nec3 Engineering and Construction

Short Contract

C117249

A contract between

UK Health Security Agency (UKHSA)

Nobel House, 17 Smith Square, London SW1P 3HQ.

and

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

for Refurbishment of Containment level 2 Laboratory 2D06 at UKHSA Colindale

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Notes about this contract are printed in boxes like this one. They are not part of the contract.

Contract Data

	The *Employer* is	
Name	UK Health Security Agency (UKHSA)	
Address	Nobel House, 17 Smith Square, London SW1P 3HQ	
Telephone		
E-mail address		
The *works* are	Refurbishment of Containment level 2 Laboratory 2D06 at UKHSA Colindale	
The *site* is	UK Health Security Agency (UKHSA) 61 Colindale Avenue London NW9 5EQ	
The *starting date* is	16th January 2022	
The *completion date* is	31st March 2023	
The *period for reply* is	8	days.
The *defects date* is	52.	weeks after Completion.
The *defect correction period* is	1.	weeks.
The *delay damages* are	£200	per day. (LAD's max of 10% of agreed contract sum)
The *assessment day* is the	28th	of each month.
The *retention* is	NIL	%.
Does the United Kingdom Housing Grants, Construction and Regeneration Act (1996) apply?		~~Yes~~ / No (delete as appropriate)
	The *Adjudicator* is	
Name	The Royal Institution of Chartered Surveyors.	
Address	12 Great George St, Westminster, London SW1P 3AD.	
Telephone		
E-mail address		

Contract Data

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

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

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

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

The *Employer* provides this insurance

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

The minimum amount of cover for the third insurance stated in the Insurance Table is £5.000,000 (Five Million Pounds)

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

The *Adjudicator nominating body* is Chartered Institute of Arbitrators

The *tribunal* is English Courts

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

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

Only enter details here if additional conditions are required.

Identified and defined terms

- Clause 11.2(1) Amend the clause

  Delete the words after 'information' in the second line
  Insert the words in lieu 'and corrected notified defects'

- Clause 11.2(a)

  Add the paragraph

  A completed activity is one which is without Defects.

Ambiguities and Inconsistencies

Add the following additional clauses:

- Clause 17.1

  The Project Manager of the Contractor notifies the other as soon as either becomes aware of an ambiguity or inconsistency in or between the documents which are part of this Contract. The Project Manager gives an instruction resolving the ambiguity or inconsistency

- Clause 17.2

  During the tendering period, it is the Contractor's responsibility to search for ambiguities and inconsistencies in or between the documents which are part of this Contract and issued for tendering purposes

- Clause 17.3

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

Subcontracting

Add the following clause:

- Clause 21.4

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

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

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

Defects

- Clause 40.3

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

- Clause 40.4

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

- Clause 41.2 Amend the clause

  Delete all the words after Defect

  Tests and Inspections

  Add the following clause:

- Clause 44.1

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

Payment

- Clause 50.3

  Amend the first bullet point in the clause

  Add the words ‘that is without Defects’

  Add the following additional clauses:

- Clause 50.8

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

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

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

- Clause 51.1 amend

  Delete 'three weeks'

  Insert '30 days'

Compensation Events

- Clause 60.1(12) amend

  Delete the third bullet point

  Add the following clause

- Clause 60.3

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

Notifying Compensation Events

- Clause 61.1 Amend the clause

  Delete 'within eight weeks'

  Insert 'within two weeks'

Z.4 Assignment

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

Z.5 Site Rules and Regulations

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

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

Z.6 Publicity

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

Contract Data

The *Contractor*'s Offer

The *Contractor* is

Name Barry Morgan Limited

Address 171b Lanark Road

London

W9 1NX

Telephone

E-mail address

The percentage for overheads and profit added to the Defined Cost for people is 10 %.

The percentage for overheads and profit added to other Defined Cost is 10 %.

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

The offered total of the Prices is **£150,960.00**

Signed on behalf of the *Contractor*

Name

Position

Signature . . . . . Date:.

The *Employer*'s Acceptance

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

Signed on behalf of the *Employer*

Name

Position

Signature

. Date:

Contract Data

Price List

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

Item	Discipline Type / Tradesmen	Type	Cost
SCOPE OF WORKS			PRICE (£)
2.0	Protection, Stripping Out and Making Good		
2.1	Protection		
2.1.1	Provide suitable size skip for stripping out and disposal of debris. Skip location to be agreed with client prior to commencement.		
2.1.2	Allow for full protection of walls, floors and doors along corridor. No access will be allowed through the UKHSA reception area.		
2.1.3	Access to site is via emergency exit door		
2.1.4	Protect corridor from all dust and debris during the course of the works, any temporary breaches of the walls to be clad with suitable temporary covering until properly sealed		
2.2	Stripping out		
2.3	Remove and retain the following items and offer back to UKHSA Contract Administrator - Remove and retain metal Spur shelving brackets and supports - Remove office furniture and set aside for reuse - Remove 4no Fire detectors and set aside for reuse - Remove grills from ventilation system and set aside for reuse Any items not required by UKHSA Contract Administrator to be disposed of by Contractor		
2.4	Remove and dispose of: Electrical circuit information given above is not comprehensive, and Contractor should allow for removing and rewiring any additional light fittings and power points in area for refurbishment if they were omitted from the ones detailed above		

	Note All these circuits may also supply other labs and offices, whose circuits must be maintained by re-wiring between fittings with no joints. Take existing wiring back to Distribution Board if necessary and rewire. Note that power sockets with a red spot are the essential power supply and on a different supply to non-marked sockets. Consult Contract Administrator for circuit details. This work to be done by arrangement with laboratories affected - out of hours to avoid disruption.	
2.7	Structural	
2.7	Cut out 1no. openings in concrete slab in 2D06 as part of HVAC design. Contractor to provide UKHSA with structural engineer calculations on size and method prior to commencement, as shown on Ref. Drwg. No. – UKHSA/2D06/016	
2.9	Cut out and repair ceiling/walls cracks with scrim/tape and re-plaster entire area with appropriate render of similar material and with appropriate finish steel trowelled.	
2.10	Making Good Make good to match original all damage to walls and floors where damaged or disturbed by the stripping out works and not described elsewhere in the Specification.	
3.0 Installations		
3.1	General The existing plan of the work area is shown in Ref. Drwg. No. – UKHSA/2D06/001 The proposed layout is shown in Ref. Drwg. No. – UKHSA/2D06/002	
4.0 Walls		
4.1	Plaster all walls to form a smooth seamless finish.	
4.2	Where walls are penetrated by piped services or ductwork, these openings should be sealed after installation to provide a fire-tight finish and to reinstate the wall integrity Ref. Drwg. No. – UKHSA/2D06/003	
6.0 Ceiling		
6.1	Ceiling Grid Following removal of existing fluorescent light fittings, Reconfigure lighting layout to provide new 600x600 flat panel LED fittings with DALI controlled LED Tridonic drivers. To include Zumptobel occupancy sensors quantity to be calculated as per size of area/rooms. Manufacturer: Thorn Lighting Ltd (x).	
6.2	Ceiling Tiles Install new Danoline ceiling tiles throughout	

7.0	Doors/Access Control	
7.1	Door and door frame to be provided as follows 1no F30 GRP Single action fire door and leaf 304 stainless steel wrap around frame Handing as required 1no Vision panel Colour – 2114 Pine Green Each door shall be checked for fit such that it seals against the frame to provide minimal air leakage, This seal integrity shall be maintained with the room under normal operational conditions at all times 1no Fire Rated Door grill All doors should be GRP and have all door furniture, kick plate, door closer, handles and door stops Door selector to be fitted where there are double doors or door and flap. For supply of doors, please contact Dortek, Regional Sales Manager St Mark Street, Hull, HU8 7ED, Tel: x, Mobile: x Ref. Drwg. No. - UKHSA/2D06/008	
7.2	Supply and install 1no Honeywell ProWatch access control on 2D06 door & leaf entrance along with an over-ride external key switch. The entrance doors will be secured with a mag lock. The door will also have a monitor contact to monitor the status of the door. The door access control is to be cabled back to 2D riser cupboard where there is an existing controller enclosure. Equipment: 1no Honeywell PW6k1R2 Dual Reader Board 1no Double slimline Mag Lock with Door Status Monitoring 1no CP22 double Break Glass unit 1no SPB Green dome exist switch 1no Euro surface key override switch 1no PR0M-OM-R10 Reader Cable YY4 7.5mm Lock Flex OSC8 Standard alarm cable OSC8 Screened Reader Cable The new access control to be setup and commissioned onto the existing Honeywell ProWatch access control system. Ref. Drwg. No. – UKHSA/2D06/015	
8.0	Flooring	
8.1	Following removal of existing floor finishes, strip off all adhesives and re-level entire floor with low odour latex screed so that there are no discernible steps and ridges to substrate.	

8.2	New Vinyl Floor Finish Room 2D06 Provide Altro-High performance walkway 20 slip-resistant 2mm thick vinyl safety flooring finish, supplied in 2000mm widths.	
8.3	Altro 38R cove formers/up stands to all abutments, with all coving to points at junctions and joinery, e.g., architrave. Finish coved up stands with Altro C7 Black capping seals or similar.	
8.4	All flooring to be hot welded, using Altro weld rods or similar, and fixed with low-odour adhesive.	
8.5	Colour/grade to be Altro Cloud VM2014 (UKHSA doesn't require SD – static dissipative grade). Seal all junctions and holes not capable of being welded with colour-matched DOW Corning 785 silicon sealant or similar. Ref. Drwg. No. – UKHSA/2D06/005	
9.0 Plumbing		
9.1	Take back water supply to where it branches from wash hand basins and remove redundant pipework.	
9.2	The Contractor must leave all pipe work and drainage in good condition after the completion of works.	
9.3	Thoroughly clean and flush through existing drain run and connections and test and submit evidence of test. Before carrying out this operation, permission must be sought from the UKHSA.	
9.4	Supply and install 1 No. wash hand basins with no overflow and no chain stay hole such as Armitage Shanks Contour 21 S215501 and connect to existing waste drainage. Supply and fit 1no IPS Trespa "Toplab Base" Carcase and front panels with Keku clips for wash hand basins dimensions 600x200x2550mm. Ref. Drwg. No. – UKHSA/2D06/006	
9.6	Hand basin tap: Broen Stabilet knee operated pre-mixed water outlet (26 403.003) with wall spout with special 200mm throw. Sink: Broen cold water lever tap (08 500.729) with ½" aerator (19 025.009) Each tap will be supplied and installed by Mechanical Services Sub-contractorWaste and cold pipework: 38 mm diameter BSPT standing waste outlets to beprovided by the Mechanical Services Sub-contractor, including final pipeworkconnections	
9.7	Hot and cold-water supply to be brought into the rooms by routes to be determined from existing supplies to the area	

9.8	Glass drainage must be obtained by the Contractor. All new drainage to be supplied by Schott (now QVF TEL: x) including all beaded borosilicate heavy-duty acid-resistant glass waste drainage pipes, bend etc, and connected with stainless steel couplings and PTFE tape, to match original specification.	
9.9	Supply and fit a drain-down points at the end of the hot & cold feeds to all the taps. These should also be the sort of fitting which can be soldered, such as a Crane fitting and not a compression fitting and a soldered ball-o-fix isolating fitting. Hot and cold-water supply to be brought into the room by route as shown on drawings Stop cocks to be fitted within the project area on the hot & cold feeds (PN20) soldered fitting and the hot return will require a lock shield. All copper pipework to be installed with soldered fittings as compression are not allowed. All drainage pipework to match existing glass waste. Contractor to carry out a hot water temperature test before commencement of works and on completion and submit evidence of tests	
9.13	The Contractor must leave all pipe work and drainage in serviceable condition after the completion of works. All dead-legs/redundant pipework to be removed to comply with: CIBSE TM13: Minimising the Risk of Legionnaires Disease. HSE L8: Legionnaire's Disease, The Control of Legionella Bacteria in Water Systems.	
10.0 Lighting		
10.1	Lighting LED Lighting: Following removal of existing fluorescent light fittings, Reconfigure lighting layout to provide new 600x600 flat panel LED fittings with DALI controlled LED Tridonic drivers. Manufacturer: Thorn Lighting Ltd (x).	
10.2	Provide emergency type fittings with central emergency supply in accordance with BS 5266-1:1999. Supply and install emergency lighting luminaries in the positions to be agreed on site. The Principal Contractor shall carry out all the necessary wiring and connections etc for the successful operation of the emergency lighting system.	
10.3	The Contractor is to provide lighting calculations from the manufacturer to design the lighting layout to provide 500-lux illumination at bench top level and supply the correct number of light fittings required.	
10.4	New fittings to be rewired back to distribution board located in 2D Corridor including providing new switch drops or PIR detectors as appropriate and complete with key operated emergency test switch. New lighting circuits will be allocated by UKHSA Contract Administrator, Contractor to fully test and commission installation prior to handover and provide NICEIC electrical certificate.	

10.5	Testing during Works Test all mechanical and electrical services and equipment as work proceeds during installation.	
10.6	Labelling of Services Label up all mechanical and electrical services and equipment with metal tags and indelible wording.	
10.7	All works carried out within the existing perimeter trunking is on a permit to work system Access to perimeter trunking to be accessed as part of RAMS Contractor to ensure any removal of trunking lids are to be reinstated Redundant conduits to be removed in their entirety and holes in conduits to be filled with grommets (Plastic not to be used) Conduits and BESA boxes to be attached to perimeter trunking and labelled where required. All contractors or sub-contractors working on or within the perimeter trunking are to carry out their own Risk Assessment for working within the perimeter trunking See BS7671 Guidance note 1 Selection & Erection for Electrical Installations Ref. Drwg. No. – UKHSA/2D06/007	
11.0 Power		
11.1	General: Surface-mounted plastic conduit is not to be used for any power, lighting, telephone and data services in any circumstances.	
11.2	The Contractor should liaise with the UKHSA Project Manager regarding all necessary isolation of power supplies before carrying out any works Note: All works carried out in perimeter trunking is via permit system only.	
11.3	All cabling generally to be run in singles, and not in flat twin and earth. Provide new MK Logic plastic electrical outlets, grouped together in a panel, with all necessary cabling (connected back to MCB unit/service riser, as appropriate)	

11.4	Wall-Mounted Electrical Power Outlets Wall-Mounted Electrical Power Outlets Provide new Wall mounted MK Prestige ll Com trunking (Suitable for power and category 7a data cable outlets). Provide new Perimeter wall/bench mounted electrical twin socket outlets maximum 12 per circuit 2D06 = Perimeter wall/bench mounted 36no twin socket outlets 2D06 = Install 1no power pole with 8no twin socket outlets 2D06 = Access control provide 1no fused spur outlet Contractor to utilise existing distribution board located in 2D corridor Testing during Works Test all mechanical and electrical services and equipment as work proceeds during installation.	
11.5	The Contractor must also identify and label the power source of each and every power outlet for future safe maintenance work. Labels to be permanently marked and permanently affixed. Contractor to fully test and commission installation prior to handover and provide NICEIC electrical certificate.	
11.6.5	All works carried out within the existing perimeter trunking is on a permit to work system Access to perimeter trunking to be accessed as part of RAMS Contractor to ensure any removal of trunking lids are to be reinstated Redundant conduits to be removed in their entirety and holes in conduits to be filled with Grommets (Plastic not to be used) Any extensions are to be mechanically and electrically sound Existing containment system should not be relied upon as an earth All contractors or sub-contractors working on or within the perimeter trunking are to carry out their own Risk Assessment for working within the perimeter trunking	
13.0 Fire Detection		
13.1	Reinstall 4no existing fire detectors to comply with revised layout	
13.2	Test and commission fire sounder bases, confirm in working order & that the fire sounder is audible within the area of the project. Provide documentation showing witnessed test results. Ref. Drwg. No. - UKHSA/2D06/010	

14.0 HVAC		
14.1	Supply and installation of HVAC to achieve >15* ac/hr 21°+/- 2° and negative pressure to ambient (corridor). Ductwork modifications as required. Use existing Chilled Water and LPHW supply available at AHU in plant room. *CIBSE Guide B nominal with allowances to be made for MSC's. Ventilation to operate within Advisory Committee for Dangerous Pathogens (ACDP) guidelines for Containment Level 2 Laboratories. Ensure rooms do not become positively pressured in the event of an extract system failure. Fresh air supply to provide a minimum of 8L/person/sec and an allowance for equipment, and maximum occupancy of staff to comply with CIBSE guidelines Balance supply and extract system and carry out any necessary works to provide and maintain a slight negative pressure of 0 to –8Pa to comply with Advisory Committee for Dangerous Pathogens (ACDP) requirements and recommendations. Provide documentation that these figures are achieved.	
14.3	Supply and fit new supply and extract grilles to the mechanical ventilation installation in the laboratory	
14.4	Test, commission and ensure compliance with Advisory Committee for Dangerous Pathogens (ACDP) guidelines for Containment Level 2 Laboratories. Provide documentation associated with this	
14.5	Sealing of Joints: Seal all services at their entry and exit points from the laboratory, and all joints of pipes, trunking, conduits, fittings and equipment, etc, within the laboratory with DOW Corning 785 clear silicon sealant. This should include entry and exit from the floor and ceiling slab.	
15.0 Workbenches		
15.1	General: Contractor to site-measure all bench requirements to comply with indicative layout attached to this specification. See Ref. Drwg. No. - UKHSA/2D06/012 Any fittings located on floor finishes must be sealed under their base before fitting with Dow Corning 785 silicon sealant.	
15.2	2D06 New Perimeter Bench Framework and supports Supply and install new bench tops to Cantilevered bench supports for 900mm wide perimeter benching, as shown in drawing 2D06 Supply and install 6no new Mobile trespa workbenches 1500x800, provide both rear and sides with vertical 50mm Trespa up stand (16mm thick) and each with 4no lockable castors. Bench height to be 900mm All bench supports to be fully welded, not jointed	

15.3	Install 3no appliance openings within perimeter bench framework allowing for positioning of electrical equipment	
15.4	Fit bench tops together using continuous tongue and spline joints, with 85mm wide x 2mm thick aluminium (or 6mm thick Trespa) plated connections fitted centrally to underside of joint, with plate extending to within 25mm of each end, and screw-fixed at 100mm centres, and two-part epoxy resin. Top surfaces to be rebated 2mm x 2mm, and sealed with two-part epoxy resin grout by Simmons (Mouldings) Ltd (tel: 02476 637028) to match worktop colour.	
15.5	For all benches, provide vertical 250mm rear Trespa up stands (16mm thick) and vertical 50mm from Trespa down stands (16mm thick) to conceal any bench framing members, jointed with two-part epoxy resin and screwed from underside to bench or fixed to wall or partition. The ends of the benches also to have 30mm radius to exposed corners.	
15.6	Seal all Trespa junctions, and junctions with abutting materials, with Dow Corning 785 clear silicon sealant, including all edging and fixing for bench framing and where framing abuts bench down stands. This does not include top surfaces, which are to be rebated 2mm x 2mm, and sealed with two-part epoxy resin grout	
15.7	Note that any batons needed to attach benching to wall should be of Trespa – it is not acceptable to use wooden batons	
15.8	Supply the following Trespa Under bench mobile cupboard unit. 4no Mobile Under Bench Units (for 900mm High Bench) Ref. Drwg. No. – UKHSA/2D06/012	
16.0 Safety Cabinet		
16.1	Room 2D06 Decommission and remove for re-use 7no 1200mm Class 2 Recirculating Bench Mounted MSC's Blank off plenum apertures on extract Electrical feed from hutment isolators fed via Modular Control Panel. Rated and labelled as appropriate to installation. All fixings as per existing systems. Must comply with EN 12469:2000 Contractor to carry out the commissioning on 5no Ducted MBSC's and provide all documentation. Ref. Drwg. No. - UKHSA/2D06/013	

17.0 Internal Decorations		
17.1	General: Make good all pre-existing damage to wall and ceiling finishes, as well as blemishes to new finishes, prior to and during decoration works.	
17.2	The number of coats of paint where stated is the minimum required, and in all cases the Contractor shall apply enough further coats to cover the existing colour with no grinning through of the original colour.	
17.3	For the avoidance of doubt, this section includes for all decorations, including all plastered finishes, joinery and exposed pipe work/metal work.	
17.4	Decorations to be completed before Dow Corning 785 sealant is applied to junctions.	
17.5	Walls Ensure that decorator's sealant is used generally to all internal junctions to walls. Redecorate walls: Walls = Promain Centrecoat Aqua white semi-gloss in accordance with manufacturer's instructions for each element regarding rubbing down filing, preparation, and provision of 1 no. diluted coat to new/repaired areas of plaster and 2 no. full coats throughout.	
18.0 Fitting Out		
18.1	Wall-Mounted Shelving Provide new Spur Steel Lok shelving system in white for walls, 5 tiers of 1m length, ie 15 shelves, to rooms 2D06. The system is to include the following components: - 1220mm high metal wall-mounted uprights, screw-fixed to walls (ref: 212001122W). - 500mm centres - 320mm long adjustable height support brackets (ref: 212006032W) - 320mm deep x 1000mm long steel shelves (ref: 2129315W) - 12no.250mm spring rod book supports to each shelf (ref: 8049087)	
18.2	Coat Hooks Coat Hooks Supply and install batten made out of 16mm thick Trespa Athlon as indicated. Batten sized to suit. Hook positions fitted at 120mm centres plus 60mm at each end. Coat hooks to be single plain satin anodised aluminium such as Screw-Fix (www.screwfix.com) Cat No 13712, screw fixed to wall under coat hook positions so fixings do not show. Seal with Dow Corning 785 clear silicon sealant all round battens. Fitted as per drawings. 2D06 –10 no Coat hooks	
18.3	Supply and install 2 No Kimberley Clark soap dispensers, Windows System 1000, model 6906-000, to be fitted directly above wash hand basins on IPS Stations	

18.4	Supply and install 2 No Kimberley Clark paper towel dispensers, Model 7928-010, one to be fitted directly above wash hand basins on IPS Stations	
18.5	Provide 2 No. eye-wash stations containing 2No 500ml eye wash bottles each with mirror and appropriate signage, to be fitted adjacent to wash hand basin in laboratory.	
19.0 Testing during Works		
19.1	Test all mechanical and electrical services and equipment as work proceeds during installation	
20.0 Labelling of Services		
20.1	Label up all mechanical and electrical services and equipment with metal tags and indelible wording.	
21.0 Cleaning		
21.1	At completion of works and prior to handover, thoroughly clean entire laboratory in accordance with Requirements. A Builder's clean is not adequate for this purpose and the laboratory must be handed over free of all dust, smears, etc, and ready for immediate use.	
22.0 Testing/Commissioning		
22.1	Test all mechanical and electrical services and equipment at completion. Provide Employer with relevant certificates confirming compliance with all manufacturers' installation instructions and correct pressure differentials. 2D06 – Commission HVAC to achieve >10* ac/hr 21°+/- 2° and negative pressure to ambient (corridor). Ductwork modifications as required 2D02 - Commission HVAC to achieve >10* ac/hr 21°+/- 2° and positive pressure to ambient (corridor). Ductwork modifications as required	
23.0 O & M Manual		
23.1	Provide UKHSA with a fully indexed O&M Manual, containing details of products and materials installed in the laboratory, and all original certificates; including schematic services drawing/s showing all services (electrical, water, data & telephone), position of outlets and all cable runs. Provide as two identical Hard Copies and also as an electronic copy.	

24.0 Handover/Completion		
24.1	At handover to UKHSA Project Manager, demonstrate full functioning of all services, installations and equipment, and leave in full working order.	
	TOTAL SUM	

Contract Data

Works Information

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

1 Description of the *works*

Refurbishment of Containment level 2 Laboratory 2D06 at UKHSA Colindale as per Specification 2D06 Laboratory Refurbishment

2 Drawings

Link

2D06 Drawings.pdf

Drawing number	Revision	Title
UKHSA 2D06 1001Key		
UKHSA 2D06 IDA-0201 Rev_ A		Hutment Layout
UKHSA 2D06 IDA-0300 Rev_ A		Typical Existing Sections
UKHSA 2D06 IDA-3100 Rev_ B		Mobile Unit Furniture Details
UKHSA 2D06 IDA-3110 Rev_ B		Removable Unit furniture Detail
UKHSA 2D06 IDA-3111 Rev_ B		Removable Unit furniture Detail
UKHSA 2D06 IDA-3112 Rev_ A		Removable Unit furniture Detail
UKHSA 2D06 IDA-3113 Rev_ A		Laboratory Furniture Details -Fixed Internal Wall
UKHSA 2D06 IDA-3114 Rev_ A		Laboratory Furniture Details -Fixed External Wall
UKHSA 2D06 IDE-0001 Rev_ P1		Symbols Schedule
UKHSA 2D06 IDE-0002 Rev_ P1		Typical Detail Sheet
UKHSA 2D06 001		Existing Layout
UKHSA 2D06 002		Proposed Layout
UKHSA 2D06 003		Walls
UKHSA 2D06 004		Ceiling
UKHSA 2D06 005		Flooring
UKHSA 2D06 006		Plumbing
UKHSA 2D06 007		Lighting
UKHSA 2D06 008		Electrical
UKHSA 2D06 009		Data Telephone

UKHSA 2D06 010 Fire
UKHSA 2D06 011 Ventilation
UKHSA 2D06 012 Furniture
UKHSA 2D06 013 Safety Cabinets
UKHSA 2D06 014 Windows
UKHSA 2D06 015 Access Control
UKHSA 2D06 016 Structural
UKHSA 2D06 017 Temporary Power
UKHSA 2D06 018 Schematic

Contract Data

Works Information

3 Specifications

List the specifications which apply to this contract.

Title	Date or revision	Tick if publicly available

Specification 2D06 Laboratory Refurbishment

4 Constraints on how the *Contractor* Provides the Works

State any constraints on the sequence and timing of work and on the methods and conduct of work including the requirements for any work by the *Employer.*

Normal working hours on the site are 08:30 to 17.00 Monday – Friday. If the Contractor finds it necessary to work outside of these hours to maintain programme, the Contractor will obtain the Project Manager's permission giving 24 hours' notice, any additional costs incurred by the Contractor shall be born by the Contractor.

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

5 Requirements for the programme

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

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

6 Services and other things provided by the *Employer*

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

NA

Containment Level 2 Laboratory 2D06 Upgrade

at

UK HEALTH SECURITY AGENCY
61 COLINDALE AVENUE
LONDON NW9 5EQ

SCOPE OF WORKS

TABLE OF CONTENTS

Containment Level 2 (CL2) Laboratory 2D06 HVAC Refurbishment and Upgrade

1.1 The works comprise the complete refurbishment of 2D06 at UKHSA , Colindale, to provide a larger negatively pressured Containment Level 2 (CL2) laboratory.

1.2 The complete works shall be fully in accordance with the Department of Health HSC Document "Management, Design and Operation of Microbiological Containment Laboratories" (ACDP)

HVAC

Supply and installation of HVAC to achieve >15* ac/hr 21°+/- 2° and negative pressure to ambient (corridor). Ductwork modifications as required. Use existing Chilled Water and LPHW supply available at AHU in plant room.

*CIBSE Guide B nominal with allowances to be made for MSC's.

Laboratory

All M&E associated and installation of "plenums boxes" for MSCs utilising thimble extract system.

All M&E, plumbing, builders work associated with laboratory fit out to CL2 inclusive of decoration, benchwork, flooring and supply and installation of MSCs. Ceiling to be modified to accommodate MSC's and "plenums boxes" (see above)

1.3 Supply and fit new safety flooring, danoline ceiling, LED lighting, emergency light switching/PIRs, power, data, VOIP telephone, plumbing, fire detection, vision panel, GRP door & leaf, tannoy etc, install 5no new 1200 Class 1 Ducted MBSC's (thimble system) including plenum box and all associated ductwork and controls, new fixed perimeter trespa work benching, new mobile trespa workbenches with wind down feet with 4 lockable castors, trespa under bench storage units, perimeter shelving, along with renewal of all fittings and finishes including redecoration throughout.

All fittings and fixtures to be identical unless specified otherwise. Finally, after completion of works a thorough clean is to be completed (Note: A builders clean is not acceptable)

1.4 The contractor is to provide with the tender the timescale and programme for the works.

SCOPE OF WORKS		PRICE (£)
2.0	**Protection, Stripping Out and Making Good**	
2.1	**Protection**	
2.1.1	Provide suitable size skip for stripping out and disposal of debris. Skip location to be agreed with client prior to commencement.	
2.1.2	Allow for full protection of walls, floors and doors along corridor. No access will be allowed through the UKHSA reception area.	
2.1.3	Access to site is via emergency exit door	
2.1.4	Protect corridor from all dust and debris during the course of the works, any temporary breaches of the walls to be clad with suitable temporary covering until properly sealed	
2.2	**Stripping out**	
2.3	**Remove and retain the following items and offer back to UKHSA Contract Administrator** - Remove and retain metal Spur shelving brackets and supports - Remove office furniture and set aside for reuse - Remove 4no Fire detectors and set aside for reuse - Remove grills from ventilation system and set aside for reuse Any items not required by UKHSA Contract Administrator to be disposed of by Contractor	
2.4	**Remove and dispose of**: Electrical circuit information given above is not comprehensive, and Contractor should allow for removing and rewiring any additional light fittings and power points in area for refurbishment if they were omitted from the ones detailed above **Note** All these circuits may also supply other labs and offices, whose circuits must be maintained by re-wiring between fittings with no joints. Take existing wiring back to Distribution Board if necessary and rewire. Note that power sockets with a red spot are the essential power supply and on a different supply to non-marked sockets. Consult Contract Administrator for circuit details. This work to be done by arrangement with laboratories affected - out of hours to avoid disruption.	
2.7	**Structural**	
2.7	Cut out 1no. openings in concrete slab in 2D06 as part of HVAC design. Contractor to provide UKHSA with structural engineer calculations on size and method prior to commencement, as shown on Ref. Drwg. No. – UKHSA/2D06/016	

2.9	Cut out and repair ceiling/walls cracks with scrim/tape and re-plaster entire area with appropriate render of similar material and with appropriate finish steel trowelled.	
2.10	**Making Good** Make good to match original all damage to walls and floors where damaged or disturbed by the stripping out works and not described elsewhere in the Specification.	
3.0	**Installations**	
3.1	**General** The existing plan of the work area is shown in Ref. Drwg. No. – UKHSA/2D06/001 The proposed layout is shown in Ref. Drwg. No. – UKHSA/2D06/002	
4.0	**Walls**	
4.1	Plaster all walls to form a smooth seamless finish.	
4.2	Where walls are penetrated by piped services or ductwork, these openings should be sealed after installation to provide a fire-tight finish and to reinstate the wall integrity Ref. Drwg. No. – UKHSA/2D06/003	
6.0	**Ceiling**	
6.1	**Ceiling Grid** Following removal of existing fluorescent light fittings, Reconfigure lighting layout to provide new 600x600 flat panel LED fittings with DALI controlled LED Tridonic drivers. To include Zumptobel occupancy sensors quantity to be calculated as per size of area/rooms. Manufacturer: Thorn Lighting Ltd (x).	
6.2	**Ceiling Tiles** Install new Danoline ceiling tiles throughout	
8.0	**Doors/Access Control**	
7.1	Door and door frame to be provided as follows 1no F30 GRP Single action fire door and leaf 304 stainless steel wrap around frame Handing as required 1no Vision panel Colour – 2114 Pine Green Each door shall be checked for fit such that it seals against the frame to provide minimal air leakage, This seal integrity shall be maintained with the room under normal operational conditions at all times 1no Fire Rated Door grill	

	All doors should be GRP and have all door furniture, kick plate, door closer, handles and door stops Door selector to be fitted where there are double doors or door and flap. For supply of doors, please contact Dortek, Regional Sales Manager, St Mark Street, Hull, HU8 7ED, Tel: x, Mobile: x Ref. Drwg. No. - UKHSA/2D06/008	
7.2	Supply and install 1no Honeywell ProWatch access control on 2D06 door & leaf entrance along with an over-ride external key switch. The entrance doors will be secured with a mag lock. The door will also have a monitor contact to monitor the status of the door. The door access control is to be cabled back to 2D riser cupboard where there is an existing controller enclosure. Equipment: 1no Honeywell PW6k1R2 Dual Reader Board 1no Double slimline Mag Lock with Door Status Monitoring 1no CP22 double Break Glass unit 1no SPB Green dome exist switch 1no Euro surface key override switch 1no PR0M-OM-R10 Reader Cable YY4 7.5mm Lock Flex OSC8 Standard alarm cable OSC8 Screened Reader Cable The new access control to be setup and commissioned onto the existing Honeywell ProWatch access control system. Ref. Drwg. No. – UKHSA/2D06/015	
8.0	**Flooring**	
8.1	Following removal of existing floor finishes, strip off all adhesives and re-level entire floor with **low odour** latex screed so that there are no discernible steps and ridges to substrate.	
8.2	New Vinyl Floor Finish Room 2D06 Provide Altro-High performance walkway 20 slip-resistant 2mm thick vinyl safety flooring finish, supplied in 2000mm widths.	
8.3	Altro 38R cove formers/up stands to all abutments, with all coving to points at junctions and joinery, e.g., architrave. Finish coved up stands with Altro C7 Black capping seals or similar.	
8.4	All flooring to be hot welded, using Altro weld rods or similar, and fixed with **low-odour** adhesive.	

8.5	Colour/grade to be Altro Cloud VM2014 (UKHSA doesn't require SD – static dissipative grade). Seal all junctions and holes not capable of being welded with colour-matched DOW Corning 785 silicon sealant or similar. Ref. Drwg. No. – UKHSA/2D06/005	
9.0	**Plumbing**	
9.1	Take back water supply to where it branches from wash hand basins and remove redundant pipework.	
9.2	The Contractor must leave all pipe work and drainage in good condition after the completion of works.	
9.3	Thoroughly clean and flush through existing drain run and connections and test and submit evidence of test. Before carrying out this operation, permission must be sought from the UKHSA.	
9.4	Supply and install 1 No. wash hand basins with no overflow and no chain stay hole such as Armitage Shanks Contour 21 S215501 and connect to existing waste drainage. Supply and fit 1no IPS Trespa "Toplab Base" Carcase and front panels with Keku clips for wash hand basins dimensions 600x200x2550mm. Ref. Drwg. No. – UKHSA/2D06/006	
9.6	Hand basin tap: Broen Stabilet knee operated pre-mixed water outlet (26 403.003) with wall spout with special 200mm throw. Sink: Broen cold water lever tap (08 500.729) with ½" aerator (19 025.009) Each tap will be supplied and installed by Mechanical Services Sub-contractorWaste and cold pipework: 38 mm diameter BSPT standing waste outlets to beprovided by the Mechanical Services Sub-contractor, including final pipeworkconnections	
9.7	Hot and cold-water supply to be brought into the rooms by routes to be determined from existing supplies to the area	
9.8	Glass drainage must be obtained by the Contractor. All new drainage to be supplied by Schott (now QVF TEL: x) including all beaded borosilicate heavy-duty acid-resistant glass waste drainage pipes, bend etc, and connected with stainless steel couplings and PTFE tape, to match original specification.	
9.9	Supply and fit a drain-down points at the end of the hot & cold feeds to all the taps. These should also be the sort of fitting which can be soldered, such as a Crane fitting and not a compression fitting and a soldered ball-o-fix isolating fitting. Hot and cold-water supply to be brought into the room by route as shown on drawings Stop cocks to be fitted within the project area on the hot & cold feeds (PN20) soldered fitting and the hot return will require a lock shield.	

	All copper pipework to be installed with soldered fittings as compression are not allowed. All drainage pipework to match existing glass waste. Contractor to carry out a hot water temperature test before commencement of works and on completion and submit evidence of tests	
9.13	The Contractor must leave all pipe work and drainage in serviceable condition after the completion of works. All dead-legs/redundant pipework to be removed to comply with: CIBSE TM13: Minimising the Risk of Legionnaires Disease. HSE L8: Legionnaire's Disease, The Control of Legionella Bacteria in Water Systems.	
10.0 Lighting		
10.1	**Lighting** LED Lighting: Following removal of existing fluorescent light fittings, Reconfigure lighting layout to provide new 600x600 flat panel LED fittings with DALI controlled LED Tridonic drivers. Manufacturer: Thorn Lighting Ltd (x)	
10.2	Provide emergency type fittings with central emergency supply in accordance with BS 5266-1:1999. Supply and install emergency lighting luminaries in the positions to be agreed on site. The Principal Contractor shall carry out all the necessary wiring and connections etc for the successful operation of the emergency lighting system.	
10.3	The Contractor is to provide lighting calculations from the manufacturer to design the lighting layout to provide 500-lux illumination at bench top level and supply the correct number of light fittings required.	
10.4	New fittings to be rewired back to distribution board located in 2D Corridor including providing new switch drops or PIR detectors as appropriate and complete with key operated emergency test switch. New lighting circuits will be allocated by UKHSA Contract Administrator, Contractor to fully test and commission installation prior to handover and provide NICEIC electrical certificate.	
10.5	**Testing during Works** Test all mechanical and electrical services and equipment as work proceeds during installation.	
10.6	**Labelling of Services** Label up all mechanical and electrical services and equipment with metal tags and indelible wording.	
10.7	All works carried out within the existing perimeter trunking is on a permit to work system Access to perimeter trunking to be accessed as part of RAMS Contractor to ensure any removal of trunking lids are to be reinstated	

	Redundant conduits to be removed in their entirety and holes in conduits to be filled with grommets (Plastic not to be used) Conduits and BESA boxes to be attached to perimeter trunking and labelled where required. All contractors or sub-contractors working on or within the perimeter trunking are to carry out their own Risk Assessment for working within the perimeter trunking See BS7671 Guidance note 1 Selection & Erection for Electrical Installations Ref. Drwg. No. – UKHSA/2D06/007	
11.0 Power		
11.1	**General:** Surface-mounted plastic conduit is not to be used for any power, lighting, telephone and data services in any circumstances.	
11.2	The Contractor should liaise with the UKHSA Project Manager regarding all necessary isolation of power supplies before carrying out any works Note: All works carried out in perimeter trunking is via permit system only.	
11.3	All cabling generally to be run in singles, and not in flat twin and earth. Provide new MK Logic plastic electrical outlets, grouped together in a panel, with all necessary cabling (connected back to MCB unit/service riser, as appropriate)	
11.4	**Wall-Mounted Electrical Power Outlets** Wall-Mounted Electrical Power Outlets Provide new Wall mounted MK Prestige ll Com trunking (Suitable for power and category 7a data cable outlets). Provide new Perimeter wall/bench mounted electrical twin socket outlets maximum 12 per circuit 2D06 = Perimeter wall/bench mounted 36no twin socket outlets 2D06 = Install 1no power pole with 8no twin socket outlets 2D06 = Access control provide 1no fused spur outlet Contractor to utilise existing distribution board located in 2D corridor Testing during Works Test all mechanical and electrical services and equipment as work proceeds during installation.	
11.5	The Contractor must also identify and label the power source of each and every power outlet for future safe maintenance work. Labels to be permanently marked and permanently affixed. Contractor to fully test and commission installation prior to handover and provide NICEIC electrical certificate.	

11.6.5	All works carried out within the existing perimeter trunking is on a permit to work system Access to perimeter trunking to be accessed as part of RAMS Contractor to ensure any removal of trunking lids are to be reinstated Redundant conduits to be removed in their entirety and holes in conduits to be filled with Grommets (Plastic not to be used) Any extensions are to be mechanically and electrically sound Existing containment system should not be relied upon as an earth All contractors or sub-contractors working on or within the perimeter trunking are to carry out their own Risk Assessment for working within the perimeter trunking	
13.0	**Fire Detection**	
13.1	Reinstall 4no existing fire detectors to comply with revised layout	
13.2	Test and commission fire sounder bases, confirm in working order & that the fire sounder is audible within the area of the project. Provide documentation showing witnessed test results. Ref. Drwg. No. - UKHSA/2D06/010	
14.0	**HVAC**	
14.1	Supply and installation of HVAC to achieve >15* ac/hr 21°+/- 2° and negative pressure to ambient (corridor). Ductwork modifications as required. Use existing Chilled Water and LPHW supply available at AHU in plant room. *CIBSE Guide B nominal with allowances to be made for MSC's. Ventilation to operate within Advisory Committee for Dangerous Pathogens (ACDP) guidelines for Containment Level 2 Laboratories. Ensure rooms do not become positively pressured in the event of an extract system failure. Fresh air supply to provide a minimum of 8L/person/sec and an allowance for equipment, and maximum occupancy of staff to comply with CIBSE guidelines Balance supply and extract system and carry out any necessary works to provide and maintain a slight negative pressure of 0 to –8Pa to comply with Advisory Committee for Dangerous Pathogens (ACDP) requirements and recommendations. Provide documentation that these figures are achieved.	
14.3	Supply and fit new supply and extract grilles to the mechanical ventilation installation in the laboratory	
14.4	Test, commission and ensure compliance with Advisory Committee for Dangerous Pathogens (ACDP) guidelines for Containment Level 2 Laboratories. Provide documentation associated with this	

14.5	**Sealing of Joints:** Seal all services at their entry and exit points from the laboratory, and all joints of pipes, trunking, conduits, fittings and equipment, etc, within the laboratory with DOW Corning 785 clear silicon sealant. This should include entry and exit from the floor and ceiling slab.	
15.0	**Workbenches**	
15.1	General: Contractor to site-measure all bench requirements to comply with indicative layout attached to this specification. See Ref. Drwg. No. - UKHSA/2D06/012 Any fittings located on floor finishes must be sealed under their base before fitting with Dow Corning 785 silicon sealant.	
15.2	2D06 New Perimeter Bench Framework and supports Supply and install new bench tops to Cantilevered bench supports for 900mm wide perimeter benching, as shown in drawing 2D06 Supply and install 6no new Mobile trespa workbenches 1500x800, provide both rear and sides with vertical 50mm Trespa up stand (16mm thick) and each with 4no lockable castors. Bench height to be 900mm All bench supports to be fully welded, not jointed	
15.3	Install 3no appliance openings within perimeter bench framework allowing for positioning of electrical equipment	
15.4	Fit bench tops together using continuous tongue and spline joints, with 85mm wide x 2mm thick aluminium (or 6mm thick Trespa) plated connections fitted centrally to underside of joint, with plate extending to within 25mm of each end, and screw-fixed at 100mm centres, and two-part epoxy resin. Top surfaces to be rebated 2mm x 2mm, and sealed with two-part epoxy resin grout by Simmons (Mouldings) Ltd (tel: x) to match worktop colour.	
15.5	For all benches, provide vertical 250mm rear Trespa up stands (16mm thick) and vertical 50mm from Trespa down stands (16mm thick) to conceal any bench framing members, jointed with two-part epoxy resin and screwed from underside to bench or fixed to wall or partition. The ends of the benches also to have 30mm radius to exposed corners.	
15.6	Seal all Trespa junctions, and junctions with abutting materials, with Dow Corning 785 clear silicon sealant, including all edging and fixing for bench framing and where framing abuts bench down stands. This does not include top surfaces, which are to be rebated 2mm x 2mm, and sealed with two-part epoxy resin grout	
15.7	Note that any batons needed to attach benching to wall should be of Trespa – it is not acceptable to use wooden batons	

15.8	Supply the following Trespa Under bench mobile cupboard unit. 4no Mobile Under Bench Units (for 900mm High Bench) Ref. Drwg. No. – UKHSA/2D06/012	
16.0	**Safety Cabinet**	
16.1	Room 2D06 Decommission and remove for re-use 7no 1200mm Class 2 Recirculating Bench Mounted MSC's Blank off plenum apertures on extract Electrical feed from hutment isolators fed via Modular Control Panel. Rated and labelled as appropriate to installation. All fixings as per existing systems. Must comply with EN 12469:2000 Contractor to carry out the commissioning on 5no Ducted MBSC's and provide all documentation. Ref. Drwg. No. - UKHSA/2D06/013	
17.0	**Internal Decorations**	
17.1	**General**: Make good all pre-existing damage to wall and ceiling finishes, as well as blemishes to new finishes, prior to and during decoration works.	
17.2	The number of coats of paint where stated is the minimum required, and in all cases the Contractor shall apply enough further coats to cover the existing colour with no grinning through of the original colour.	
17.3	For the avoidance of doubt, this section includes for all decorations, including all plastered finishes, joinery and exposed pipe work/metal work.	
17.4	Decorations to be completed before Dow Corning 785 sealant is applied to junctions.	
17.5	**Walls** Ensure that decorator's sealant is used generally to all internal junctions to walls. Redecorate walls: **Walls** = Promain Centrecoat Aqua white semi-gloss in accordance with manufacturer's instructions for each element regarding rubbing down filing, preparation, and provision of 1 no. diluted coat to new/repaired areas of plaster and 2 no. full coats throughout.	
18.0	**Fitting Out**	
18.1	**Wall-Mounted Shelving**	

	Provide new Spur Steel Lok shelving system in white for walls, 5 tiers of 1m length, ie 15 shelves, to rooms 2D06. The system is to include the following components: - 1220mm high metal wall-mounted uprights, screw-fixed to walls (ref: 212001122W). - 500mm centres - 320mm long adjustable height support brackets (ref: 212006032W) - 320mm deep x 1000mm long steel shelves (ref: 2129315W) - 12no.250mm spring rod book supports to each shelf (ref: 8049087)	
18.2	**Coat Hooks** Coat Hooks Supply and install batten made out of 16mm thick Trespa Athlon as indicated. Batten sized to suit. Hook positions fitted at 120mm centres plus 60mm at each end. Coat hooks to be single plain satin anodised aluminium such as Screw-Fix (www.screwfix.com) Cat No 13712, screw fixed to wall under coat hook positions so fixings do not show. Seal with Dow Corning 785 clear silicon sealant all round battens. Fitted as per drawings. 2D06 –10 no Coat hooks	
18.3	Supply and install 2 No Kimberley Clark soap dispensers, Windows System 1000, model 6906-000, to be fitted directly above wash hand basins on IPS Stations	
18.4	Supply and install 2 No Kimberley Clark paper towel dispensers, Model 7928-010, one to be fitted directly above wash hand basins on IPS Stations	
18.5	Provide 2 No. eye-wash stations containing 2No 500ml eye wash bottles each with mirror and appropriate signage, to be fitted adjacent to wash hand basin in laboratory.	
19.0	**Testing during Works**	
19.1	Test all mechanical and electrical services and equipment as work proceeds during installation	
20.0	**Labelling of Services**	
20.1	Label up all mechanical and electrical services and equipment with metal tags and indelible wording.	
21.0	**Cleaning**	
21.1	At completion of works and prior to handover, thoroughly clean entire laboratory in accordance with Requirements. A Builder's clean is not adequate for this purpose and the laboratory must be handed over free of all dust, smears, etc, and ready for immediate use.	

22.0	**Testing/Commissioning**	
22.1	Test all mechanical and electrical services and equipment at completion. Provide Employer with relevant certificates confirming compliance with all manufacturers' installation instructions and correct pressure differentials. 2D06 – Commission HVAC to achieve >10* ac/hr 21°+/- 2° and negative pressure to ambient (corridor). Ductwork modifications as required 2D02 - Commission HVAC to achieve >10* ac/hr 21°+/- 2° and positive pressure to ambient (corridor). Ductwork modifications as required	
23.0	**O & M Manual**	
23.1	Provide UKHSA with a fully indexed O&M Manual, containing details of products and materials installed in the laboratory, and all original certificates; including schematic services drawing/s showing all services (electrical, water, data & telephone), position of outlets and all cable runs. Provide as two identical Hard Copies and also as an electronic copy.	
24.0	**Handover/Completion**	
24.1	At handover to UKHSA Project Manager, demonstrate full functioning of all services, installations and equipment, and leave in full working order.	
	TOTAL SUM	

Appendix 2 - Drawings

Drawing No 1 - UKHSA/2D06/001- Existing- Layout
Drawing No 2 - UKHSA/2D06/002 – Proposed Layout
Drawing No.3 - UKHSA/2D06/003 - Walls
Drawing No.4 - UKHSA/2D06/004 – Vision Panel/Blinds
Drawing No.5 - UKHSA/2D06/005 – Ceiling
Drawing No.6 - UKHSA/2D06/006 – Doors/Access Control
Drawing No.7 - UKHSA/2D06/007 – Safety Flooring
Drawing No.8 - UKHSA/2D06/008 – Plumbing
Drawing No.9 - UKHSA/2D06/009 – Lighting
Drawing No.10 - UKHSA/2D06/010 – Power
Drawing No.11 - UKHSA/2D06/011 – Data/Telephone
Drawing No.12 - UKHSA/2D06/012 – Fire
Drawing No.13 - UKHSA/2D06/013 – HVAC
Drawing No.14 - UKHSA/2D06/014 – Furniture
Drawing No.15 - UKHSA/2D06/015 – Safety Cabinets
Drawing No.16 - UKHSA/2D06/016 – Internal Decorations
Drawing No.17 - UKHSA/2D06/017 – Fitting Out

Contract Data

Site Information

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

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