ |
|-------------------|---|----------|------|------|---|
|                   | <b><u>N: FURNITURE/ EQUIPMENT</u></b>   |          |      |      |   |
|                   | <b><u>N13 SANITARY APPLIANCES/ FITTINGS</u></b>   |          |      |      |   |
|                   | <u>Proprietary Sanitary Package; as Architect Drawing 0141.a/486 and Architect and Manufacturer Specification</u> |          |      |      |   |
|                   | Doc M Contour 21+   |          |      |      |   |
| A                 | fixing to masonry; including all sealant  | 2        | nr   |      |   |
|                   | <b><u>R DISPOSAL SYSTEMS</u></b>  |          |      |      |   |
|                   | <b><u>R11 FOUL DRAINAGE ABOVE GROUND</u></b>  |          |      |      |   |
|                   | <u>Plastics Pipework; Spec R11</u>  |          |      |      |   |
|                   | Pipes   |          |      |      |   |
| B                 | 35 nominal size; bracketed off walls; plugging; screwing; to masonry  | 10       | m    |      |   |
| C                 | connections to bossed or trapped fittings   | 4        | nr   |      |   |
| D                 | fittings with one end   | 2        | nr   |      |   |
| E                 | fittings with two ends  | 2        | nr   |      |   |
| F                 | fittings with three end   | 1        | nr   |      |   |
|                   | Pipes   |          |      |      |   |
| G                 | 40 nominal size; bracketed off walls; plugging; screwing; to masonry  | 20       | m    |      |   |
| H                 | connections to bossed or trapped fittings   | 4        | nr   |      |   |
| I                 | fittings with one end   | 2        | nr   |      |   |
| <b>Page Total</b> |   |          |      |      |   |

**COLLECTION**

Page Nr 4/1

ELEMENT: SANITARY INSTALLATION

[illegible]

| Ref                     |   | Quantity | Unit | Rate | £ |
|-------------------------|---|----------|------|------|---|
|                         | <b><u>SERVICES INSTALLATION</u></b>   |          |      |      |   |
|                         | <b><u>ELECTRICAL INSTALLATION</u></b>   |          |      |      |   |
|                         | <u>Preambles</u>  |          |      |      |   |
|                         | Allow for all Electrical Installation works as shown on the Tender drawings, specification and where indicated on the Architect drawings  |          |      |      |   |
| A                       | generally   |          | it   |      |   |
|                         | Include in the tender price for any amendments issued during the tender period  |          |      |      |   |
| B                       | generally   |          | it   |      |   |
|                         | Complete all tender summaries, appendices etc. as required in accordance with the Electrical Specification and return with the Form of Tender   |          |      |      |   |
| C                       | generally   |          | it   |      |   |
|                         | Works to be carried out by qualified installer  |          |      |      |   |
| D                       | generally   |          | it   |      |   |
|                         | <u>Electrical Installation Tender Summary</u>   |          |      |      |   |
|                         | Include here for all works, including all builders work in connection, shown on Electrical Installation drawings and Specification or apparent as being necessary from all tender drawings and specification provided |          |      |      |   |
| E                       | generally   |          | it   |      |   |
|                         | Tender breakdown  |          |      |      |   |
| F                       | provide a breakdown of the Electrical Installation cost in accordance with the M & E tender summary included in the Design Specification document   |          | it   |      |   |
| <b>TOTAL TO SUMMARY</b> |   |          |      |      |   |

| Ref                     |   | Quantity | Unit | Rate | £ |
|-------------------------|---|----------|------|------|---|
|                         | <b><u>SERVICES INSTALLATION</u></b>   |          |      |      |   |
|                         | <b><u>MECHANICAL INSTALLATION</u></b>   |          |      |      |   |
|                         | <u>Preambles</u>  |          |      |      |   |
|                         | Allow for all Mechanical Installation works as shown on the Tender drawings, specification and where indicated on the Architect drawings  |          |      |      |   |
| A                       | generally   | 1        | it   |      |   |
|                         | Include in the tender price for any amendments issued during the tender period  |          |      |      |   |
| B                       | generally   | 1        | it   |      |   |
|                         | Complete all tender summaries, appendices etc. as required in accordance with the Mechanical Specification and return with the Form of Tender   |          |      |      |   |
| C                       | generally   |          | it   |      |   |
|                         | Works to be carried out by qualified installer  |          |      |      |   |
| D                       | generally   |          | it   |      |   |
|                         | <u>Mechanical Installation Tender Summary</u>   |          |      |      |   |
|                         | Include here for all works, including all builders work in connection, shown on Mechanical Installation drawings and Specification or apparent as being necessary from all tender drawings and specification provided |          |      |      |   |
| E                       | generally   |          | it   |      |   |
|                         | Tender breakdown  |          |      |      |   |
| F                       | provide a breakdown of the Mechanical Installation cost in accordance with the M & E tender summary included in the Specification document  |          | it   |      |   |
| <b>TOTAL TO SUMMARY</b> |   |          |      |      |   |

| Ref               |  | Quantity | Unit           | Rate | £ |
|-------------------|--|----------|----------------|------|---|
|                   | <b><u>D GROUNDWORKS</u></b>                            |          |                |      |   |
|                   | <b><u>D20 EXCAVATING AND FILLING</u></b>               |          |                |      |   |
|                   | <u>Excavating</u>                                      |          |                |      |   |
|                   | To reduced levels                                      |          |                |      |   |
| A                 | maximum depth not exceeding 1.00m;<br>(Approximate)    | 31       | m <sup>3</sup> |      |   |
|                   | <u>Disposal</u>  |          |                |      |   |
|                   | Surface water  |          |                |      |   |
| B                 | generally  |          | it             |      |   |
|                   | Ground water   |          |                |      |   |
| C                 | generally  |          | it             |      |   |
|                   | Excavated material                                     |          |                |      |   |
| D                 | off site; (Approximate)                                | 15       | m <sup>3</sup> |      |   |
|                   | <u>Filling; selected excavated material</u>            |          |                |      |   |
|                   | Filling  |          |                |      |   |
| E                 | average thickness not exceeding 0.25m                  | 16       | m <sup>3</sup> |      |   |
|                   | <u>Filling; imported type 1 granular fill material</u> |          |                |      |   |
|                   | Filling  |          |                |      |   |
| F                 | average thickness not exceeding 0.25m                  | 15       | m <sup>3</sup> |      |   |
|                   | <u>Surface treatments</u>                              |          |                |      |   |
|                   | Compacting bottoms of excavations                      |          |                |      |   |
| G                 | bottoms of excavations                                 | 125      | m <sup>2</sup> |      |   |
| <b>Page Total</b> |  |          |                |      |   |

| Ref               |  | Quantity | Unit           | Rate | £ |
|-------------------|--|----------|----------------|------|---|
| A                 | filling  | 61       | m <sup>2</sup> |      |   |
| B                 | filling; blinding with sand  | 61       | m <sup>2</sup> |      |   |
|                   | <u>Geotextile sheet; Tensar SS30 or similar approved;<br/>Spec D20.550</u>             |          |                |      |   |
|                   | Geotextile sheet   |          |                |      |   |
| C                 | generally  | 125      | m <sup>2</sup> |      |   |
|                   | <b><u>Q PAVING / PLANTING / FENCING / SITE<br/>FURNITURE</u></b>                       |          |                |      |   |
|                   | <b><u>Q10 KERBS / EDGINGS / CHANNELS / PAVING<br/>ACCESSORIES</u></b>                  |          |                |      |   |
|                   | <u>Precast concrete</u>  |          |                |      |   |
|                   | Edgings  |          |                |      |   |
| D                 | 50 x 150 edging; including 100mm concrete beds<br>and haunching one side (Approximate) | 55       | m              |      |   |
|                   | <b><u>Q25 SLAB / BLOCK / SETT / COBBLE / PAVINGS</u></b>                               |          |                |      |   |
|                   | <u>Impermeable paving</u>  |          |                |      |   |
|                   | Pavings  |          |                |      |   |
| E                 | level or to falls; on and including 30mm bedding<br>sand                               | 74       | m <sup>2</sup> |      |   |
|                   | <b><u>Q28 TOPSOIL AND GROWING MEDIA</u></b>  |          |                |      |   |
|                   | <u>Preparation; subsoil surface preparation for planted<br/>bed</u>                    |          |                |      |   |
|                   | Preparation  |          |                |      |   |
| F                 | generally; (Approximate)   | 15       | m <sup>2</sup> |      |   |
| <b>Page Total</b> |  |          |                |      |   |



| Ref               |  | Quantity | Unit           | Rate      | £         |
|-------------------|--|----------|----------------|-----------|-----------|
|                   | <u>Topsoil; Imported topsoil</u>                                   |          |                |           |           |
|                   | Filling  |          |                |           |           |
| G                 | average thickness not exceeding 0.25m;<br>(Approximate)            | 4        | m <sup>3</sup> |           |           |
|                   | <u>Provisional Sums</u>  |          |                |           |           |
|                   | Gates  |          |                |           |           |
| H                 | Include the Provisional Sum of £1,500 for timber<br>fence and gate |          | it             | 1,500.00  | 1,500.00  |
|                   | Bin store  |          |                |           |           |
| I                 | Include the Provisional Sum of £2,500 for bin store                |          | it             | 2,500.00  | 2,500.00  |
|                   | Drainage   |          |                |           |           |
| J                 | Include the Provisional Sum of £22,500 for<br>drainage             |          | it             | 22,500.00 | 22,500.00 |
|                   | External Services  |          |                |           |           |
| K                 | Include the Provisional Sum of £2,500 for external<br>services     |          | it             | 2,500.00  | 2,500.00  |
| <b>Page Total</b> |  |          |                |           |           |

| Ref |   | Quantity | Unit | Rate | £ |
|-----|---|----------|------|------|---|
|     | <p><b><u>COLLECTION</u></b></p> <p>Page Nr 6A/1</p> <p>Page Nr 6A/2</p> <p>Page Nr 6A/3</p> |          |      |      |   |

**Crossley Hill Chartered Surveyors**

**PROJECT: RE-SOURCE, KIMBERLEY PARK LODGE, FALMOUTH**

**ELEMENT: SITE WORKS**

|                         |
|-------------------------|
| <b>TOTAL TO SUMMARY</b> |
|-------------------------|