

**Corby Borough Council**

**Provision of General Building Works Contract**

**Framework Agreement**

**Tender Document 2.**

**Specification.**

October 2016



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Maintenance Manager Corby Borough Council Unit 10, Fleming Road Earlstrees Industrial Estate Corby Northamptonshire NN17 4SW

**Provision of General Building Works Contract for Corby Borough Council**

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Relating to Kitchen and Bathroom Replacement

Allied trade duty items include Asbestos, Electrical

Gas and Plumbing /Heating works.

Document 2 Part 2 WORKMANSHIP PREAMBLES

(See Separate File)

Document 2 Part 3. M3 NHF SCHEDULE OF RATES VERSION 7 (2)

Including Longer Description

(See Separate File)

● FINAL SUMMARY

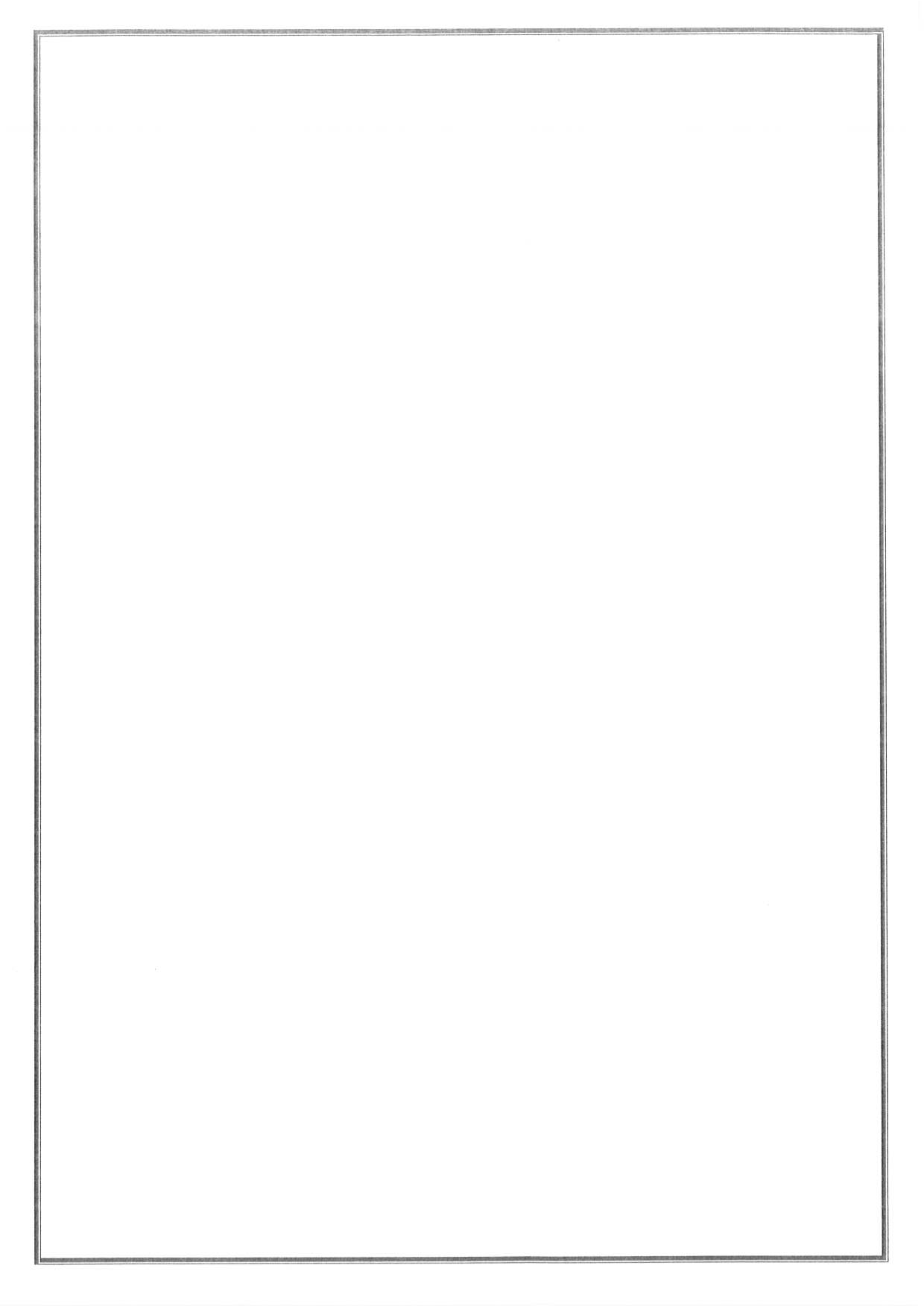
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SECTION No. 1 PRELIMINARIES AND GENERAL CONDITIONS



**A10 FRAMEWORK PARTICULARS**

120 EMPLOYER (CLIENT)

Name: Corby Borough Council.

Address: Deene House, New Post Office Square,Corby,Northamptonshire,NN17 1GD. Contact: Philip Doherty.

• Telephone: 01536 740065.

* Email: [Phil.Doherty@corby.gov](mailto:Phil.Doherty@corby.gov) .uk.

**A20 JCT FRAMEWORK AGREEMENT**

JCT FRAMEWORK AGREEMENT

The contract: JCT Framework Agreement (2011).

Requirement: Allow for the obligations, liabilities and services described therein against the following headings:

**FRAMEWORK PARTICULARS**

Clause 3.1 - TASKS

Planned and reactive maintenance works to properties owned or administered by Corby Borough Council. The properties will be predominantly, but not exclusively, residential.

Clause 4.1 - TASKS GUARANTEE

Some or all of the tasks the Employer has undertaken to call-off to be carried out by the Provider: Not to be guaranteed.

Clause 4.4 - ENQUIRY RESPONSE TIME

Respond: To Employer within 7 days.

Clause 4.5 - PRICING DOCUMENTS

Consist:

The NHF Schedule of rates version 7 volume 2 in Document 2 Part 3.

Schedule of rates and percentage adjustments included in Section 3 and to be included within the Framework Agreement and Section 5 of the Framework Agreement works rates and Void Reinstatement Works included in Section 7 volume 2.

Clause 4.7.2 - UNDERLYING CONTRACTS

JCT Measured Term Contract 2011.

Clause 8.1 - FRAMEWORK START DATE

* Specific date: 1st March 2017 - To be confirmed.

Clause 21 - PERFORMANCE INDICATORS

Clause 21 does not apply.

Clause 22.1 - FRAMEWORK END DATE

* Date: Contract to be for 2 years until 28th February 2019 with possible1+1 year extensions until 28th February 2021 subject to client satisfaction.

Clause 25 - ADJUDICATION

* The Adjudicator: To be confirmed.
* Nominator of Adjudicator: Where no Adjudicator is named or where the named Adjudicator is unwilling or unable to act, the President or a Vice president or Chairman or a Vice Chairman of the Royal Institution of Chartered Surveyors.

Clause 26 - ARBITRATION

Arbitration: applies.

Appointer of Arbitrator: President or Vice President the Royal Institution of Chartered Surveyors.

EXECUTION

The Contract: Will be executed as a deed .

**A30 TENDERING**

110 SCOPE

General: These conditions are supplementary to those stated in the underlying contract to be used with each task called off.

145 TENDERING PROCEDURE

General: In accordance with the principles of: JCT 2012 Practice Note 6 (Series 2) 'Main Contract Tendering' .

Arithmetical errors: The tenderer can be afforded the opportunity of confirming, withdrawing or amending the tender offer.

Amendments: No variations or alternative proposals to this document will be accepted and will lead to the tender offer being rejected.

170 ACCEPTANCE OF TENDER

Acceptance: No guarantee is offered that any tender will be recommended for acceptance or be accepted, or that reasons for non acceptance will be given.

* Costs: No liability is accepted for any cost incurred in the preparation of any tender.

540 QUALITY CONTROL RESOURCES

* Statement: Describe the organisation and resources to control the quality of the Works, including the work of subcontractors.

QA staff: Identify in the statement the number and type of staff responsible for quality control, with details of their qualifications and duties.

Submit: Within one week of request.

550 HEALTH AND SAFETY INFORMATION

Policy document: Must be appropriate, regularly reviewed and signed off by the Managing Director or equivalent.

Content: Include the following information:

- Organization responsibilities for health and safety management, communication with the workforce and procedures for carrying out risk assessments leading to method

Statements/ safe methods of work .

Health and safety advice available and systems of continuous training to ensure all

employees have the skills and understanding necessary to discharge their duties defined in

the CDM Regulations.

Details of employees appropriate qualifications.

* Procedures for monitoring, auditing and reviewing all health and safety systems. Include records of all RIDDOR (the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations) reportable events for at least the last three years, records of any enforcement action taken over the last five years, the systems for reviewing all incidents and the steps taken to remedy matters.
* Arrangements for appointing competent subcontractors/ consultants and for monitoring performance. Illustrate how cooperation and coordination is achieved in practice.

635 SUPPLY CHAIN

* General: All consultants, subcontractors and suppliers possibly involved in the tasks listed must agree to the principles of collaborative working.

List: Provide details of all subcontractors/ suppliers who will be entering into framework agreements to undertake the tasks listed.

1. **Responsibility for measurement and valuation .**

Clause 5.2

The Contract Administrator or his/her representative shall measure and value all Orders .

1. **Schedule of Rates**

Clauses 5.3, 5.6.1 and 5.6.2.

* 1. The Schedule of Rates is:

The NHF Schedule of Rates Version 7, volume 2. Subject to adjustment of the rates listed in that Schedule by the addition (or subtraction) of the Adjustment Percentage which is as described in SECTION No. 3 PRICING ADJUSTMENT OF RATES.

* 1. Where the Schedule of Rates is the National Schedule of Rates, the following versions are to apply:

Not applicable

* 1. Fluctuations : Clause 5.6.1 applies .

(Where clause 5.6.1 applies) the basis on which the Schedule of Rates is to be revised under clause 5.6.1.2 will be the "Annual Uplift percentage" as described within SECTION No. 3 PRICING ADJUSTMENT OF RATES.

1. **Dayworks**

Clauses 5.4, 5.6.3 and 5.6.4.

* 1. Valuation - Where not included in or annexed to the Schedule of hourly charges, the percentage additions to the invoice price of non-labour items are as follows :

The rates applied will be those entered in SECTION No. 3 PRICING ADJUSTMENT OF RATES.

Where not included in or annexed to the Schedule of hourly charges, the price of labour will be as follows:

Labour rates applied will be those entered in SECTION No. 3 PRICING ADJUSTMENT OF RATES.

* 1. Revision of Schedule of hourly charges. Clause 5.6.3 applies .

The annual revision date will be the anniversary of signing of the contract.

(Where clause 5.6.3 applies) the basis of the revision of hourly charges will be the "Annual Uplift percentage" as described within SECTION No. 3 PRICING ADJUSTMENT OF RATES.

**Overtime work**

Clause 5.7

The percentage addition in respect of overheads and profit for non-productive overtime is Not Applicable .

1. **Insurance**

Clauses 6.4.1.2, 6.9 and 6.11

* 1. Insurance cover for any one occurrence or series of occurrences arising out of one event:

£5,000,000.00

* 1. Percentage to cover professional fees : 16 per cent

Contract Particulars.

1. **Properties and description of types of work.**
   1. List of properties in the Contract Area in respect of which Orders may be issued: See Clause A 10/110
   2. Description of the types of work for which Orders may be issued: See Clause A 10/110
2. **Contract period.**

Article 1 and clause 7.1

The contract will run for 1 year with the potential for a 1 year extension, commencement to be determined.

Article 7 Arbitration .

Article 7 and clauses 9.3 to 9.8 apply

1. **Orders - minimum and maximum value.**

Clause 2.4

Minimum value of any one Order to be issued: £20.00.

Maximum value of any one Order to be issued: TBC

1. **Orders - value of work to be carried out.**

Clause 2.5

Approximate anticipated value of work to be carried out under this Contract:

£400,000 per annum

1. **Orders - priority coding.**

Clause 2.6

Orders will be coded with a required response time as follows :-

P0 - Out of Hours, attend within 2 hours

Pl - Attend within 4 hours.

P2 - Attend within 3 working days. P3 - Attend within 20 working days. P4 - Attend within 3 months.

1. **Construction Industry Scheme (CIS).**

Clause 4.2

The Employer at the commencement of the Contract period is a 'contractor' for the purposes of the CIS.

1. **Progress payments.**

Clause 4.3.1

Estimated value of an Order above which progress payments can be applied for:

Interim Certificates will be issued monthly. Amounts included in each certificate will be the total value of all the works on claims agreed up to date seven days before the date of the Certificate . This amount certified shall be paid by the employer within fourteen days of the date of the Certificate.

A 12/220 Use of the site.

General: Do not use the site for any purpose other than carrying out the Works.

A12/250 Site visits.

Site visits: Arrangements: May be made Tenant Telephone numbers will be provided on the Official Orders and verbally where possible to enable the Contractor to make necessary access appointments.

**A13 DESCRIPTION OF THE WORK**

A13/120 Types of work.

Scope: The types of work within the Contract Area consist of the both planned and reactive maintenance works at addresses within Corby Borough Council Housing stock. Works also include kitchen unit replacements that will be supplied directly the Corby Borough Council to the Contractor for installation.

Orders

Orders will be issued to the Contractor on a day to day basis, in the form of Official Orders from the Contract Administrator. The Contractor's detailed claims shall be submitted for payment based strictly on that Order. The Contractor will only be paid for work contained on an official Order. Should further defects be discovered by the Contractor during the course of his work he shall immediately report the facts to the Contract Administrator and ask for instructions.

**A20 JCT 2011 MEASURED TERM CONTRACT JCT 2011 MEASURED TERM CONTRACT**

**The contract: JCT Measured Term Contract, (MTC), 2011 Edition and the Employers Schedule of Contract Amendments**

Requirement: Allow for the obligations, liabilities and services described therein against the following headings:

**Articles of Agreement.**

The Employer:- See Clause A 10/120. The Contractor:- See Clause A 10/130 **Recitals.**

First recital.

The Contract Area.

Description: The Employer requires maintenance and minor works to be carried out in the area described in clause A 12/120.

**Articles.**

1. Contract Administrator

Meaning: The term 'the Contract Administrator' in the said conditions: See clause A10/140 .

1. CDM Principal Designer

Meaning: The person listed in Clause A 10/150.

1. Principal Contractor Meaning: The Contractor.

**A1 UNDERLYING CONTRACT**

The underlying contract by which individual tasks will be instructed will be the JCT Measured Term Contract 2011 edition.

**A10 PROJECT PARTICULARS**

A10/110 The Works.

Name: Planned and reactive maintenance works to properties owned or administered by Corby Borough Council. The properties will be predominantly, but not exclusively, residential homes.

Contract Area: "The Contract Area" means the whole of the area governed by Corby Borough Council. The Employer owns, controls and/or manages various sites in the Contract Area and "Site" shall be deemed to include any house, flat, maisonette, bungalow or any other dwelling or Site of whatever description where works are to be carried out by the Contractor under the Contract.

A10/120 Employer (Client). Name: Corby Borough Council

Address: Deene House, New Post Office Square, Corby, Northants NN17 1GD Telephone: 01536 464000

A10/130 Principal contractor . Name: The Contractor

A 10/140 Contract Administrator (herein referred to as 'CA'). Name: Deputy Repairs and Maintenance Manager .

Address: Corby Borough Council, Unit 10, Fleming Road, Earlstrees Industrial Estate, Corby. Northamptonshire, NN17 4SW.

Telephone: 01536 464000

A 10/150 Principal Designer. Name: Corby Borough Council

Address: Corby Borough Council, Unit 10,Fleming Road, Earlstrees Industrial Estate, Corby. Northamptonshire, NN17 4SW.

Telephone: 01536 464000

A12 THE SITE/ EXISTING BUILDINGS

A12/110 The sites.

See contract area in A10/110 above.

A 12/180 Access to the sites.

Description: The Contractor is reminded that the work will be undertaken within the dwellings of council tenants and those persons will occupy the dwellings throughout the course of the work.

* The Contractor must liaise closely with the tenants and must not interfere with the enjoyment of their properties. The Contractor must allow for affording uninterrupted safe access at all times with adequate protection.
* Access to the properties for taking all measurements required and for carrying out the works is the responsibility of the Contractor.
* The Contractors attention is drawn to the important fact that where the sites will remain occupied during the progress of the works an allowance by the Contractor shall be made for maintaining facilities for use by the Tenants at all times. Any temporary disconnection's caused as a result of the works shall be agreed with the tenant concerned and Contract Administrator and shall be reinstated by the end of each working day to ensure that no site is left without facilities overnight.
  1. Annual renewal date of insurance as supplied by the Contractor: To be provided by the Contractor.

**Settlement of Disputes.** Clauses 9.2, 9.3 and 9.4.1 Adjudication:

* The Adjudicator is: To be nominated.
* Nominator of Adjudicator : President or Vice President or Chairman or a Vice Chairman :

The Royal Institution of Chartered Surveyors .

Arbitration:

* Base Date:

To be 10 days before the date for return of Tenders.

* Appointor of Arbitrator (and of any replacement): President or a Vice President: The Royal Institution of Chartered Surveyors

Attestation

The contract will be executed: As a deed-terms and conditions apply.

Conditions

**Section 1 Definitions and interpretation**

Clause 1.4 Reckoning periods of days Amendments:

For the purpose of this contract Public Holidays shall be included as working days.

**Section 2. Carrying out Work Section 3. Control of Work Section 4. Payment**

**Section 5. Measurement and Valuation Section 6. Injury, Damage and Insurance**

**Section 7. Break Provision - Rights of each Party Section 8. Termination for Default, etc.**

**Section 9. Settlement of Disputes**

**A30 TENDERING/ SUBLETTING/ SUPPLY**

A30/110 Scope

General: These conditions are supplementary to those stated in the Invitation to Tender and on the form of tender.

A30/145 Tendering procedure

General: In accordance with JCT Practice Note 6 (Series 2) 'Main Contract Tendering' . Errors: Alternative 2 is to apply .

A30/160 Exclusions

Inability to tender : Immediately inform if any parts of the work as defined in the tender documents cannot be tendered .

Relevant parts of the work: Define those parts, stating reasons for the inability to tender.

A30/170 Acceptance of tender

The Employer and Employer's representatives :

* Offer no guarantee that any tender will be recommended for acceptance or be accepted .
* Will not be responsible for any cost incurred in the preparation of any tender.

A30/190 Period of validity

Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 13 weeks from this date.

Date for possession/ commencement: See section A20.

A30/310 Tender

General: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works .

A30/550 Health and safety information

Content: Describe the organisation and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the Works may affect.

Include:

* A copy of the contractor's health and safety policy document, including risk assessment procedures .
* Accident and sickness records for the past five years.
* Records of previous Health and Safety Executive enforcement action.
* Records of training and training policy.
* The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.

Submit: Within one week of request

A30/590 Site Waste Management Plan

Content: As a minimum, the plan should contain details of:

* Person responsible for resource management
* Types and quantities of waste that will be generated
* Resource management options for these wastes
* The use of appropriate and licensed waste management contractors
* A plan for monitoring and reporting on resource use and the quantity of waste Final version: Submit with the Tender

**A31 PROVISION, CONTENT AND USE OF DOCUMENTS**

A31/110 Definitions

Meaning: Terms, derived terms and synonyms used in the preliminaries/ general conditions and specification are as stated therein or in the appropriate British Standard or British Standard glossary.

A31/120 Communication

Definition: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek or obtain information, consent or instructions, or make arrangements.

Format: In writing to the person named in clause A 10/140 unless specified otherwise . Response: Do not proceed until response has been received .

A31/160 Terms used in specification

Remove: 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.

Fix: Unload, handle, store, place and fasten in position including all labours and use of site equipment.

Supply and fix: Includes all labour and site equipment for unloading, handling, storing and execution . All products to be supplied and fixed unless stated otherwise .

Keep for reuse: 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 .

Make good: Execute local remedial work to designated work. Make secure, sound and neat. Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.

Repair: Execute remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/ or replacement.

Refix: Fix removed products.

Ease: Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions .

Match existing: 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.

System: Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.

Commission: Test the equipment in accordance with the relevant latest standards and certify the installations as complete.

A31/210 Cross references

Accuracy: Check remainder of the annotation or item description against the terminology used in the section or clause referred to.

Related terminology : Where a numerical cross-reference is not given the relevant sections and clauses of the specification will apply.

Relevant clauses : Clauses in the referred to specification section dealing with general matters, ancillary products and execution also apply.

Discrepancy or ambiguity: Before proceeding, obtain clarification or instructions.

A31/280 Substitution of products

Where the substitution of a product different to that specified is permitted before ordering the product inform the CA of the reasons for the substitution. 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. 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 approved, and before ordering products, provide revised drawings, specification and manufacturer's guarantees .

A31/300 Currency of documents

References to standards, type, approval certificates, catalogues, codes of practice and the like are to the editions, revisions, versions and amendments current at January 2008. References to BSI documents are to the versions and amendments listed in the BSI Standards Catalogue , including updates, current at January 2016 .

A31/410 Additional copies of drawings

Two copies of drawings (not counting any certified copy of the Contract Drawings) will be issued to

the Contractor free of charge. Additional copies will be issued on request but will be charged to the Contractor.

A31/430 Additional copies of specification

After execution of the Contract, two copies of the Specification will be issued to the Contractor in accordance with the Contract. Additional copies will be issued on request, if available, but will be charged to the Contractor.

A31/440 Dimensions

The accuracy of dimensions scaled from the drawings is not guaranteed. Obtain from the CA any dimensions required but not given in figures on the drawings nor calculable from figures on the drawings.

A31/460 The specification

All sections of the specifications must be read in conjunction with Main Contract Preliminaries/General conditions

A31/480 Technical documents

Copies of reference documents are available for inspection by appointment during normal office hours at the office of the CA.

A31/500 Technical literature

The Contractor is required to keep copies of the following on site, readily accessible for reference by all supervisory personnel.

* Manufacturers current technical literature relating to all products to be used in the Works.

A31/520 Maintenance instructions and guarantees

Retain copies delivered with components and equipment (failing which, obtain), register with manufacturer as necessary and handover to CA on or before completion of the Contract Period.

**A32 MANAGEMENT OF THE WORKS**

A32/120 Insurance

Documentary evidence: Before starting work on site submit details, and/ or policies and receipts for the insurances required by the Conditions of Contract.

A32/130 Insurance claims

Notice: 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, immediately give notice to the Employer, the CA and the Insurers.

Failure to notify: Indemnify the Employer against any loss, which may be caused by failure to give such notice.

A32/150 Ownership

Alteration/ clearance work: Materials arising become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.

A32/285 Programme

As soon as possible and before starting work on site prepare in an approved form a programme for the Works, which must make allowance for all:

* Planning and mobilisation by Contractor
* Subcontractor's work
* Running in, adjustment and testing of engineering services
* Work resulting from instructions issued in regard to the expenditure of provisional sums
* Work by others concurrent with the Contract Submit 2 copies to CA

A32/352 CA's site meetings

The CA will hold site meetings at his/hers discretion to review progress and other matters. Meetings will normally be held on the day and date as agreed by the CA and Contractor. The CA will chair the meetings and take and distribute minutes as necessary.

A32/360 Notice of completion

Give CA at least 1 weeks notice of the anticipated dates of practical completion of the whole or parts

of the Works.

A32/386 Interim valuations

At least 7 days before the established dates for interim valuations submit to the CA details of amounts due under the Contract together with all necessary supporting information.

A32/420 Removal/ replacement of existing work Extent and location: Agree before commencement.

Execution: Carry out in ways that minimize the extent of work .

A32/430 Proposed instructions

Estimates: If a proposed instruction requests an estimate of cost, submit without delay and in any case within seven days.

Include:

* A detailed breakdown of the cost, including any allowance for direct loss and expense.
* Details of any additional resources required.
* Details of any adjustments to be made to the programme for the Works.
* Any other information as is reasonably necessary to fully assess the implications of issuing such an instruction.

Inability to comply: Inform immediately if it is not possible to comply with any of the above requirements.

A32/440 Measurement

Covered work: Give notice before covering work required to be measured .

**A33 QUALITY STANDARDS/ CONTROL**

A33/120 Workmanship skills

Operatives: Appropriately skilled and experienced for the type and quality of work. Registration: With Construction Skills Certification Scheme.

Evidence: Operatives must produce evidence of skills/ qualifications when requested .

A33/130 Quality of products

Generally: Products to be new unless otherwise specified. (Proposals for recycled products may be considered).

Supply of each product: From the same source or manufacturer. Produce written evidence of sources of supply when requested. For products specified to a British or European Standard obtain certificates of compliance from manufacturers when requested.

Whole quantity of each product required to complete the Works: Consistent in kind, size, quality and overall appearance.

Tolerances: Where critical, measure a sufficient quantity to determine compliance.

Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence.

A33/135 Quality of execution

Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment. Colour batching: Do not use different colour batches where they can be seen together.

Dimensions: Check on-site dimensions.

Finished work: Not defective, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance. Location and fixing of products: Adjust joints open to view so they are even and regular.

A33/170 Manufacturer's recommendations/ instructions

General: Handle, store, prepare and use or fix each product in accordance with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender. Inform CA if these conflict with any other specified requirement. Submit copies when requested.

Changes to recommendations or instructions: Submit details.

Ancillary products and accessories: Use those supplied or recommended by main product manufacturer. The tender will be deemed to be based on the products specified and recommendations on their use given in the manufacturers literature current at the date of tender. Agrement certified products: Comply with limitations, recommendations and requirements of relevant

valid certificates .

A33/250 Checking compliance of products

Check all documentation and the products themselves to ensure compliance with the project documents. Where different types of any product are specified, check to ensure that the correct type is being used in each location. In particular, check that: The sources, types, qualities, finishes and colours are correct, and match any approved samples . All accessories and fixings which should be supplied with the products have been supplied . Sizes are correct. Where tolerences are critical, measure a sufficient quantity to ensure compliance . The delivered quantities are correct, to ensure that shortages do not cause delays in the work . The products are clean, undamaged and in good condition. Products which have a limited shelf life are not out of date.

A33/290 Protection of Products

Prevent over-stressing , distortion and other damage. Keep clean and free from contamination. Prevent staining, chipping, scratching or other disfigurement, particularly of products exposed to view in the finished work. 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. Keep different types and grades of products separately and adequately identified . Keep products in their original wrappings, packings or containers, until immediately before they are used. Wherever possible retain protective wrappings after fixing and until shortly before Completion . Ensure that protective measures are fully compatible with and not prejudicial to the products/materials .

A33/310 Suitability of related work and conditions

Provide all trades with necessary details of related types of work. Before starting each type of work, ensure that:

Previous work is appropriately complete, in accordance with the project documents, to a suitable standard and in a suitable condition to receive the new work.

All necessary preparatory works has been carried out, including provision for services, openings, supports, fixings, damp proofing, priming and sealing.

The environmental conditions are suitable, particularly that the building is suitably weathertight.

A33/320 Approval

Where and to the extent that products or work are specified to be approved or the CA instructs or requires that they are to be approved, the same must be supplied and executed to comply with all other requirements and in respect of the stated or implied characteristics either :

To the express approval of the CA or,

To match a sample expressly approved by the CA as a standard for the purpose.

A33/330 Appearance and fit

Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:

* Submit proposals; or
* Arrange for inspection of appearance of relevant aspects of partially finished work . General tolerances (maximum): To BS 5606, tables 1 and 2.

A33/370 Critical dimensions

Certain dimensions on the following drawings are noted as critical. Set out and construct the works to ensure compliance with the tolerances stated on manufacturers specifications.

A33/410 Services regulations

New or existing services : Comply with the Byelaws or Regulations of the relevant Statutory Authority .

A33/415 Mechanical and electrical services

Must have final tests and commissioning carried out so that they are in full working order on Completion.

A33/435 Electrical installation certificate

Issue: To be issued to the CA when work is completed . A33/445 Service runs

General: Provide adequate space and support for services, including unobstructed routes and fixings . Ducts, chases and holes: Form during construction rather than cut.

Coordination with other works : Submit details of locations, types/ methods of fixing of services to fabric and identification of runs and fittings .

A33/510 Supervision

Replacement: Give maximum possible notice before changing person in charge or site agent.

A33/540 Defects in existing work

Undocumented defects : When discovered, immediately give notice. Do not proceed with affected related work until response has been received.

Documented remedial work: Do not execute work which may:

* Hinder access to defective products or work ; or
* Be rendered abortive by remedial work . A33/625 Timing of tests and inspections

Agree dates and times of tests and inspections with CA several days in advance, to enable the CA 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.

A33/668 Proposals for rectification of defective work/products

As soon as possible after any part(s) of the work or any products are known to be not in accordance with the Contract, or appear that they may not be in accordance, submit proposals to CA for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution. Such proposals may be unacceptable to the CA, and contrary instructions may be issued.

A33/710 Work before completion

General : Make good all damage consequent upon the Works.

Temporary markings, coverings and protective wrappings : Remove unless otherwise instructed. Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits , efflorescence, rubbish and surplus materials.

Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction .

COSHH dated data sheets : Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.

Minor faults: Touch up in newly painted work , carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.

Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls .

A33/720 Security at completion

General: Leave the Works secure with, where appropriate, all accesses closed and locked.

Keys: Account for and adequately label all keys and hand over to Employer with itemized schedule , retaining duplicate schedule signed by Employer as a receipt.

A33/730 Making good defects Remedial work: Arrange access with Contract Administrator

Rectification: Give reasonable notice for access to the various parts of the Works .

Completion: Notify when remedial works have been completed .12 months warranty period applies.

**A34 SECURITY/ SAFETY/ PROTECTION**

A34/110 Preconstruction information Location: is to be issued as a separate document.

A34/120 Execution hazards

Common hazards: Included in the Preconstruction information . Control by good management and site practice.

Significant hazards: Included in the Preconstruction information.

A34/130 Product hazards

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.

Common hazards: Included in the Preconstruction information. Control by good management and site practice.

Significant hazards: Included in the Preconstruction information.

A34/140 Construction phase health and safety plan

Submission: Present to the Employer/ Client prior to commencement on site.

Confirmation: Do not start construction work until the Employer has confirmed in writing that the Construction Phase Health and Safety Plan includes the procedures and arrangements required by the CDM Regulations .

Content: Develop the plan from and draw on the Outline Construction Phase Health and Safety Plan, clause A30/570, and the Pre-tender Health and Safety Plan/ Preconstruction information.

A34/150 Security

Protection: Safeguard the site, the Works , products, materials, and any existing buildings affected by the Works from damage and theft.

Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.

Special requirements :

Properties are occupied and special care is required to prevent damage to tenants possessions.

A34/160 Stability

Responsibility: Maintain the stability and structural integrity of the Works during the Contract. Design loads: Obtain details, support as necessary and prevent overloading.

A34/170 Occupied premises

Extent: Existing properties will be occupied and/ or used during the Contract as follows :

All the tenants dwellings listed within this Contract, will remain occupied during the installation. The Contractor is reminded that the tenants may be disabled, elderly or both.

Works: Carry out without undue inconvenience and nuisance and without danger to occupants and users.

Overtime: If compliance with this clause requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be paid to the Contractor, provided that such overtime is authorized by the CA in advance.

A34/180 Identity card scheme

Controlled areas: All Contractors appointed by Corby Borough Council will be specifically responsible for providing an identity card scheme of the type described in Section 5 of the specification .

Authorised persons: Submit a list of the names of all persons requiring Identity cards together with any other related information reasonably required.

Return of passes: When requested or on completion of the work to which the pass relates.

A34/190 Occupier's rules and regulations

Compliance: Conform to the occupier's rules and regulations affecting the site. Copies:

* Location:

Corby Borough Council, Deene House, New Post Office, Corby, Northamptonshire. NN17 1GD.

* Arrangements for inspection: Prior appointment with the CA.

A34/200 Mobile telephones

Use: Not permitted in the following areas:

Client owned properties.

A34/210 Employer's representatives site visits

Safety: Submit details in advance, to the Employer or the person identified in clause A 10/140, of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site.

Protective clothing and/ or equipment: Provide and maintain on site for the Employer and the person stated in clause A10/140 and other visitors to the site.

A34/220 Working precautions/ restrictions

Hazardous areas: Operatives must take precautions as follows: Refer to Preconstruction information.

A34/330 Noise control

Standard: Comply generally with the recommendations of BS 5228-1, clause 9.3 to minimize noise levels during the execution of the Works .

Noise levels from the Works : Maximum level: To be kept below minimum audible levels dB(A) when measured from surroundings.

Equipment: Fit compressors , percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors , tools or vehicles.

Restrictions: Do not use:

* Pneumatic drills and other noisy appliances without consent during installations without the consent of the CA.
* Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

A34/360 Nuisance

Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes.

Surface water: Prevent hazardous build-up on site, in excavations and to surrounding areas and roads.

A34/370 Asbestos containing materials

Duty: Report immediately any suspected materials discovered during execution of the Works.

* Do not disturb.
* Agree methods for safe removal or encapsulation with the CA.

A34/380 Fire prevention

Duty: Prevent personal injury or death, and damage to the Works or other property from fire. Standard: 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').

A34/390 Smoking on site Smoking on site: Not permitted.

A34/400 Burning on site Burning on site: Not permitted.

A34/430 Waste

Includes: Rubbish, debris, spoil, containers and surplus material. Minimize: Keep the site and Works clean and tidy.

Remove: Frequently and dispose off site in a safe and competent manner:

* Non-hazardous material: In a manner approved by the Waste Regulation Authority.
* Hazardous material: As directed by the Waste Regulation Authority and in accordance with relevant regulations.

Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in. Waste transfer documentation: Issue to the CA.

A34/440 Electromagnetic interference

Duty: Prevent excessive electromagnetic disturbance to apparatus outside the site.

A34/4 75 Protect work in all sections

Adequately protect all types of work and all parts of the works, including work carried out by others, throughout the Contract. Wherever work is of an especially vulnerable nature or is exposed to abnormal risks provide special protection to ensure that damage does not occur.

A34/510 Existing services

Confirmation: Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.

Identification: Before starting work, check and mark positions of mains/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.

Work adjacent to services:

* Comply with service authority's/ statutory undertaker's recommendations.
* Adequately protect, and prevent damage to services: Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.

Identifying services:

* Below ground: Use signboards , giving type and depth;
* Overhead: Use headroom markers.

Damage to services: If any results from execution of the Works:

* Immediately give notice and notify appropriate service authority/ statutory undertaker.
* Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate .
* Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability. Marker tapes or protective covers: Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.

A34/560 Existing features

Protection: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.

A34/570 Existing work

Protection: Prevent damage to existing property undergoing alteration or extension. Removal: Minimum amount necessary.

Replacement work : To match existing. A34/580 Building interiors

Protection: Prevent exposure to weather during course of alteration work .

A34/600 Existing furniture, fittings and equipment

Protection: Prevent damage or move as necessary to enable the Works to be executed. Reinstate in original positions.

Extent: Before work in each room starts the Employer will remove the following: Furniture

A34/610 Especially valuable/ vulnerable items

Protection: Ensure provision and maintenance of special protective measures to prevent damage to the following:

Tenants property

Method statement: Submit within one week of request describing special protection to be provided.

A34/630 Existing structures

Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.

Supports: During execution of the Works:

* Provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining that may be endangered or affected by the Works.
* Do not remove until new work is strong enough to support existing structure.
* Prevent overstressing of completed work when removing supports. Adjacent structures: Monitor and immediately report excessive movement. Standard: Comply with BS 5975 and BS EN 12812.

**A35 SPECIFIC LIMITATIONS ON METHOD/ SEQUENCE/ TIMING**

A35/170 Working hours Specific limitations:

Planned maintenance work is to be carried out during normal working hours 08.00 to 17.00 Monday to Friday. Installation arrangements are to be made direct with the tenants. Responsive maintenance will require 24 hour cover. The CA is to be notified of these arrangements, to enable site visits or meetings.

It is of the utmost importance that all Tenants are dealt with in such a manner as to prevent leaving

the tenant in a vulnerable position . Should a full repair not be possible at the time of the initial visit, the contractor should immediately contact the officer who initiated the visit

A36 FACILITIES/ TEMPORARY WORK/ SERVICES

A36/280 Existing accommodation

Restrictions on use: Temporary accommodation is prohibited in the following : The existing premises may not be used as temporary accommodation .

A36/420 Lighting and power

Supply: Electricity for the installation of the equipment will be the responsibility of the Contractor . The Employer will not be held responsible for the effects of any failure or restriction in supply.

A36/440 Telephones

Direct communication: As soon as practicable after the Date of Possession provide the Contractor's person in charge with a mobile telephone.

A37 OPERATION/ MAINTENANCE OF THE FINISHED WORKS

A37/115 Operation/ maintenance information

General: For each works order, supply information that is required for inclusion in either the building manual or the health and safety file.

Compilation: Prepare information for Contractor designed or performance specified work including as built drawings.

* Include adequate information about the structure or materials used which might affect the health or safety of anyone carrying out construction or cleaning work or of anyone who may be affected by such work.
* Obtain or prepare other information to be included in the Manual. Format To match existing manual or file.

A37/220 Training

Objective: Where required, explain and demonstrate to the Employer's maintenance staff or the end users the purpose, function and operation of the installation including items and procedures listed in the Building Manual.

A45 CONTRACTOR'S GENERAL COMPLIANCE WITH CLIENT REQUIREMENTS

A45/110 SPECIFICATION

A45/120 FOREMAN/SITE SUPERVISOR

A45/130 TENANTS

A45/140 IDENTITY CARD SCHEME A45/150 ACCESS

A45/160 GOVERNMENT LEGISLATION

A44/250 ADDITIONAL TEMPORARY WORKS ITEMS: Insert below further cost items as may be required, with fixed charges and time related charges as required:

**A32 MANAGEMENT OF THE WORKS**

110 SUPERVISION

* + General: Accept responsibility for coordination, supervision and administration of the Works, including subcontracts.

Coordination: Arrange and monitor a programme with each sub contractor , supplier , local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work .

120 INSURANCE

Documentary evidence: For each order placed submit details, and/ or policies and receipts for the insurances required by the underlying Conditions of Contract.

130 INSURANCE CLAIMS

Notice: 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 , immediately give notice to the Employer, the person administering the contract on behalf of the Employer and the Insurers.

Failure to notify: Indemnify the Employer against any loss, which may be caused by failure to give such notice.

140 CLIMATIC CONDITIONS

Information: Record accurately and retain:

Daily maximum and minimum air temperatures (including overnight).

Delays due to adverse weather, including description of the weather, types of work affected and number of hours lost.

150 OWNERSHIP

Alteration/ clearance work: Materials arising become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.

210 PROGRAMME

Master programme : When requested submit in an approved form a master programme for the Works, which must include details of:

Design, production information and proposals provided by the Contractor/ Subcontractors/ Suppliers, including inspection and checking.

Planning and mobilization by the Contractor .

* Earliest and latest start and finish dates for each activity and identification of all critical activities.

Running in, adjustment, commissioning and testing of all engineering services and installations.

* Other work by or on behalf of the Employer and concurrent with the Contract. The nature and scope of which , the relationship with preceding and following work and any relevant limitations are suitably defined in the Contract Documents.

230 SUBMISSION OF PROGRAMME

* Further information: Submission of the programme will not relieve the Contractor of the responsibility to advise of the need for further drawings or details or instructions in accordance with the Underlying Contract.

420 REMOVAL/ REPLACEMENT OF EXISTING WORK

* Extent and location: Agree before commencement.
* Execution: Carry out in ways that minimize the extent of work .

430 PROPOSED INSTRUCTIONS

Estimates: If a proposed instruction requests an estimate of cost, submit without delay and in any case within seven days .

440 MEASUREMENT

Covered work: Give notice before covering work required to be measured.

450 DAYWORK VOUCHERS

Before commencing work: Give reasonable notice to person countersigning daywork vouchers.

Content: Before delivery, each voucher must be:

Referenced to the instruction under which the work is authorized.

Signed by the Contractor’s person in charge as evidence that the operatives' names, the time daily spent by each and the equipment and products employed are correct.

Submit: No later than the end of the week following that in which the work has been recorded..

470 PRODUCTS NOT INCORPORATED INTO THE WORKS

Ownership: At the time of each valuation, supply details of those products not incorporated into the Works 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.

* Evidence: When requested, provide evidence of freedom of reservation of title.

475 PRODUCTS STORED OFF SITE

Evidence of Title: Submit reasonable proof that the property in items stored off site to be included in valuations is vested in the Contractor.

Include for products purchased from a supplier: a copy of the contract of sale;

a written statement from the supplier that any conditions of the sale relating to the passing of property have been fulfilled and the products are not subject to any encumbrance or charge.

* Include for products purchased from a supplier by a subcontractor or manufactured or assembled by any subcontractor:

Copies of the subcontract with the subcontractor and a written statement from the subcontractor that any conditions relating to the passing of property have been fulfilled.

480 LABOUR AND EQUIPMENT RETURNS

* Records: Provide for verification at the beginning of each week in respect of each of the previous seven days.

Records must show:

The number and description of craftsmen, labourers and other persons directly or indirectly employed on or in connection with the Works or Services, including those employed by subcontractors.

The number, type and capacity of all mechanical, electrical and power-operated equipment employed in connection with the Works or Services

**A33 QUALITY STANDARDS/ CONTROL**

110 INCOMPLETE DOCUMENTATION

General: Where and to the extent that products or work are not fully documented in documents enclosed with the enquiry, they are to be:

* Of a kind and standard appropriate to the nature and character of that part of the Tasks where they will be used.
* Suitable for the purposes stated or reasonably to be inferred from the documents.
* Contract documents: Omissions or errors in description and/ or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the underlying contract.

120 WORKMANSHIP SKILLS

* Operatives: Appropriately skilled and experienced for the type and quality of work. Registration: With Construction Skills Certification Scheme.
* Evidence: Operatives must produce evidence of skills/ qualifications when requested.

130 QUALITY OF PRODUCTS

Generally : New. (Proposals for recycled products may be considered). Supply of each product: From the same source or manufacturer .

Whole quantity of each product required to complete the Works : Consistent in kind, size, quality and overall appearance .

Tolerances : Where critical , measure a sufficient quantity to determine compliance . Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence .

135 QUALITY OF EXECUTION

Generally : Fix, apply, install or lay products securely, accurately , plumb, neatly and in alignment.

Colour batching: Do not use different colour batches where they can be seen together . Dimensions : Check on-site dimensions .

Finished work : Not defective , e.g. not damaged , disfigured , dirty, faulty , or out of tolerance . Location and fixing of products: Adjust joints open to view so they are even and regular.

140 COMPLIANCE

Compliance with proprietary specifications: Retain on site evidence that the proprietary product specified has been supplied.

Compliance with performance specifications: Submit evidence of compliance, including test reports indicating:

Properties tested.

Pass/ fail criteria.

Test methods and procedures.

Test results.

Identity of testing agency. Test dates and times.

Identities of witnesses.

Analysis of results.

150 INSPECTIONS

Products and executions : Inspection or any other action must not be taken as approval unless confirmed in writing referring to:

Date of inspection.

Part of the work inspected.

Respects or characteristics which are approved. Extent and purpose of the approval.

Any associated conditions .

160 RELATED WORK

Details: Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is:

Appropriately complete.

In accordance with the project documents . To a suitable standard.

In a suitable condition to receive the new work.

Preparatory work: Ensure all necessary preparatory work has been carried out.

170 MANUFACTURER’S RECOMMENDATIONS/ INSTRUCTIONS

* General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.

Changes to recommendations or instructions: Submit details.

Ancillary products and accessories: Use those supplied or recommended by main product manufacturer .

* Agrement certified products: Comply with limitations, recommendations and requirements of relevant valid certificates .

210 SAMPLES

* Products or executions : Comply with all other specification requirements and in respect of the stated or implied characteristics either :

To an express approval.

To match a sample expressly approved as a standard for the purpose.

220 APPROVAL OF PRODUCTS

Submissions, samples, inspections and tests : Undertake or arrange to suit the Works programme.

* Approval : Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained. Complying sample: Retain in good, clean condition on site. Remove when no longer required.

230 APPROVAL OF EXECUTION

Submissions , samples, inspections and tests : Undertake or arrange to suit the Works programme.

Approval: Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required this is specified separately). Do not conceal, or proceed with affected work until compliance with requirements is confirmed .

* Complying sample: Retain in good, clean condition on site. Remove when no longer required.

320 SETTING OUT

General: Submit details of methods and equipment to be used in setting out the Works. Levels and dimensions: Check and record the results on a copy of drawings. Notify discrepancies and obtain instructions before proceeding.

Inform: When complete and before commencing construction .

330 APPEARANCE AND FIT

Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:

Submit proposals; or

Arrange for inspection of appearance of relevant aspects of partially finished work .

General tolerances (maximum): To BS 5606, tables 1 and 2.

360 RECORD DRAWINGS

Site setting out drawing: Record details of all grid lines, setting-out stations, benchmarks and profiles. Retain on site throughout the contract and hand over on completion .

410 SERVICES REGULATIONS

* New or existing services: Comply with the Byelaws or Regulations of the relevant Statutory Authority .

510 SUPERVISION

General: 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.

Replacement: Give maximum possible notice before changing person in charge or site agent.

560 TESTS AND INSPECTIONS

Timing: Agree and record dates and times of tests and inspections to enable all affected parties to be represented.

Confirmation: One working day prior to each such test or inspection. If sample or test is not ready, agree a new date and time.

Records: Submit a copy of test certificates and retain copies on site.

610 PROPOSALS FOR RECTIFICATION OF DEFECTIVE PRODUCTS/ EXECUTIONS

* Proposals: Immediately any execution or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making

good, adjustment of the Contract Sum, or removal and re-execution.

* Acceptability: Such proposals may be unacceptable and contrary instructions may be issued.

620 MEASURES TO ESTABLISH ACCEPTABILITY

* General: 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.

Will not be considered as grounds for revision of the completion date.

630 QUALITY CONTROL

Procedures: Establish and maintain to ensure that the Works, including the work of subcontractors, comply with specified requirements.

* Records: Maintain full records, keep copies on site for inspection, and submit copies on request.

Content of records:

Identification of the element, item, batch or lot including location in the Works . Nature and dates of inspections, tests and approvals .

Nature and extent of nonconforming work found. Details of corrective action.

710 WORK BEFORE COMPLETION

General: Make good all damage consequent upon the Works.

Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed .

Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.

* Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.
* COSHH dated data sheets : Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.

Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.

Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.

720 SECURITY AT COMPLETION

* General: Leave the Works secure with, where appropriate, all accesses closed and locked.
* Keys: Account for and adequately label all keys and hand over to Employer with itemized schedule, retaining duplicate schedule signed by Employer as a receipt.

**A34 SECURITY/ SAFETY/ PROTECTION**

110 PRECONSTRUCTION INFORMATION

Location: Integral with the project Preliminaries, including but not restricted to the following sections :

Description of project: Sections A 10 and A 11.

Client's consideration and management requirements: Sections A12, A13 and A36. Environmental restrictions and on-site risks: Section A12, A35 and A34 .

Significant design and construction hazards: Section A34. The Health and Safety File: Section A37 .

160 STABILITY

Responsibility: Maintain the stability and structural integrity of the Works and adjacent structures during the Contract.

Design loads: Obtain details, support as necessary and prevent overloading.

330 NOISE CONTROL

Standard: Minimize noise levels during execution of the works.

Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.

Restrictions: Do not use radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

340 POLLUTION

Prevention: Protect the site, the Works and the general environment including the atmosphere, land, streams and waterways against pollution.

Contamination: If pollution occurs inform immediately, including to the appropriate Authorities and provide relevant information.

360 NUISANCE

Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes.

* Surface water: Prevent hazardous build-up on site, in excavations and to surrounding areas and roads.

370 ASBESTOS CONTAINING MATERIAL

* Duty: Report immediately any suspected materials discovered during execution of the Works.

Do not disturb.

Agree methods for safe removal or encapsulation.

380 FIRE PREVENTION

* Duty: Prevent personal injury or death, and damage to the Works or other property from fire.
* Standard: 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').

390 SMOKING ON SITE

* Smoking on site: Not permitted.

400 BURNING ON SITE

* Burning on site: Not permitted.

410 MOISTURE

* Wetness or dampness: Prevent, where this may cause damage to the Works .
* Drying out: Control humidity and the application of heat to prevent: Blistering and failure of adhesion.

Damage due to trapped moisture. Excessive movement.

420 INFECTED TIMBER/ CONTAMINATED MATERIALS

* Removal: Where instructed to remove material affected by fungal/ insect attack from the building, minimize the risk of infecting other parts of the building.
* Testing: carry out and keep records of appropriate tests to demonstrate that hazards presented by concentrations of airborne particles, toxins and other micro organisms are within acceptable levels.

430 WASTE

Includes: Rubbish, debris, spoil, containers and surplus material. Minimize: Keep the site and Works clean and tidy.

Remove: Frequently and dispose off site in a safe and competent manner:

Non-hazardous material: In a manner approved by the Waste Regulation Authority.

- Hazardous material: As directed by the Waste Regulation Authority and in accordance with relevant regulations.

* Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in. Waste transfer documentation: Retain on site.

440 ELECTROMAGNETIC INTERFERENCE

* Duty: Prevent excessive electromagnetic disturbance to apparatus outside the site.

450 LASER EQUIPMENT

Construction laser equipment: Install, use and store in accordance with BS EN 60825-1 and the manufacturer's instructions .

* Class 1 or Class 2 laser equipment: Ensure laser beam is not set at eye level and is terminated at the end of its useful path.

Class 3A and Class 3B laser equipment: Do not use without approval and subject to submission of a method statement on its safe use.

510 EXISTING SERVICES

* Confirmation: Notify all service authorities , statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations .
* Identification: Before starting work, check and mark positions of mains/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners .
* Work adjacent to services :

Comply with service authority's/ statutory undertaker's recommendations.

- Adequately protect, and prevent damage to services : Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.

Identifying services:

Below ground : Use signboards, giving type and depth; Overhead : Use headroom markers.

Damage to services: If any results from execution of the Works :

Immediately give notice and notify appropriate service authority/ statutory undertaker .

Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.

Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.

Marker tapes or protective covers: Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.

520 ROADS AND FOOTPATHS

Duty: Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris .

* Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owner.

570 EXISTING WORK

Protection : Prevent damage to existing work, structures or other property during the course of the work.

Removal: Minimum amount necessary . Replacement work : To match existing.

625 ADJOINING PROPERTY RESTRICTIONS

* Precautions:

Prevent trespass of workpeople and take precautions to prevent damage to adjoining property.

Pay all charges .

Remove and make good on completion or when directed .

Damage: Bear cost of repairing damage arising from execution of the Works .

630 EXISTING STRUCTURES

Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.

Supports : During execution of the Works:

- Provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining, that may be endangered or affected by the Works.

* Do not remove until new work is strong enough to support existing structure.
* Prevent overstressing of completed work when removing supports.
* Adjacent structures: Monitor and immediately report excessive movement.
* Standard: Comply with BS 5975 and BS EN 12812.

640 MATERIALS FOR RECYCLING/ REUSE

* Duty: Sort and prevent damage to stated products or materials, clean off bedding and jointing materials and other contaminants.

Storage: Stack neatly and protect until required by the Employer or for use in the Works as

instructed.

**Additional Provisions**

● The Framework Agreement and JCT Measured Term Contract 2011 are to run

concurrently over the contract period (two years, with the possibility of two further

twelve month periods subject to satisfactory performance and contract spend levels

being within the value as originally advertised).

● It is a requirement that due to the expected value of this contract being over

£100,000.00. The contractor ranked as number one in the procurement process (

And therefore is to be offered the works in the first instance ) will be expected to provide

a Guarantee Bond or Parent Company Guarantee see Appendix B as per Corby

Borough Council contract standing orders.

● Contractors ranked second and lower, if their value of reaches £100,000.00 and above

will be subject to a 10% retention sum being applied at this time until the remainder of

the contract.

● A 3 month break clause is to be inserted to take effect anytime after the initial first

Twelve month of the contract.

Provision of General Building Works Contract for Corby Borough Council PRELIMINARIES

£ **p**

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### SECTION No. 2 MEASUREMENT PREAMBLES

**1.0 NHF Schedule Prices Generally**

**M EASU REM ENT PREAM BLES**

**Generally NHF Schedule Rates are deemed to include the following:-**

1. Rates for all Schedule of Rates items in all trades generally are deemed to include as appropriate for the following:
   1. All work that can reasonably be deemed to be included either as good workmanship, including the provision of materials and plant, or accepted practice whether or not specifically referred to in this document, the Contract Administrator's decision on this will be final.
   2. Clearing away all arisings, redundant materials, debris, rubbish etc., from site including damping down to reduce dust, loading into skips at ground level, skip hire or equivalent, transport and tipping charges.
2. Scaffolding, staging, towers, hoists, cradles and access ladders etc., as required up to and including second storey eaves level above ground level (including chimneys, gables, dormers and the like to two storey structures and below), including maintaining in accordance with appropriate safety regulations, clearing away on completion and making good all work damaged or disturbed.
3. Temporary supports, shoring or hoarding to existing structure including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.
4. Temporary dustproof, weatherproof and security screens, etc., as required complete with doors including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.
5. All setting and marking out.
6. Taking up any necessary boarding, de-nailing timbers, relaying boarding and punching in nail heads.
7. Taking off and re-fixing gutters, downpipes, TV/radio aerials, satellite dishes, electricity, TV, British Telecom cables and the like to facilitate the renewal or repair of any component.
8. Removing all screws, nails, plugs and the like associated with the removal of any item. 10 Setting aside, storing, cleaning and subsequently re-fixing items described as re-fixed.
9. Setting aside, protecting and reinstating tenants' goods, chattels, fixtures, fittings and other property and clearing roof space where necessary to undertake the works ordered.
10. Fixing to any surface with nails, screws, blocks, glue, bolts etc., as required including drilling, packing and scribing.
11. Jointing or finishing new materials to existing. 14 Matching all materials to existing.

15 Making good existing structure, finishings etc., as necessary. 16 Protecting the whole of the works.

**Scaffolding Rates are Deemed to Include**

A. Rates for scaffolding are additionally deemed to include as appropriate for the following:

1. Basing out, preparing and levelling of ground, provision of additional support, base plates.spreaders and the like as necessary.
2. Protection of the structure fabric, finishings, roof coverings and the like.
3. Provision of all requisite tubes and fittings of every description, delivery, handling and removal. 4 Erecting, supporting, maintaining, adapting and dismantling as required.
4. Bridging across structures and all other obstructions where necessary.
5. Removal, temporary storage/resiting, protection and subsequent reinstatement as required of all TV, radio and telecommunication aerials, satellite dishes and the like.
6. Fans, gantries, hoardings, sheeting and double boarding of working platforms to afford protection around/over entrances, paths, rights of way and other forms of access or thoroughfare.
7. Working platforms to towers and chimney scaffolding.
8. Toe boards, guard-rails, handrails, safe ladder access, ladders, brickguards, elevational debris netting/sheeting and the like.
9. Ancillary plant and equipment such as tower feet/wheels, out-riggers, cross bracing, gin wheels, ropes and the like.
10. Lighting and/or alarming where deemed necessary or appropriate and/or as specifically directed by the Contract Administrator .
11. Protection against lighting strike.
12. Fixed handholds and physical ties to the structure where necessary, subsequent removal and making good.
13. Provision of certified structural design calculations and erection certificates to the Contract Administrator where required under the Contract.
14. Reinstatement of ground and making good any damaged surfacing and/or pavings if necessary.

**Excavation and Earthwork Rates are deemed to Include**

A . Rates for excavation and earthwork are additionally deemed to include as appropriate for the following:

1. Clearing all site vegetation, lifting turf for preservation, storing, maintaining and subsequently preparing ground, relaying and watering and application of weedkiller.
2. Working in or next to existing buildings.
3. Working next to public footpaths , roads and the like.
4. Working next to or around existing services, maintaining and protecting as required.
5. Leveling and compacting formation level, backfilling and compacting selected material and disposal of all surplus excavated material from site.
6. Excavating by hand or mechanical means, no additional cost will be entertained if it is found that the proposed method is impractical.
7. Multiple handling of excavated material.
8. Breaking up any material encountered including concrete, brickwork, stonework or rock. 9 Earthwork support including everything necessary to uphold the sides of the excavations.
9. Allowances for working space as necessary to accommodate formwork , brickwork, rendering, tanking or similar work including additional excavation, earthwork support, backfilling and disposal.
10. Blinding surfaces of hardcore beds and filling to excavations with approved fine material. 12 Disposal of ground and surface water.

13 Temporary barriers, watching and lighting.

**Demolition Rates are deemed to Include**

A. Rates for demolition are additionally deemed to include as appropriate for the following:

1. Adequate strutting, propping and other protection to maintain stability of adjacent structures or parts of structures both during and after completion of demolition works.
2. Removal of all timbers , fixtures and fittings including stripping out all associated cleats, bearers and fillets and withdrawing all plugs and all subsequent making good to finishes disturbed .
3. Watering to prevent nuisance by dust.
4. Cutting out, cutting back and plugging off as appropriate any redundant piping, tubing, conduit, wires, bars etc., encountered during any demolition works.
5. Extending finishings, decorations, skirtings, picture rails, cornices and the like into or over newly formed or infilled openings .
6. Draining down and subsequent refilling of any heating or water services necessary in conjunction with demolition works being undertaken.
7. Disconnecting all mechanical and electrical services and temporary diverting and reconnecting of same or capping off at a suitable location to leave the existing installations in a safe working order.
8. Giving the required notices to Local Authorities, gas water or electricity companies and complying with any specific instruction from them.

**Drainage Rates are deemed to Include**

A. Rates for drainage are additionally deemed to include as appropriate for the following:

1. Clearing all site vegetation, lifting turf for preservation, storing, maintaining and subsequently preparing ground, relating and watering and application of weedkiller.
2. Excavation by hand or machine as necessary and appropriate for the location of the work. 3 Working in or next to existing buildings .
3. Working next to public footpaths , roads and the like.
4. Working next to or around existing services , maintaining and protecting as required.
5. Levelling and compacting formation level, backfilling and compacting selected material and disposal of all surplus excavated material from site.
6. Earthwork support including everything necessary to uphold the sides of the excavations.
7. Allowances for working space as necessary for formwork, brickwork, rendering, tanking or similar work including additional excavation, earthwork support , backfilling and disposal.
8. Blinding surfaces of hardcore beds and filling to excavations with approved fine material. 10 Disposal of ground and surface water.

11 Breaking up and removing concrete, brickwork , blockwork, rock and other obstructions. 12 Sulphate resisting cement where required.

1. Formwork and temporary support to concrete where required.
2. Temporary diversion of existing drains, maintaining flow and subsequently reinstating on completion of the works .
3. Stopping off ends of redundant drains. 16 Jointing new drains to existing.
4. Vertical expansion boards to concrete surrounds at pipe joints.
5. Coring, cleaning and flushing all drains, gullies and manholes etc., on completion.
6. Testing all drainage , commissioning and providing all certificates required by the relevant authorities, bodies or the Employer.

**Concrete Work Rates are deemed to Include**

A. Rates for concrete work are additionally deemed to include as appropriate for the following : 1 Sulphate resisting cement where required.

2 Ordinary and fair face formwork and temporary supports to all concrete where required. 3 Filling into or on to formwork and well tamping around reinforcement.

4 Tamped, trowelled or any other surface finish to concrete beds etc. 5 Forming all holes, mortices, chases and the like.

1. Rolling margins on all reinforcing bar.
2. Cutting, bending or forming reinforcement to required shape and for all hooks, tying wire, spacers,chairs and the like.
3. Reinforcement to precast concrete .
4. Laps, tying wire and temporary supports to fabric reinforcement.
5. Provision of a polythene DPC laid on sand blinding for all internal solid floor constructions or repairs, whether specifically stated or not.
6. Welted and sealed laps to damp-proof membranes .
7. Lintels, cills and the like including the provision of all cast-in fixing blocks, slips or strips as required.
8. Bedding precast concrete lintels, padstones etc., in cement or cement lime mortar and pointing as required.
9. Provision of hand or machine mixed concrete as appropriate to the nature and circumstances of work being undertaken.

**Brickwork and Blockwork Rates are deemed to Include**

A. Rates for brickwork and blockwork are additionally deemed to include as appropriate for the following:

1. All rough and fair cutting.
2. Forming rough and fair grooves, throats , mortices, chases , rebates and holes, stops and mitres. 3 Raking out joints and hacking faces to form key for finishings.
3. Labour in eaves filling.
4. Centering to new and rebuilt flat or cambered arches.
5. Building against other surfaces/finishes where required. 7 Building overhand where required.

8 Bonding to any other work including additional materials . 9 Constructing work in any bond.

1. Additional fixing cramps, ties etc., as required.
2. Finishing fair face and pointing with any type of joint as required.
3. Labour and facing to returns, ends and angles to copings, cills and the like.
4. Forming cavities between skins of hollow walls including stainless steel ties and insulation as required.
5. Cutting, pinning and wedging load bearing work to soffits of existing work.
6. Extending plaster, decorations , skirtings etc ., where any openings filled in or cut through existing walls .
7. Laps to damp-proof courses and membranes and bedding in cement mortar.

**Woodwork Rates are deemed to Include**

A. Rates for woodwork are additionally deemed to include as appropriate for the following :

1. Levelling, packing and adjusting to present a perfectly level, even and true frame or backing.
2. All labours, grounds, battens, packings, noggins, cleats, holes, bolts, etc., and treating cut ends with brush applied preservative to structural timbers.
3. All grounds , battens, noggins and the like and for all necessary packing and adjustment to present a perfectly level, even and true frame or backing.
4. Taking off and renewing defective battens, bituminous felt underlays and vapour barriers where replacing roof or weatherboarding.
5. Ends, angles, mitres, scribing and other labours for all items of woodwork. 6 All necessary, cover strips .
6. Taking down and refixing as required bath panels, duct casings , support framework to bath panels and duct casings etc.
7. All bearers and fixings to any surface.
8. Splicings, piecing in and all making good in repairing and overhauling or replacing doors, windows .frames, ironmongery and the like.
9. Mastic pointing to external door or window frames .
10. Dovetail and scarfed joints , notchings and fitting ends of timbers to metal sections, shoes and heads, trimming floor joists, ceiling joists and rafters to openings for hearths, chimneys, trap doors and the like.
11. Blocking, dowelling, pelleting and gluing and any additional labours required in relation to staircase or similar item repairs.
12. Sheet backing to kitchen units.
13. Notching, cutting holes, scribing etc., to ducts, kitchen worktops, fittings and the like. 15 Sealant at junction of worktops, vanity unit tops and adjacent wall finishes.
14. Fitting new ironmongery to all new external doors or refitting existing as specified, including all necessary parts and fixings so as to be fully operational.
15. Pre-priming or factory priming all finished timber and joinery (irrespective of whether standard or purpose made) and painting two undercoats and one gloss oil colour finishing coats following installation of the work whether described in the Schedule of Rates descriptions or not.
16. Unless specified otherwise, sourcing all new ironmongery to match existing removed so far as is practicable.
17. Overhauling ironmongery is to include for taking off, dismantling , renewing any defecting parts, oiling as required, assembling and refixing with new screws or fixings to leave in perfect working order.
18. Overhauling, easing and adjusting doors, windows etc., is to include for all repairs required to the complete door or window and their associated frames , linings, architraves, stops etc., and not just one repair. The work includes for taking off all ironmongery, carrying out all repairs to the item, easing and adjusting the door or window to fit its frame or lining, fully repairing or if specified renewing all ironmongery, including oiling to leave the whole item to be repaired in full and good working order .
19. Rates for ironmongery generally include for fitting and fixing, including cutting, sinking, boring, morticing etc., lubricating and adjusting all locks, catches, etc., and all making good as required.
20. The rates for all new doors includes for either supplying the doors to the exact size or cutting down a larger door to suit the existing frame or lining size, including the provision and adaptation of door blanks where necessary. No extra payment will be made due to difficulties in accurately fitting any door to existing linings.

**Metalwork Rates are deemed to Include**

A. Rates for metalwork are additionally deemed to include as appropriate for the following :

1 Welding, riveting, drilling and tapping etc., including provision of fixing components such as rivets,bolts, rag bolts, rawl bolts, screws and the like, together with all nuts, washers etc., as required . 2 Sealant pointing around screens, fixtures and other situations wherever appropriate.

1. Priming and painting two undercoats and one gloss finishing coat of oil colour on all new metalwork to match existing decorations .
2. Overhauling, easing and adjusting doors, etc., is to include for all repairs required to the complete door and its associated frame and not just one repair. The work includes for taking off all ironmongery, carrying out all repairs to the item, easing and adjusting to fit its frame or lining, fully repairing or if specified renewing all ironmongery including oiling to leave the whole item to be repaired in full and working order.
3. Rates for grab bars, grab rails, shower curtains, shower head riser rails and all like accessories are deemed to include for provision of all necessary brackets , flanges, pattresses and similar items where specifically stated or not in Schedule of Rates descriptions .

**Finishings Rates are deemed to Include**

A . Rates for finishings are additionally deemed to include as appropriate for the following: 1 Work to flat, sloping or vertical surfaces.

2 Hacking existing surfaces to provide a key for new work . 3 Applying finishes to any background surface .

1. Preparing backgrounds to receive any finish, such as dry brushing off to remove all loose particles, dust and efflorescence, washing off any grease and mould oil, hacking, raking out joints in brick and blockwork, wetting and rewetting surfaces, all to ensure that an adequate bond between the background and adhesive, plaster or any other finish is obtained.
2. All dubbing out to walls or ceilings as required to provide the correct levels and to maintain planes with existing surrounding plasterwork, making fair joints between new plasterwork and existing surrounding plasterwork .
3. Fair joints to existing finishes .
4. Working or cutting and fitting any finishings around all pipes, electrical fittings, appliances, intorebates in frames, around openings, protections, and all like components, fittings, obstructions or voids.
5. De-nailing existing timbers and providing all necessary battens or noggins to support edges and joints of plasterboard.
6. Cement and sand backing, adhesive, special tiles , narrow widths, jointing and grouting to any tiling work.
7. Latex screed to new floor finishes to obtain correct levels.
8. All work in narrow widths, patches and the like irrespective of the size or girth.

**Painting and Decorating Rates are deemed to Include**

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A . Rates for painting and decorating are additionally deemed to include as appropriate for the following:

1. Preparation of surfaces and the requisite type and number of paint coatings to be in accordance with the manufacturer's recommendations and/or these preambles, which ever constitutes the highest performance specification .
2. Work on any surface or surface finish whatsoever encountered. 3 Cutting in around glazing and other finishes .
3. Work in multicolours and cutting to line.
4. Work in staircase areas, plant rooms etc.
5. Work on all opening edges of windows, doors etc . 7 Taking off and refixing ironmongery on completion. 8 Matt or vinyl silk finish emulsion paint as directed . 9 Eggshell or gloss oil colour paint as directed.
6. Priming coat to all new metalwork.
7. Work includes all narrow widths and patches irrespective of the girth or size.
8. All rubbing down and preparation of wall surfaces and for sizing walls prior to hanging wall or lining paper.
9. Hanging of wall or lining paper strictly in accordance with the manufacturer's instructions.
10. Protection of all furniture and fittings, the provision of dust sheets and the removal of items such as curtains etc., prior to commencing the works, together with the rehanging or reinstatement of the same.

**Glazing Rates are deemed to Include**

A. Rates for glazing are additionally deemed to include as appropriate for the following : 1 Any size pane.

1. Irregular size or shape of panes.
2. Replacement of all breakages of new or existing glass including whilst cutting out for or fitting window moulded extractor/ventilation fans and the like fittings.
3. Taking off and refixing or renewing wood or metal beads.
4. Taking off and rebedding or renewing washleather strips, rubber seals and the like. 6 Glazing compound, gaskets, sprigs, clips or other fixing materials.

7 Obscured glass is to be Artie or similar to match existing. 8 Patterned glass is to match existing.

9 Aligning patterned or wired glass and matching all materials to existing.

1O All work to be undertaken in accordance with the current Building Regulations Approved Document L as appropriate by FENSA registered operatives .

**Plumbing Rates are deemed to Include**

A. Rates for plumbing are additionally deemed to include as appropriate for the following :

1. Stripping out redundant or defective pipework , fittings and the like not specifically referred to in the priced Schedule of Rates descriptions.
2. Cutting or forming holes, mortices, chases and the like in the existing structure and making good all work disturbed .
3. Renewing, installing or repairing any valves, taps, cocks, fittings , sanitaryware and the like shall include for shutting any external or internal valves to isolate the relevant circuit or sub-circuit and draining any residual water from the circuit or sub-circuit pipework .
4. Draining down any or part of any water services installations and subsequently refilling, venting adjusting and setting temperature and controls .
5. Removing and subsequently replacing or renewing insulation, access panels, floor boarding.shelving and the like in order to gain access to the work.
6. Altering and adapting existing pipework to suit any new work including providing any additional pipework, fittings or other materials required.
7. All fittings, angles, ends, stop ends, swannecks, outlets , brackets, clips, spacers , etc., all joints and connections including adaptors, joints to existing and to drains .
8. Knotting, priming, stopping, filling and painting two undercoats and one gloss finishing coat of oil colour on all new woodwork replaced in connection with this section to match existing decoration .
9. Priming and painting two undercoats and one gloss finishing coat of oil colour on all new exposed pipework or radiators to match existing decorations .
10. Labelling pipe runs, valves, stopcocks and other similar fittings.
11. Items of sanitaryware include for all accessories such as overflow, waste, chains, plugs etc sealing joints between fitting and adjacent surfaces with a neat bend of anti-mould jointing silicone, removing all marks, cleaning off and leaving the fitting in pristine condition and full working order.
12. Installing, repairing or renewing cisterns, tanks and cylinders and the like include where appropriate for the transfer of any functional electric immersion heater from the existing to new component.
13. Rates for grab bars, grab rails, shower curtains , shower head riser rails and all like accessories are deemed to include for provision of all necessary brackets, flanges, pattresses and similar items where specifically stated or not in Schedule of Rates descriptions.
14. Overhauling any item is to include for **removing,** dismantling **and** replacing any work or defective part, greasing or oiling where appropriate, reassembling to leave in perfect working order and refixing. 15 Earthing and bonding all plumbing and associated metalwork in conjunction with Schedule items whether specifically stated or not in Schedule of Rates descriptions.

16 Testing all services, fittings, appliances, etc., commissioning and providing all certificates required by the relevant gas, water or electrical authorities, bodies or the Employer.

**Electrical Installation Rates are deemed to Include**

A. Rates for electrical work are additionally deemed to include as appropriate for the following :

1. Stripping out redundant or defective cables, conduits, fittings and the like, not specifically referred to in the priced Schedule of Rates descriptions.
2. Stripping out, builder's work and the like associated with complete with re-wiring of existing properties.
3. Where necessary, the removal and reinstating of electrical voltage supply by appropriate supply/service provider to facilitate the progression of works . Contractor to arrange attendance and pay all charges incurred in connection with supply/service provider's work.
4. Draining down, refilling, venting, adjusting and setting controls in connection with repairs or replacement of cylinder heater elements and the like.
5. Renewal of equipment includes for disconnecting and removing old equipment supplying and fixing new equipment specified and connecting to adjacent outlet point. Should a new outlet point be required it shall be deemed to be included.
6. Cutting or forming holes, mortices, chases and the like in the existing structure and making good all work disturbed.
7. Adjusting and setting controls.
8. Removing and subsequently replacing or renewing insulation, access panels, floor boarding, shelving and the like in order to gain access to the works .
9. Removal and reinstating of lids, covers, accessories, equipment, locating junction boxes, withdrawing or disconnecting old cables, threading new cables through old conduits or providing and fixing new conduits/mini trunking complete shall be deemed to be included in rates for wiring.
10. Altering and adapting existing installation to suit any new work including providing any additional cables, fittings or other materials required.
11. Preparing new or existing fittings and supplying and connecting all cables, screws, clips and accessories.
12. Providing and fixing blank plates as necessary to fuse boards and outlets.
13. Rates for Consumer Control Units (CCU's) are deemed to include for providing and fixing fuses.miniature circuit breakers (mcb's), residual current device (red) and the like.
14. Providing and fixing new backboxes , pattresses, earth fly leads and other items normally associated with any fitting being renewed.
15. Reusing existing conduit , trunking etc., where possible.
16. Supply and fixing new cable, conduit and trunking where not possible to use existing cable, conduit and trunking is to include dressing, bends, angles, conduit boxes, outlets and all other accessories and fixings.
17. Overhauling any item is to include for removing, dismantling and replacing any worn or defective part, greasing or oiling where appropriate, reassembling to leave in perfect working order and refixing. 18 Priming and painting two coats oil colour on new exposed conduit to match existing.
18. Earthing and bonding all plumbing and associated metalwork in conjunction with Schedule of Rates items whether specifically stated or not in Schedule of Rates descriptions .
19. Inspection and testing of all services , fittings , appliances etc., when completed to ensure satisfactory functional operation and safety, including temporary supply, commissioning and providing all certificates (including test results) required by the relevant electrical authorities, bodies or the Employer.

The Contractor is to allow in his tender for any additional costs that he considers may be necessary.

* 1. The prices are to include for work at any level to bungalows, houses, flats, maisonettes, hostels and bedsits.
  2. The prices are to exclude costs for:

The Removal of asbestos except for the removal of floor tiles.

Asbestos:

The contractor must ensure that the asbestos report for the property or place of work has been consulted and that there is no asbestos containing materials that are likely to be disturbed or potential disturbed during the work , prior to work commencing. It is the contractors responsibility as an employer to provide a safe working place and environment for their employees, failure to consult the asbestos report, or if an asbestos report is not available make Corby Borough Council aware that an asbestos report is required, is the responsibility of the contractor, and Corby Borough Council will except no responsibility for the contractors failure to adhere the Control of Asbestos Regulations 2012. In fact failure to adhere to the Control of Asbestos Regulations 2012, and the Process Flow for Contractors Working for Corby Borough Council Regarding Asbestos in Appendix A, may result in termination of the contract.

The contractor must ensure that employees working on the contract have UKATA Category B Non­ Licensed Asbestos Work training or similar as is required in the Control of Asbestos Regulations 2012, where is state's training is mandatory for anyone liable to be exposed to asbestos fibres at work. This includes maintenance workers and others who may come into contact with or disturb asbestos.

All site personnel shall have completed a UKATA Category B Non-Licensed Asbestos Work course and hold a current certificate

for this course of which renewal is required annually . Regarding asbestos procedures please see Appendix.





SECTION No. 3

PRICING ADJUSTMENT OF RATES

Provision of General Building Works Contract for Corby Borough Council

* + 1. We hereby tender the following adjustments to the Schedule of Rates, Dayworks and Approved Sub-Contractors in accordance with information set out in the Conditions of Contract. The percentage adjustments to the schedule of rates together with all dayworks rates and emergency call-out charges include for all profit, preliminaries and overheads .

|  |  |
| --- | --- |
| **Percentage Adjustment to Contract Particulars item 10.1**  Percentage adjustment to National Housing Federation Schedule of Rates version 7,volume (2) excluding out of hours | +/- ........% |
| Percentage adjustment to National Housing Federation Schedule of Rates version 7,volume (2) including out of hours | +/- ........% |
| Discount for Orders to Voids | +/- ... ... ..% |
| Discount for Orders exceeding £1,000.00 | +/- ........% |
| The above discounts are to apply to Orders where the value exceeds £1,000 .00 after the application of the above percentage adjustment and annual updates. The discount will be applied to the gross value of the Order.  Both the discount for voids and a discount for value will apply to voids with an Order value in excess of £1,000.00. |  |
| **DAYWORKS - SCHEDULE OF HOURLY CHARGES**  **Contract clause 5.4.1**  **Normal working hours (including evening and Saturday appointments)**  Building Labour unskilled | £ . . . . . ...... .../hr |
| Building Labour skilled | £. . .... ... . ..../hr |
| **Outside working hours (including evening and Saturday appointments)**  Building Labour unskilled | £ ... ........ .../hr |

|  |  |
| --- | --- |
| Building Labour skilled | £. .. . . ... . . . . . ./hr |
| **DAYWORKS - PERCENTAGE ADDITIONS**  **Contract Particulars item 11.1**  Overheads and profit on Materials | ..... ...% |
| Overheads and profit on Plant, Services and Consumable Stores | ........% |
| Overheads and profit on Sub-contractors (including general attendance) | ........% |
| **EMERGENCY CALL-OUT CHARGE**  Call-Out charge for Out of Hours Emergencies including travelling to and from site | £. .. ... ..... .../nr |

Annual uplift Clause.

The Contractor is to note that works instructed and carried out in the first 2 years will be fully fixed price based on the tender rates. Works instructed and carried out in years 3 and beyond will be subject to a percentage uplift calculated by the use of the BMI all-in maintenance cost quarterly indices, Table 4.4, General Maintenance.

The percentage addition will be calculated using the index for the first quarter 2015 uplifted to the index for the first quarter 2016.

le Percentage change = index 2 -index 1 x 100

index 2

The calculated percentage will be applied to all sections of the works.

SECTION No. 4 CLIENT'S REQUIREMENTS

**SC1**

SC1 .1

SC1 .2

SC1.3

SC1 .4

**SC2**

SC2.1

SC2.2

SC2.3

SC2.4

SC2.5

SC2.6

SC2.7

SC2.8

SC2.9

#### SC3

SC3.1

#### SPECIFICATION

The Contractor shall have on site at all times a copy of the specification including all terms, conditions, preambles, drawings and schedules of work.

The specification shall be kept in the site hut, or equal and approved site accommodation. It will be the responsibility of the site foreman to ensure the full specification is kept on site for reference by the Client/Contract Administrator/Contractor/Specialist Representatives.

If there is any occasion when the specification is **NOT** on site, the Contractor shall immediately withdraw all labour from site. This is to ensure that all works are only completed to specification, and not to any lesser standard.

There will be no allowance of extension of time for Contractors that withdraw labour or are instructed to withdraw labour, as a result of failing to have a specification on site.

#### FOREM AN

A foreman shall be on site at all times that work is being undertaken and shall remain on site throughout the whole of the working day, every day of the contract. This includes during any period of extension of time allowed for.

The foreman is responsible for answering queries with respect to the specification, and for ensuring all materials used are those specified in the documentation.

The foreman shall have access to mobile communication at all times, which is accessible by the Contract Administrator and the client.

The foreman shall make all arrangements for access to undertake the works in accordance with the agreed programme and shall ensure that the Contract Administrator is advised of any variance from the contract programme immediately.

The foreman shall advise the Contract Administrator of any areas, or properties, on, or adjacent the site, where there is difficulty gaining access to undertake the works, as specified in Section AC. If the foreman fails to do this in the timescale given, and in writing, no extension of time will be given on the grounds of failure to gain such access.

The foreman will accept on behalf of the Contractor, all site instructions to vary works, undertake additional works or reduce the work required within the contract.

The foreman will ensure uniformity of workmanship and materials in compliance with the terms of the preambles, regardless of whether operatives are directly employed or sub­ contractors.

The foreman will arrange for the removal from site any person(s) or sub-contractor acting in an unsafe manner or undertaking work of a sub-standard nature.

The foreman will arrange for the removal from site any person(s) or sub-contractor found to be using unspecified material or materials that have been specifically rejected by the Contract Administrator or the equipment manufacturer.

#### TENANTS

The nature of this work requires the goodwill of tenants in many cases and thus the Contractor shall ensure a high level of liaison and formal interaction with the tenants to encourage amenable access arrangements to adjacent properties.

SC3 .2 Having made arrangements for access these must be kept. The single issue of broken appointments is a major source of complaint. If an appointment is unavoidably broken, then the Contractor shall:

* + - 1. Firstly, apologise to the tenant as quickly as possible;
      2. Secondly, offer any such suitable financial remuneration for loss of earnings related to such loss of working time;
      3. Explain the reason for breaking the appointment; d} Then make a new arrangement.

SC3 .3 The Contractor will come into contact with local residents and he shall avoid the following conduct at all costs :

1. Rudeness and/or swearing ;
2. Excessive noise or use of radios etc;
3. Over familiarity with local tenants and occupants;
4. Arguments with local tenants/occupants/fellow workers;
5. Comments of a nature relating to the house or hygiene standards of the local tenants or occupants .
6. No smoking is permitted in any CBC owned building from 151 July 2007.

Failure to comply will be deemed to constitute an act of gross misconduct.

SC3.4 Damage to plants, trees, paths, etc must be avoided and the Contractor is to take all measures necessary. If damage is inevitable due to the nature of the works, the extent of such damage should be discussed and agreed with Contract Administrator and the tenant before work commences. If significant damage has occurred, the Contractor shall undertake all necessary repairs to reinstate the damage and obtain written confirmation by the Contract Administrator and proof by signature from the tenant that all works have been carried out to their satisfaction.

SC3 .5 For security purposes, ladders should be removed from site overnight and weekends and holidays. Ladders may be stored in purpose made storage facilities on site on the provision that they are away from tenants properties and well secured.

SC3.6 If the Contractor is unable to complete any of the work, the Contractor shall ensure the property is always safe and secure, and make arrangements with the tenant for the safety and security of their property up to the completion of that section of the works .

**SC4 SUPERVISION AND SITE PERSONNEL**

SC4.1 Contractors Site Personnel

All Contractor operatives and supervisors engaged on and supervising any works in this Contract shall be suitably qualified as required by legislation.

Before any works commence on site the Contractor shall submit for approval details of every person the Contractor proposes to use on this contract, throughout the Contract period. The Contractor for any sub-contract labour must also fulfill the requirement. Also original certificates to confirm qualifications shall be provided in all cases to the Contract Administrator.

SC4.2 Disclosure Barring Services (DBS)

The Contractor shall, in respect of any of its Staff who may come into contact with children or vulnerable adults in performance of the Works, wherever possible prior to such person commencing the performance of Works, undertake a check of that persons previous convictions and criminal records history of the most extensive available kind with the Disclosure Barring Services (DBS check), and shall without prejudice either: (a) if requested by the Authority (and on obtaining the necessary consent of the specific member of Staff) supply to the Authority the original documents forming the DBS Check; or (b) if the consent of the specific member of Staff is not obtained, warrant to the Authority that the DBS Check in respect of the specific member of Staff does not disclose any convictions; provided always that (i) the Authority shall provide reasonable assistance

where necessary to secure the obtaining of such DBS Checks where the Contractor is unable to obtain such Checks, and (ii) the Contractor shall reimburse the Authority's reasonable costs in providing such assistance.

Where it is not possible to obtain a DBS Check prior to a person referred to in clause above commencing the performance of the Works, the Contractor shall promptly notify the Authority of this fact and shall: (a) procure that at all times such person is accompanied by a member of the Contractor's or the Authority's staff who has already undergone a DBS Check; and (b) if so requested by the Authority conduct a DBS Check as soon as reasonably practicable and shall without prejudice either (i) immediately (on obtaining the necessary consent of the specific member of Staff) supply to the Authority the original documents forming the DBS Check; or (ii) if the consent of the specific member of Staff is not obtained, warrant to the Authority that the DBS Check in respect of the specific member of the Staff does not disclose any convictions.

In the event that a person discloses, or as a result of any DBS Check required to be carried out pursuant to this Contract, is found to have, a conviction, caution, pending prosecution, binding, over order or other criminal record (Conviction), or refuses to complete a DBS Check, the Contractor shall not engage such person in the performance of the Works without the prior written approval of the Authority.

The Contractor shall renew DBS Checks at the request of the Authority and shall at all times delay: (a) on obtaining the necessary consent of the specific member of Staff supply to the Authority the original documents forming the DBS Check; or (b) if the consent of the specific member of Staff is not obtained, warrant to the Authority that the DBS Check in respect of the specific member of Staff does not disclose any Convictions.

The Contractor shall indemnify and keep indemnified the Authority against any loss arising out of any claim by any person in respect of whom the Authority does not consent to being engaged in the performance of the Works as a result of the operation of this Clause.

**IDENTITY CARDS**

**ID1 IDENTITY CARD SCHEME**

* 1. 1 All Contractors appointed by Corby Borough Council will be specifically responsible for providing an identity card scheme of the type described herein. This is a service to tenants and public. If not strictly adhered to Contractors may be suspended or permanently removed from the Select List of tenderers as unsuitable for working directly with tenants and leaseholders.
  2. The Contractor is responsible for the issue of identity cards to all employees, sub contractors and employees of sub contractors, and for the collection of the cards and their destruction at the end of the contract period.
  3. Tenants are to be shown identity cards whether requested or not (this is to encourage awareness of the possibility of 'confidence tricksters'). The identity card are to be sealed with clear plastic to eliminate tampering and they are to contain the contractor's name, telephone number, date of validation, standard text produced by Corby Borough Council (on the reverse side) and the signature of a responsible Officer of the Contractor, whose name shall be supplied and approved by the Contract Administrator in advance. Also a clear passport photograph of the user with his/her name. (see layout on accompanying sheet - 102)
  4. Operatives will not be allowed on site unless they have such identity cards available on their person supplied by the main Contractor . Corby Borough Council reserves the right to eject from the site anyone who does not have such an identity card on their person when challenged to produce identification .
  5. The Contractor is to accept responsibility for the loss of identity cards and any mis-use of identity cards by operatives, or others . The Contractor shall notify the Contract Administrator and the Police if any card goes missing.
  6. 6 A copy of the declaration required by this Authority is enclosed in Section 103 and shall be available for inspection.
  7. The cost of complying with identity card scheme is to be shown in Section A45 of the Preliminaries and General Conditions.
  8. For the purpose of this contract, this Authority shall permit the successful contractor to multiple copy the form set out in 103. Completed copies of

these forms are to be handed in to the Contract Administrator or representative, at the end of the contract, prior to requesting a reduction of retention if applicable to 2.5% .

ID2 TO BE I NCLUDED I N ALL HOUSING SERVICES RELATED CONTRACTS I DENTITY CARDS

Identity cards are to be provided to all direct employed operatives and sub contractors in the name of the main (appointed) contractor for each contract.

FRONT

< Main Contractors Name Logo (if appropriate) & Telephone No.

Nan1e: ....................................... .

rT'his person is worki ng on behalf of the a bove Contractor for Corby Borough Couucil

Signed:................................................... VALID UNTIL: ..................................

!com p a ny Name

< Name of operative

< Standard text

Photo

< Signature of Director

< Date of end of Contract

BACK

< Contract Administrators Name

IF YOU HAVE ANY REASON TO BELIEVE THIS OPERATIVE IS NOT GENUINE, PLEASE CONTACT YOUR LOCAL NEIGHBOURHOOD HOUSING OFFICE OR

NAME ........................................................

TEL NO. ....................................................

< Contract Administrators Telephone Number

Please note: Identity cards for all operatives should be registered by the issuing Contractor and on completion of the works, the Contractor should collect and destroy these cards.

Corby Borough Council reserves the right to see a copy of the register if it assists the Police with their enquiries.

ID3 TO BE INCLUDED IN ALL HOUSING SERVICES RELATED CONTRACTS IDENTITY CARDS - CONTRACTOR'S RECORD

A completed copy of this form must be retained on site for viewing by the Contract Administrator at all times. All operatives employed by the Contractor on this Contract must be listed below:

Operatives Name Trade Date ID Badge Date ID Date ID Badge

Issued Badge Reported Missing

Returned

Ideclare that this is a true record of the badges issued and returned. Signed ............................................... (Authorised Signatory)

Name: ............................... ................. Date: .......................................

**ACCESS**

AC1.1

AC1.2

AC1.3

AC1.4

AC1.5 AC1.6

AC1.7

AC1.8

AC1.9

All Contractors are required to make specific efforts to gain access to properties in order to carry the works. The cost of arranging this access is to be allowed for in this document.

Obtaining access to undertake the works is the responsibility of the Contractor until such time as all the required procedures are followed. After such procedures are followed, the Contractor will be required to inform the Contract Administrator in writing immediately.

No extension of time will be given to any contractor who cannot prove to have followed this procedure completely and have evidence of having followed the procedure.

The Contractor is required to write and deliver a letter on company headed paper, stating the date upon which he requires access to the property, to undertake service work stating when he will commence and the time period for which access to the property will be required. The Contractor is also, in his letter, to outline all health and safety measures he will be adopting when executing the service works, and the method of careful dismantling and removing, if required, that he will adopt in this area to minimise all risks to the affected occupants and premises.

The letter is to be sent at least 14 days before work commences.

A copy of the letter must be approved by the Contract Administrator

The Contractor must attend and commence the works at the agreed date and time. If the tenant does not provide access and there is no-one available the Contractor must notify the Contract Administrator immediately.

If the Contractor is unable to gain access to a property after following the above procedure, the Contract Administrator will attempt to gain access.

If the Contractor is unable to complete the works to a late access case during the contract period, the dwelling is likely to be omitted, and this Authority will not make any payment for abortive work or unused material.

The Contractor is thus advised to include the cost of complying with Section AC in section A45 of the Preliminaries & General Conditions. No costs will be offset by the Contract Administrator for non-compliance with this advice.

**Government Legislation**

GL 1. The Contractor must comply with the following legislation. GL 1.1 Data Protection Act 1998

Information relating to third parties which is released to the Contractor in the course of completing the contract will remain the property of the Council at all times . The information shall be used for the purpose of completing the contract only and any other use will be contrary to the Data Protection principles. Following completion of the contract, all such information shall be destroyed within 6 months of practical completion, unless the Contractor can show there is a need to retain the information for longer.

GL1.2 Equality Act 2010

GL1.3 Human Rights Act 1998 GL1.4 The Race Relations Act 2000

GL 1.5 The Race Relations Act 1976 (Statutory Duties) Order 2001 GL1.6 The Freedom of Information Act 2000

Contractors should note the Council will not allow any successful contractors to be exempt forom these provisions, unless there is a direct Exemption under commercially sensitive information.

Provision of General Building Works Contract for Corby Borough Council

CLIENT REQUIREMENTS

£ p

COLLECTION

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###### Total Carried to Final Summary £

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### SECTION No. 5 FRAMEWORK AGREEMENT WORKS

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| PROJECT 16/08 | | **Framework Agreement Works Various Areas Corby Borough** | | | | | |
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| Item  a  b c  d e  f | **THE FOLLOWING SCHEDULE OF RATES SHOULD BE READ IN CONJUNCTION WITH THE PRELIMINARIES AND PREAMBLES SECTIONS.**  **C20 DEMOLITIONS**  **Kitchens and Bathrooms**  Demolish down to floor level existing pantry consisting of 75mm blockwork, cold slab and supports, shelving, door and door lining, architraves , skirting etc; make good to remaining wall, wall plaster and floor screed. Remove airbricks (2 No.);  make good internally and externally to bottom airbrick to match existing, including all cutting and toothing etc; remove all resulting materials from site. Pantry approx size 1300 x 470 x 2300 high  Brick Pantry size up to 1300 x 470 x 2300  Remove timber and hardboard partition from between kitchens and Dining rooms ; prepare area to receive new stud and plasterboard partition .partition approx size 2.400H x 2.800W, Making good any walls or Ceilings Disturbed.  Full height Partition walls up to 2.800LM in Width  Full height Partition walls over 2.800LM up to 3.500UM in Width  Demolish down to floor level blockwork/ Paramount type partition wall separating either the Bathroom and WC or Kitchen and Dining room and dispose. Make good any damaged plasterwork to the wall or ceiling as a result of this removal. Ave Size of wall to be demolished 1.800 L x 2.300 **H** (Ave 1OOmm Wide)  Full height Partition walls up to 2.000LM in length Full height Partition walls over 2.000LM in length  **Kitchen Units W'tops, sinks etc**  Take Down and dispose of all wall mounted Kitchen floor and base units, to include remove all existing worktops/ battens over units , fridges, and other appliances . Make good any resulting damaged wall plaster (Ave Kitchen based on 4no. base units & 3no. wall units)  Base and wall units up no:7. | | 1  1  1  1  1  item | nr  nr  nr  nr nr | rate | £ | p |
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| PROJECT 16/08 | | **Framework Agreement Works Various Areas Corby Borough** | | | | | |
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| Item | **Kitchen Units W'tops, sinks etc (Cont)**  Disconnect from water supply and waste pipework; cut back hot and cold water supply to point just below ceiling level and leave to receive new pipework, cap off ; remove all waste pipework, make good holes through external 215 brick wall, facing bricks externally common brick and plaster internally; remove from site. | |  | nr  nr | rate | £ | p |
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| stainless steel sink top including base unit. I  Take out and remove from site; make good to surfaces disturbed; prepare to receive new Celuform or ceramic tiled cill.  ceramic tiled window cill or window board approx  1500 long; (kitchen) item  ceramic tiled window cill or window board approx  1000 long; (bathroom) item  Isolate; take off for all works  radiator; any size 1  **Remove skirting boards**  Take out existing skirting boards and remove from site; prepare all surfaces disturbed to receive new 1OOmm deep softwood skirting board.  kitchen; up to 5.00LM Item  bathroom; up to 4.000 UM Item  toilet; approx 3.000 UM Item  **Remove timber Shelving *I* Worktops up to 600mm wide not fitted over units or appliances incl. Brackets**  Take down and remove existing timber shelving and brackets, Make good to walls  Shelf up to 2M long item  Shelf over 2.000M long up to 3.000M item | | |
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| PROJECT 16/08 | | **Framework Agreement Works Various Areas Corby Borough** | | | | | |
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| Item | **Remove Internal Doors and Frames**  Remove and Dispose of internal hardboard *I* Ply faced door Leaving frame to receive new door  Internal door 1981height up to 762mm wide  Take exist door frame/screen with glass panels either side and discard, Making Good any damaged plaster.  Door frame and screen size up to 2.500M wide x 1.950 high  **Remove Curtain Battens**  Take down existing timber Curtain Batten and dispose. Making good to wall plaster as required approx 2M long Kitchen or Bathroom  Curtain battens up to 2.000UM  **Remove floor coverings**  Remove existing floor covering, vinyl tiles, sheet vinyl or carpet and adhesive up to 2 No layers; remove from site; prepare sand and cement screeded floor to receive levelling compound and vinyl tiles.  kitchen; Floors up to 8.000 Sqm  Remove existing floor covering, vinyl tiles, sheet vinyl or carpet up to 2 No layers; remove from site; prepare timber boarded floor to receive ply boarding and vinyl tiles.  Bathroom; Up to 2.000 SQm Toilet; approx 1.500 Sqm  **Ceiling Removals**  Take out existing ceilings and remove from site; Lath and plaster *I* plasterboard or insulation board ceiling, remove all nails and prepare soffit of joists to receive new boarding. Temporarily maintain light fittings, pull cords etc.  kitchen; up to 10.000 Sqm  kitchen; over 10.000 Sqm up to 15 Sqm Bathroom: up to 5.000 Sqm  Bathroom: over 5.000 Sqm up to 1O.OOOSqm  W .C up to 2.000Sqm | | 1  1  1  Item  Item Item  Item Item Item Item  Item | nr  nr  nr | rate | £ | p |
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| PROJECT 16/08 | | **Framework Agreement Works Various Areas Corby Borough** | | | | | |
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| Item | **Remove Sanitary ware**  Disconnect from water supply and waste pipework and remove sanitary fittings; cut back hot and cold water supply , prepare to receive new pipework, cap off; remove all waste pipework; make good holes through external 215 brick wall, facing bricks externally common brick and plaster internally; make good to all surfaces disturbed; remove from site.  bath in cast iron, steel or plastic including, hardboard, plastic with framework  low or high level wc suite complete .  wash hand basin complete with wall brackets, timber backings etc.  **Removal of Foul Drainage above and below ground level**  Take down existing **external** cast iron *I* steel soil stack; make good to all wall surfaces disturbed ; break out paving and excavate to expose joint between soil stack and salt glazed drain, max depth approx 1.000M; prepare socket to receive new UPVC pipe. Dispose of all old materials off site  Steel soil stack approx 5.500m high  Cast Iron Soil Stack Approx 5.500M High  Take out existing cast iron, or UPVC hopper head and waste pipe; make good to all wall surfaces disturbed .  hopper head with 63.Smm waste pipe approx 2m high.  Remove old plywood boxing and dispose of . Cut through and remove existing **internal** cast iron /steel *I* soil stack ; make good to all surfaces disturbed; break out paving and excavate to expose joint between soil stack and salt glazed drain, max depth approx 1.000M; prepare socket to receive new UPVC pipe. Dispose of all old materials off site. **Note: the Ground Floor soil stacks below are to be removed at the same time as the first floor stacks but are measured elsewhere due to them beinq asbestos cement.**  Steel soil stack approx 2.500m high(Gr Floor only) Cast Iron Soil Stack Approx 2.500M High  Steel soil stack approx 5.500m high  Cast Iron Soil Stack Approx 5.500M High | | 1  1  1  Item Item  1  1  1  1  1 | nr  nr nr  nr  nr nr nr nr | rate | £ | p |
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PROJECT 16/08 **Framework Agreement Works Various Areas Corby Borough**

Item

**Removal of Internal Finishes**

rate £ p

Hack off and remove all existing Ceramic wall tiles, and adhesive, from all walls area's Kitchen or Bathroom (Note re-skimming walls measured elsewhere).

a Ceramic wall tiles up to 5 .000Sqm Per

SOm

Strip off all wall paper in kitchen prior to fitting new units, make good any holes and prepare to receive new Paint *I* wallpaper ( Ave area to be stripped in kitchen 18Sqm)

b Wall areas up to 5.000Sqm Per

c Wall areas over 5.000Sqm Per

SOm SOm

Strip off Polystyrene ceiling tiles and adhesive ready to accept new finish

1. Ceiling tiles up to 1O.OOOSqm Per Sqm Strip walls and ceiling of Non asbestos based Artex finish

leaving to take new finish

1. Ceiling Area's up 5.000Sqm Per Sqm

I Wall area's up to 5.000Sqm Per Sqm

1. Ceiling Area's over 5 .000Sqm Per Sqm
2. Wall area's over 5.000Sqm Per Sqm Remove old and discard of all tenants timber *I* sheet panelling

including all battens and fixings making good all holes with

plaster . From the following area's

I Ceiling Area's up 5.000Sqm Per Sqm

j Wall area's up to 5.000Sqm Per Sqm

k Ceiling Area's over 5.000Sqm Per Sqm

I Wall area's over 5.000Sqm Per Sqm

**Removal of Vents**

Take out existing internal plaster vent and external terracotta vent; fill opening in 215 brick wall ; make good externally with matching facing bricks (including toothing existing) and internally with common bricks and plaster to include access where applicable .

1. vent; any size up to 225mm x 225mm ground floor 1 nr
2. vent ; any size up to 225mm x 225mm First floor 1 nr

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| PROJECT 16/08 | | **Framework Agreement Works Various Areas Corby Borough** | | | | | |
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|  | **G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING**  **Wrought softwood**  Individual supports; 44 x 19; fixing with plugs and screws to existing blockwork or brickwork  worktop supports  Door frames up sections up 125mm x 30mm manufactured off site and delivered unassembled and primed before installation  , assemble with Pva glue and screws fixing in position: plumbing and winding ready to accept new or existing door: fixing to masonry or timber with screws and plugs (if required)  Door Frame size to suit 900mm x 1981 door Door Frame size to suit 838mm x 1981 door Door Frame size to suit 762mm x 1981 door  **Treated sawn softwood; B.S. 4978 G.S. grade; pressure impregnated with preservative**  Studwork; 75 x 50 sawn softwood head and sole pieces; 75 x 50 sawn softwood vertical studs at maximum 400mm centres; 75 x 50 sawn softwood horizontal bracing at maximum 1200mm centres; Height 2.400m  Stud partitions 2.400High up to 2.000 Long Stud partitions 2.400High up to 2.600 Long Stud partitions 2.400M high up to 3.000M long  Box in pipework to include fixing softwood battening 49 x 35 mm screwed to masonry. Fixing 9mm plywood to timber battens with sheradised nails, Priming on completion  Pipe ducting up to 300mm wide Pipe ducting over 300mm wide  **H CLADDINGS *I* COVERINGS**  Following removal of soil and vent pipe through roof, remove of lead *I* rubber sleeve, lift approx 0.5 Sqm of existing interlocking roof tiles and set aside, supply and fix new sarking felt type 1F or to match existing, supply and fix new treated sawn soft  wood tile battens to match existing and renew full width tiles bonding with existing to match existing. H65/ 245 to include all access  Roof repair as above following removal of S/V pipe incl. All access | | Per  Per Per  Item | UM  nr nr nr  nr nr nr  LM  Sqm | rate | £ | p |
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PROJECT 11/08

Item

**Framework Agreement Works Various Areas Corby Borough**

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|  | **H CLADDINGS *I* COVERINGS (Cont)**  Supply and fit 1no.1OOmm ( Approx size ) Rubber bung to top of an unused remaining Asbestos Soil and vent pipe. To include all access  1OOmm Rubber bung incl. Access  **K10 Plasterboard Dry Linings/ Partitions/ Ceilings**  **Gypsum plasterboard; fixed to timber with galvanised nails with finishing coat of plaster to B.S.1191 Part 1 Class B board finish, 5 thick; steel trowelled**  **Ceilings**  Ceilings; Fixed to softwood with galvanised nails; kitchen, bathroom and toilet ; making good around perimeter walls if disturbed.  kitchen; Areas up to 10.000 Sqm kitchen; Areas *over* 10.000 Sqm Bathroom; areas up to 4.000 Sqm Bathroom; areas *over* 4.000 Sqm toilet ; areas up to 1.500 Sqm  **Partitions**  Partition Walls; plasterboarded and skimmed as before Sqm area measured to include both sides of partition fixed to softwood with galvanised nails;  12.5 thick; Area's of partitioning up to 5.000 Sqm  12.5 thick; Area's of partitioning *over* 5.000 Sqm  **DRI-LINING**  Dri-line existing walls : prepare walls (Measured elsewhere) cut and fix plasterboard to walls: prepare joints with mesh scrim: plaster skimming (board finish) on completion Steel Trowelled. (K10 435)  Dri-lining walls up to 2.400M in height | | Item  Per Per Per Per Per  Per Per  per | Sqm Sqm Sqm Sqm Sqm  Sqm Sqm  LM | rate | £ | p |
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| PROJECT 16/08 | | Framework Agreement Works Various Areas Corby Borough | | | | | |
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| Item  a  b  c d e  f  g  h | K11 RIGID SHEET FLOORING/SHEATHING/DECKING/SARKINGS/LINING  Plywood to B.S.6566, WBP bonded, fixing with galvanised screws to softwood at 150mm centres maximum.  Floors bathroom and toilet  4.0mm thick; area over 300 wide ; areas up to 1.500 Sqm 4 .0mm thick; area over 300 wide ; area's over 1.500Sqm  L20 DOORS/SHUTTERS/HATCHES  Timber Flush Doors to B,S 459 part 1 Plywood faced and lipped to edges, primed with one coat wood primer prior to delivery and fitted to manufactures specification.  Complete with all ironmongery latches and fittings as P21 (121A , 310, 331A, 540, & 610)  Plywood faced , lipped door 685mm 1981mm Plywood faced , lipped door 762mm 1981mm Plywood faced , lipped door 838mm 1981mm  75mm Barrel Bolt fixed with alloy screws complete with keep  M12 TROWELLED BITUMEN/RESIN/RUBBER-LATEX FLOORING  Latex cement levelling compound screed applied in one coat  Apply latex levelling compound to cement screed kitchen floors in one coat in accordance with manufactures instructions making good any areas of uneven floor screed prior to application  kitchen floors areas up to 5.000Sqm kitchen floors areas over 5.000Sqm | | Per Per  Per Per | Sqm Sqm  nr nr nr nr  Sqm Sqm | rate | £ | p |
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| PROJECT 16/08 | | **Framework Agreement Works Various Areas Corby Borough** | | | | | |
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| Item | **M20 PLASTERED/RENDERED/ROUGHCAST COATINGS**  **Plastering to walls as M20**  Dubbing out to thickness of not more than 1Omm finishing with top finish coat of finish plaster steel trowelled  Widths > 300mm Widths < 300mm  Brush apply bonding agent to walls as per manufactures instructions and apply top finish coat plaster steel trowelled  Widths > 300mm Widths < 300mm  Provide beads, stops, and angle beads as M20( 640)  **M40 STONE/CONCRETE/QUARRY/CERAMIC TILING MOSAIC**  **Ceramic wall tiles; , 152 x 152 x 5.5; 2mm joints; fixing with approved waterproof adhesive and grouting with white mortar**  **General As M40** :Walls in kitchens to have 3 courses above all worktops including window reveals ; Also to behind cooker space full width from skirting level to 3 courses above worktop level. Bathrooms to have 2no. Courses above the baths, 1no. Course above the wash hand basins. where showers are fitted and they comply with the electrical regs then the tiled area is to extend up to the ceiling behind the shower and returning 1.OOOM along adjacent wall.  Kitchen tiling up to 3.500sqm Kitchen tiling over 3.500sqm Bathroom tiling up to 1.OOOSqm Bathroom tiling over 1.000Sqm | | Per Per  Per Per Per  Per Per Per Per | Sqm  UM  Sqm  UM UM  SQM SQM SQM SQM | rate | £ | p |
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| PROJECT 16/08 | | **Framework Agreement Works Various Areas Corby Borough** | | | | | |
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| Item | **Preformed pvc bath seal;**  Bath seal; bedded on tile adhesive and sealed against Bath with white silicone sealant  reference STS 180 per 3 Metre length mitre  end cap  **M50 RUBBER/PLASTIC/CORK/LINO/CARPET TILING/ SHEETING**  **VinyI floor tiles colour Hessian; 300 x 300 x2; butt joints;symmetrical pattern; fixing with approved adhesive;two** | | 1  1  1  PrPrPr Pr Pr  1  Per  Per | nr nr nr  Sqm Sqm Sqm Sqm Sqm  nr  Sqm | rate | £ | p |
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| **coats of clear sealer.**  Floors on levelling compound (measured separately) Bathroom; areas up to 4.000Sqm  Bathroom ; areas *over* 4.000Sqm toilet ; area up to 2.000Sqm kitchen; area up to 5.000Sqm kitchen; area *over* 5.000Sqm  Cover Strip between floor tile and carpet aluminium 50mm wide x approx 800mm long  **M52 DECOR ATIVE PAPERS/FABRICS**  **Anaglyptic paper bubble pattern; hanging with** | |
| **adhesive.**  All exposed walls and columns ; existing or new plaster surfaces ; preparation as described in the preambles; sizing prior to hanging; the Contractor is to inform the Contract Administrator of any excessive washing down or filling required prior to hanging of wall coverings , this will be measured as a separate Item as required; the Contractor is to allow for all cutting and fitting and is to allow for the removal and refixing of radiators and wall cupboard units.  Bathroom; areas up to 4.000Sqm | |
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PROJECT 16/08 **Framework Agreement Works Various Areas Corby Borough**

Item rate £ p

**Anaglyptic paper bubble pattern; hanging with adhesive. (cont)**

1. Bathroom; areas over 4 .000Sqm Per Sqm
2. toilet; area up to 2.000Sqm Per Sqm
3. kitchen; area up to 5.000Sqm Per Sqm
4. kitchen; area over 5 .000Sqm Per Sqm

**M60 PAINTING /CLEAR FINISHING INTERNALLY**

**Preparing: rub down new or previously painted surfaces touch Up primer apply one coat of undercoating and two coats of gloss finishing paint j woodwork/metalwork**

General surfaces ; new and existing woodwork and metalwork; preparation as described in the preambles ; The Contractor is to inform the Contract Administrator of any excessive preparation or washing down required, this will be measured as a separate Item.

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| e | General areas : widths over 300mm | Per | Sqm |
| f | General areas: widths up to 300mm | Per | *UM* |

**Preparing; one mist coat two full coats vinyl silk emulsion**

General surfaces of new or existing plasterwork, Textured or Anaglypta wall covering: walls and ceilings. The Contractor is to inform the Contract Administrator of any excessive preparation or washing down required, this will be measured as a separate Item; the Contractor is to allow for all cutting in

and for the removal and refixing of radiators and wall cupboard units.

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| g | Bathroom; areas up to 4.000Sqm | Per | Sqm |
| h | Bathroom; areas over 4 .000Sqm | Per | Sqm |
| I | toilet; area up to 2.000Sqm | Per | Sqm |
| j | kitchen; area up to 5.000Sqm | Per | Sqm |
| k | kitchen; area over 5.000Sqm | Per | Sqm |
| I | Wash down *I* scrape off excessive finishes prior to decorating : only by prior agreement with the CA | Per | Sqm |

carried to collection

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| PROJECT 16/08 | | Framework Agreement Works Various Areas Corby Borough | | | | | |
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| Item | **N10 DOMESTIC FIXTURES/ FURNISHINGS EQUIPMENT**  **Kitchen fittings; Premiere kitchen or equivalent company Standard Range; drilling and fixing to masonry /timber and concrete backgrounds plugging as necessary and fixing with sheradised screws all in accordance with the manufactures instructions. All Units to have 18mm thick Carcasses with doors on 170 degrees hinges**  **All the following items from page no. 4/12 to 4/20 are to be deemed as 1no. The rate in column one is the base materials rate tor that item negotiated with the supplier for Corby Borough Council, column 2 the Contractor should enter his Labour rate tor fixing that item. Column 3 shall show the Contactors overheads and and profits % rate**  **.Finally the total rate for that item in the bill columns.**  **DRAWERLINE SINGLE BASE UNITS 600mm DEEP**  300mm wide x 600rnm deep I Door + I Drawer Base Unit Code BD30  400mm wide x 600mm deep I Door + I Drawer Base Unit Code BD40  500rnm wide x 600mrn deep 1 Door + 1 Drawer Base Unit Code *BD5O*  600mm wide x 600mm deep I Door + 1 Drawer Base Unit Code BD60  DRAWERLINE DOUBLE BASE UNITS 600mm DEEP  700mm wide x 600rnrn deep 2 Door + 2 Drawer Base Unit Code BD70  800rnm wide x 600mm deep 2 Door + 2 Drawer Base Unit Code BD80  900mm wide x 600mm deep 2 Door + 2 Drawer Base Unit Code BD90  1OOOmm wide x 600mm deep 2 Door + 2 Drawer Base Unit Code BD l OO  1 1OOmm wide x 600rnm deep 2 Door + 2 Drawer Base Unit Code BD l lO  1200mm wide x 600mm deep 2 Door + 2 Drawer Base Unit Code BD I 20 | |  |  | rate | £ | p |
|  |  |  |
| Base | Lab | o/heads |  |  |
| mats | rate | & Profit |
| rate | % |
| £50.18 |
| £52.75 |
| £54.90 |
| £57.20 |
| £78.13 |
| £79.77 |
| £82.24 |
| £84.53 |
| £88.13 |
| £90.97 |
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| PROJECT 16/08 | | Framework Agreement Works Various Areas Corby Borough | | | | | |
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| Item | **DRAWERLINE SINGLE SINK BASE UNITS 600mm DEEP**  5OOrnm wide x 600mm deep I Door + I Dummy Drawer Sink Base Unit Code *S BDSO*  600mm wide x 600mm deep I Door + I Dummy Drawer Sink Base Unit Code SBD60  **DRA WER LINE DOUBLE SINK BASE UNITS 600mm DEEP**  700mm wide x 600mm deep 2 Door + 2 Dummy Drawer Sink Base U n it Code SBD70  800mm wide x 600mm deep 2 Door + 2 Dummy Drawer Sink Base Unit Code SBD80  900mm wide x 600mm deep 2 Door + 2 Dummy Drawer Sink Base Unit Code SBD90  1000m m wide x 600mm deep 2 Door + I Drawer + I Du m my Drawer Sink Base Unit  Code SBD I OO  1100mm wide x 600mm deep 2 Door + *1* Drawer + I Dummy Drawer Sink Base Unit  Code SBD I 10  1200mm wide x 600mm deep 2 Door + I Drawer + I Dummy Drawer Sink Base Unit  Code SBD120  **DRAWERLINE CORNER BASE UNITS 600mm DEEP**  600mm wide x 600mm deep I 300mm wide Door + I Drawer with 300mm blank Corner Base Unit  Code BCD60/30  700mm wide x 600mm deep *1* 300m m wide Door + *1* Drawer with 400mm blank Corner Base Unit  Code BCD70/30  700mm wide x 600mm deep 1 400m m wide Door + *1* Drawer wit h 300mm blank Comer Base Unit  Code BCD70/40 | | Base mats rate  £44.90  £47.20  £60.45  £62.33  £64.21  £75.22  £78.09  £80.97  £58.53  £59 .98  £61 .54 | Lab  rate | rate  o/heads  & Profit  O/o | £ | p |
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| PROJECT 16/08 | | Framework Agreement Works Various Areas Corby Borough | | | | | |
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| Item | **DRAWERLINE CORNER BASE UNITS 600mm DEEP (cont)**  700mm wide x 600mm deep 500mm wide Door + I Drawer with  200mm blank Corner Base Unit t Code BCD70/50  700mm wide x 600mm deep 500mm wide Door + I Drawer wit h  200mm blank SINK Corner Base Unit Code SBCD70/50  700mm wide x 600mrn deep 600mrn wide Door + l Drawer with  I 00MM blank Corner Base Unit Code BCD70/60  700mm wide x 600111m deep 600mm wide Door + l Drawer with  1 00mm blank SINK Corner Base Unit Code SBCD70/60  800mm wide x 600mm deep 300mm wide Door + l Drawer wi th  500mm blank Corner Base Unit Code BCD80/30  800mm wide x 600mm deep 400mm wide Door + I Drawer with  400mm blank Corner Base Unit Code BCD80/40  800mm wide x 600111m deep 500mm wide Door + I Drawer with  300mm blank Corner Base Unit Code BCD80/50  800mm wide x 600mm deep 500mm wide Door + I Drawer with  300mm blank SINK Comer Base Unit Code SBCD80/50  800mm wide x 600111111 deep 600rn m wide Door + I Drawer with  200mm blank Corner Base Uni l Code BCD80/60  800mm wide x 600111m deep 600m m wide Door + I Drawer with  200mm blank SINK Corner Base Unit Code SBCD80/60  900mm wide x 600mm deep 300mm wide Door + I Drawer with  600mm blank Comer Base Unit Code BCD90/30 | | Base mats rate  £63.11  £58.73  £64.67  £60 .29  £60.71  £62.27  £63.83  £59.46  £65 .39  £61.02  £61.44 | Lab  rate | rate  o/heads  & Profit  % | £ | p |
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| PROJECT 16/08 | | Framework Agreement Works Various Areas Corby Borough | | | | | |
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| Item | **DRAWERLINE CORNER BASE UNITS 600mm DEEP (cont)**  900mm wide x 600mm deep 400mm wide Door + 1 Drawer wit h  500mrn blank Corner Base Unit Code BCD90/40  800mm wide x 600mm deep 500mm wide Door + I Drawer with  400mm blank Corner Base Unit Code BCD90/50  900mrn wide x 600mrn deep 500mm wide Door + I Drawer with  400mm blank SINK Corner Base Unit t Code SBCD90/50  800mm wide x 600mm deep 600mm wide Door + I Drawer with  300mm blank Corner Base Unit Code BCD90/60  900mm wide x 600mm deep 600mm wide Door + 1 Drawer with  300mm blank SINK Corner Base Unit  SBCD90/60  1000mm wide x 600mm deep 300mm wide Door + I Drawer with  700mm blank Corner Base Unit Code BCD l00/30  1000mm wide x 600mm deep 400mm wide Door + 1 Drawer with  600mm blank Corner Base Unit Code BCD I 00/40  1000mm wide x 600mm deep 400mm wide Door + 1 Drawer with  600mm blank SINK Corner Base Unit Code SBCD l00/40  1000mm wide x 600mm deep 500mm wide Door + 1 Drawer with  500mm blank Corner Base Unit Code BCD l00/50  1000mm wide x 600mm deep 500mm wide Door + 1 Drawer with  500mm blank SINK Corner Base Unit Code SBCD I 00/50  1000mm wide x 600mm deep 600mrn wide Door + I Drawer with  400mm blank Corner Base Unit Code BCD l00/60  1000mm wide x 600mrn deep 600mm wide Door + I Drawer with  400mm blank SINK Corner Base Unit Code SBCD I 00/60 | | Base mats rate  £63.00  £64.50  £60.13  £66.13  £61.75  £62.16  £63.74  £59 .35  £65.29  £60.91  £66.85  £62.48 | Lab rate | rate o/heads  & Profit  % | £ | p |
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| PROJ ECT 1 6/08 | | Framework Agreement Works Various Areas Corby Borough | | | | | |
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| Item | **DRAWERLINE CORNER BASE UNITS 600mm DEEP (cont)**  1200mm wide x 600m111 deep 600mm wide Door + 1 Drawer with 400mm blank Corner Base U n i t  Code BCD1 20/60  1 200mm wide x 600m m deep 600mm wide Door + 1 Drawer with 600m m blank SINK Corner Base Unit  Code SBCD120/60  SINGLE OVEN BASE U NIT 600mm DEEP ONLY  600mm wide x 600mm deep Single Oven Base Unit Code BH060  1790mm HIGH TALL LARDER UNITS 600mm DEEP  300mm wide x 600mm deep x I 790mm high Tall Larder U nit Code L30/17  400mm wide x 600m m deep x I 790mm high Tall Larder Unit Code lA0/17  500mm wide x 600mm deep x l 790mm high Tall Larder Unit Code LS0/17  600mm wide x 600mm deep x I 790mm high Tall Larder Uni t Code L60/17  **1940mm HIGH TALL LARDER UNITS 600mm DEEP**  300mm wide x 600mm deep x l 940mm high Tall Larder Uni t Code L30/19  400mm wide x 600mm deep x l 940mm high Tall Larder Uni t Code lA0/19  500mm wide x 600mm deep x I 940mm high Tall Larder Uni t Code LS0/19  600mm wide x 600mm deep x I 940mm high Tall Larder Unit Code L60/1 9  **2120mm HIGH TALL LARDER UNITS 600mm DEEP**  300mm wide x 600mm deep x 2 I 20mm high Tall Larder Uni t Code L30/21  400mm wide x 600mm deep x 2 I 20mm high Tall Larder Uni t Code lA0/21  500mm wide x 600mm deep x 2 I 20mm high Tall Larder Unit Code LS0/21 | | Base mats rate  £72.54  £68.17  £34.11  £74.83  £80.41  £89.05  £93.45  £77.28  £83.01  £92.04  £96.54  £81 .52  £88.64  £98.17 | Lab rate | rate o/heads  & Profit  O/o | £ | p |
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| PROJECT 16/08 | | Framework Agreement Works Various Areas Corby Borough | | | | | |
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| Item | **2120mm HIG H TALL LARDER UNITS 600mm DEEP (cont)**  600mrn wide x 600mm deep x 2 I20mm high Tall Larder Unit Code L60/21  **720mm HIGH WALL UNITS**  300mm wide , 300rnm deep x 720mm high Wall Unit Code W30/72  400mm wide x 300mrn deep x 720mm high Wall Unit Code W40/72  500mm wide x 300mm deep x 720mm high Wall Unit Code WS0/72  600rnm wide x 300mm deep x 720mm high Wall Unit Code W60/72  700mm wide x 300mm deep x 720111111 high Double Wall Unit Code W70/72  800mm wide x 300mm deep x 720mm high Double Wall Unit Code W80/72  900mm wide x 300mm deep x 720111111 high Double Wall Unit Code W90/72  1000mm wide x 300mm deep x 720mm high Double Wall Unit Code W l00/72  1000 mm wide x 300rnm deep x 720mm high Double Wall Unit Code W I 10172  1200mm wide x 300mm deep x 720mm high Double Wall Unit Code Wl 20/72  **900mm HIGH WALL UNITS**  300mm wide x 300mm deep x 900mm high Wall Unit Code W30/90  400mm wide x 300mm deep x 900mm high Wall Unit Code W40/90  500mm wide x 300mm deep x 900mm high Wall Unit Code WS0/90  600mm wide x 300mm deep x 900mm high Wall Unit Code W60/90  700mm wide x 300mm deep x 900mm high Double Wall Unit Code W70/90  800mm wide x 300mm deep x 900mm high Double Wall Unit Code W80/90 | | Base mats rate  £103.05  £31.43  £33.08  £36.68  £38.35  £49.11  £50.11  £51.90  £53.91  £55.18  £57.56  £35.87  £37.84  £41.21  £43.46  £44.76  £58.39 | Lab rate | rate o/heads  & Profit  % | £ | p |
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| PROJ ECT 16/08 | | Framework Agreement Works Various Areas Corby Borough | | | | | |
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| Item | **900mm HIGH WALL UNITS (cont)**  900mm wi de x 300mm deep x 900mm high Double Wall Un i t Code W90/90  1000mm wide x 300111m deep x 900mm high Double Wall Unit  Code W I 00/90  **720mm HIGH STANDARD CORNER WALL UNITS**  600mm wide x 300mm deep x 720mm high Standard Corner Wall Unit with 400 door + 300m111 Blank Panel  Code WSC60/72  700mm wide x 300mm deep x 720mm high Standard Corner Wall Unit with 400 door + 300mm Blank Panel  Code WSC70/72  800mm wide x 300111m deep x 720mm high Standard Corner Wall Unit with 500 door + 300mm Blank Panel  Code WSCS0/72  900mm wide x 300mm deep x 720mm high Standard Corner Wall Unit with 600 door + 300mm Blank Panel  Code WSC90/72  **900mm HIGH STANDARD CORNER WALL UNITS**  600mm wide x 300mm deep x 900mm high Standard Corner Wall Unit with 400mm door + 300mm Blank Panel  Code WSC60/90  700mm wide x 300mm deep x 900mm high Standard Corner Wall Unit with 400 door + 300mm Blank Panel  Code WSC70/90  800mm wide x 300mm deep x 900mm h igh Standard Corner Wall Unit with 400 door + 300mm Blank Panel  Code WSCS0/90  900mm wide x 300mm deep x 900mm high Standard Corner Wall Unit with 400mm door + 300mm Blank Panel  Code WSC90/90  **"L" CORNER WALL UNITS 720mm HIGH**  600mm x 600mm wide x 300mm deep x 720mm high "L" Corner Wall Uni I  Code WLC60/60/72  620mm x 620mm wide x 300mm deep x 720mm high "L" Corner Wall Uni t Code WLC62/62/72 | | Base mats rate  £61 .11  £61.78  £40.53  £50.23  £51.99  £54.29  £45.87  £50.94  £52.52  £56.25  £53.91  £53.91 | Lab rate | Rate o/head  & Profit  % | £ | p |
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| PROJECT 16/08 | | Framework Agreement Works Various Areas Corby Borough | | | | | |
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| Item | **"L" CORNER WALL UNITS 900mm HIGH**  600mm x 600mm wide x 300mm deep x 900mm high "L" Corner Wall U n it Code WLC60/60/90  620mm x 620mm wide x 300mm deep x 900mm high "L" Corner Wal l Unit Code WLC62/62/90  **TRAY SPACE CONSISTING OF TWO END PANELS. ONE BACK AND ONE BOTTOM PANEL COMPLETE WITH PLINTH**  600MM Deep tray space width up to 300mm **MISCELLANEOUS INCLUDING FIXING IN POSITION** Decor Fillers 900mm high up to 150mm wide 150mm plinth plastic plinth corner joints  900 x 600mm End Panels to suit units fixing with steel angled stretcher plates  **40MM DOUBLE POST FORMED WORKTOPS**  **High Pressure Laminated worktops supplied by the Premier Kitchen company or equivalent. To be fitted as per manufactures instructions over base units and into corners of void area's. Also over appliances with additional supports as requested below.**  40mm worktop Blank 3.000M length materials only per metre  *40mm worktop Blank 3.600M length materials only per metre (Not available for six Months Do No enter a price here)*  Aluminium Edging strip 40MM screwed to cut edge : sealing with silicone  Aluminium corner jointing strip 40MM : screwed : Sealing with silicone  Chrome worktop support up to 900mm with chrome support brackets | | Base mats rate  £60.65  £60.65  £13.68  £8.06  £0.16  £10.38  £11.14  n/a  £2.34  £3.57  £3.21 | Lab rate | rate  o/heads  & Profit  % | £ | p |
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| PROJECT 16/08 | | Framework Agreement Works Various Areas Corby Borough | | | | | |
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| Item | **40MM WORKTOPS AS BEFORE BUT CUT AND EDGED ON BOTH EDGES OFF SITE IN THE FACTORY**  **High Pressure Laminated worktops supplied. To be fitted as per manufactures instructions over base units and into corners of void area's. Also over appliances with additional supports as requested below.**  40mm Worktop as before up to 550mm long  40mm Worktop as before up to 1050mm long  40mm Worktop as before up to 1500mm long  40mm Worktop as before up to 2000mm long  40mm Worktop as before up to 2500mm long  40mm Worktop as before up to 3000mm long | | Base mats rate  £9.32  £14.89  £19.90  £25.47  £36.61  £36.61 | Lab rate | rate o/heads  & Profit  % | £ | p |
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PROJECT 16/08

Item

**Framework Agreement Works Various Areas Corby Borough**

rate £ p

**N13 SANITARY APPLIANCES *I* FITTING**

**Sinks, stainless steel fittings**

Single drainer set in sink top with chromium plated waste, overflow, chain, plug and stay, complete with pair of 15mm chromium plated brass pillar taps to B.S. 5412 with chromium plated brass star heads marked hot and cold; connect to hot and cold supplies with tap connectors, isolate hot and cold supply with control valves; cutting out for and fitting to worktop; bedding on sealant; cross bond hot and cold water supplies and sink top; 40mm anti-siphon bottle trap with 75mm deep seal; 40mm waste pipe including all fittings; discharge into external drain below grating level; allow for cutting aperture in cast iron, steel or plastic grating; form hole for waste pipe though 215 brick external wall; make good to match existing; provide all hot and cold supply pipework; pick up supply at existing plumbing. allow for forming all holes in worktops, units etc; test installation on completion

1. sink top and plumbing 900 x 500mm 1 nr

plumbing in as above up to 2.000M from existing position

1. sink top and plumbing 900 x 500mm 1 nr

plumbing in as above *over* 2.000M from

existing position and up to 4.000M

1. Extra *over* to fit lever taps as N13 (160A) when requested 1 nr

(per pair)

**Plumb in washing machine to include 1 pair washing machine taps (hot and cold); 40mm washing machine trap with 75mm deep seal and standpipe screwing and clipping to wall as recommended by manufacturer** ;

d Plumb in washing machine as above in nr

position up 2.000M from existing position

e Plumb in washing machine as above in nr

position *over* 2.000M from existing position and up to 4.000M

carried to collection

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PROJECT 16/08

Item

**Framework Agreement Works Various Areas Corby Borough**

rate £ p

**Plumb in Tenants dishwasher to include 1no. Isolating valve /tap to cold supply 40mm trap with 75mm deep seal and standpipe screwing and clipping to wall as recommended by manufacturer** ;

a Plumb in dishwasher as above in position nr

up 2.000M from existing position

b Plumb in dishwasher as above in position nr

over 2.000M from existing position and up to 4 .000M

**N13 SANITARY APPLIANCES/FITTINGS**

**sanitary fittings; White Wash Hand Basin & Pedestal**

Pedestal wash basin; chromium plated waste, chain, stay and plug; pair 15mm chromium plated brass pillar taps to

B.S. 5412 with chromium plated brass star heads marked hot and cold; connect to hot and cold supplies with tap connectors; provide all hot and cold pipework including bends and fittings, allow for forming all holes and chases etc. make good on completion; isolate hot and cold supply with control valves; 32mm anti-siphon bottle trap with 75mm deep seal; 32mm waste pipe including bends and fittings; connect to new or existing Internal soil and vent pipe; test installation.

1. 560 x 455; fixing basin and pedestal with plugs and

brass screws to existing brickwork or blockwork.up to 1 nr

1.000M from existing position.

1. 560 x 455; fixing basin and pedestal with plugs and 1 nr

brass screws to existing brickwork or blockwork.from 1.000M up to 3.000M from existing position.

**WC & Cistern**

**close coupled WC suite; plastic seat and cover**

|  |  |  |  |
| --- | --- | --- | --- |
| e | bowl with horizontal outlet; fixing pan to floor with brass | 1 | nr |
|  | screws; and cistern with plugs and brass screws to |  |  |
|  | existing brickwork or blockwork; connect to cold water |  |  |
|  | supply with tap connector; provide all supply pipework |  |  |
|  | including bends and fittings, allow for forming all holes and |  |  |
|  | chases etc. make good on completion; isolate water |  |  |
|  | supply with control valve; provide overflow though |  |  |
|  | external 215 brick wall core drill & make good; connect to |  |  |
|  | internal soil stack with multikwik connector and pipework; |  |  |
|  | test installation on completion. |  |  |

carried to collection

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PROJECT 16/08

**Framework Agreement Works Various Areas Corby Borough**

Item

a

**WC & Separate Cistern Connected with flush Pipe: Plastic Seat & Cover**

bowl with horizontal outlet; fixing pan to floor with brass screws ; and separate cistern with plugs and brass screws to existing brickwork or blockwork; connect to cold water supply

with tap connector; provide all supply pipework including bends and fittings connect flush pipe to W ,C , allow for forming all holes and chases etc. make good on completion ; isolate water supply with control valve; provide overflow though external

215 brick wall core drill & make good; connect to internal soil stack with multikwik connector and pipework; test installation on completion.

**Bath**

bath; chromium plated combined waste and overflow; chain and plug; pair 22mm chromium plated brass pillar taps to

B.S. 5412 with chromium plated brass star heads marked hot and cold; connect to hot and cold water supplies using tap connectors; provide all hot and cold pipework including bends and fittings allow for cutting holes through floorboards/ panels

& chases etc. make good on completion; isolate hot and cold supply with control valves; uniline rigid side panel including 44x19 softwood framing; 40mm low level Anti- Vacuum bath trap with inlet height adjuster ; cut to length; 40mm waste pipe including bends and fittings; connect to internal new soil and vent pipe; test installation on completion

rate £ p

nr

1. Bath :1700 x 700; fixing cradle and bracket with plugs and 1 nr

brass screws to existing blockwork or brickwork; 50 x 38 treated softwood bearer screwed to wall to

support edge of bath; fixing sealing strips with adhesive (M.S.) including side panel and framing **back into Existing Position**

1. Bath :1700 x 700; fixing cradle and bracket with plugs and 1 nr

brass screws to existing blockwork or brickwork; 50 x 38 treated softwood bearer screwed to wall to

support edge of bath; fixing sealing strips with adhesive (M.S.) including side panel and framing **to new position**

**at 90degrees from existing to include any adjustments to copper pipework or waste pipes**

1. Uniline rigid End panel including 44x19 softwood 1 nr

framing;

Extra Over to core drill and cut through Brick /Block /No-fine solid walls to run wastes and We soil from appliances to External Soil Stack: connecting to branches with spigot connections and rubber seals as recommended by Manufacturer. Test on completion

*e* 1OOmm WC Soil waste And Connection (up to 6M Max) 1 nr

1. 40mm Wash Basin waste (up to 3M Max) 1 nr
2. 40mm Bath Waste (up to 3M Max) 1 nr

carried to collection

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PROJECT 16/08 **Framework Agreement Works Various Areas Corby Borough**

Item rate £ p

**P20 UNFR AMED ISOLATED/TRIMS/SKIRTINGS/SUNDRY**

**Items**

**Wrot softwood primed before delivery to site**

Architraves planted on fixed with sheradised nails

1. 54 x 19mm bevelled & rounded: labours - 2 Per *UM*

Skirting; fixing with plugs and screws to existing masonry

1. 100 x 19; rounded; labours - 1 Per *UM*

Wrot Softwood Cover strips fixed with sheradised screws or nails

1. 50 x 19 ; cover strips Per *UM*

PVC-ue Systems: Celuform or equal and approved Elite board used as window board; fix to masonry with

superstik adhesive code 9500.315; end cap code 4551.300; cut width to suit cill; seal all round with silicone sealant

1. code 4245.300.5;up to 1.000M long; with 2 end caps 1 nr e code 4245.300 .5; over 1.000M long and up to 1BOOM : 1 nr

with 2 end caps

Remove existing Pvcu trim from head of windows reveal after partition wall removed and replace with new full length bedding and sealing with silicone

1. PvcU Trim up to 75mm width Per *UM*

**P22 SEALANT JOINTS**

Silicone mastic sealant Pointing

1. between sanitary appliances and tiling Per UM
2. between worktops and tiling Per *UM*

carried to collection

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PROJECT 16/08 **Framework Agreement Works Various Areas Corby Borough**

Item rate £ p

**P31 HOLES/CHASES/COVERS/SUPPORTS FOR ELECTRICAL SERVICES**

General builders work

Core Drill brick block or concrete no-fine wall to receive duct for extract fan; building in UPVC sleeve; making good plaster internally and brickwork externally to match existing .

1. 100 diameter sleeve (bathroom) 1 nr
2. 150 diameter sleeve (kitchen) 1 nr

Form Duct through roof space for extract fan exhaust 11O dia upvc duct: provide weathering slate and collar where duct passes through roof finishes: form all holes etc and finish to match surrounds: insulate duct where it passes through roof space: terminate with roof vent cowl.

1. Duct approx 1.5 long 1 nr

**R11 FOUL DRAINAGE (ABOVE GROUND)**

**Soil and ventilating pipes and fittings; grey to B.S. 4514; solvent welded joints; straight couplings in the running length; cli12s at 1.00m centres; testing and commissioning on completion**

Soil and waste stack colour grey; 11O diameter pipe; 11O diameter couplings *I* fittings; Branch and waste bosses as necessary: form hole in 215 thick brick wall for toilet connection ; make good to match existing; connect to underground drain; test installation on completion (waste pipe connections measured elsewhere) all as R11

1. soil, vent and waste stack approx 6m high 1 nr

**R12 FOUL DRAINAGE (BELOW GROUND)**

**Work in connection with existing drains**

Form connection of new S/Vent pipe to previously exposed clay pipe collar (cutting if required) with Drain Connector as per R12/520A. Backfill and make good pavings to match existing: Test on completion

1. Connection to drain 1 nr

carried to collection

Page No 5/25

PROJECT 11/08

Item

**Framework Agreement Works Various Areas Corby Borough**

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| 16/08 | | | | | | | |
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|  | **Work in connection with existing drains (cont)**  Hepworth Gullies: remove existing concrete *I* clay gully and discard replace with new as per R 12 (605) bedding on concrete, connecting to existing clay drain as R 12 *I* 520.  Gully with rodable eye and grid  **S12 HOT AND COLD WATER**  Remove and renew cold water stop valve isolating within the street or freezing of the supply pipe if not able to find main stop valve. Test on completion  15 mm stop tap  Alter stop tap by re-routing 15mm copper pipework in and out of adjacent base cupboard unit: fitting new 15mm stop tap inside cupboard give ease of access. To include isolating mains cutting and fitting 4no. 90deg bends and 2no connections Testing on completion .  Alter stop tap with up to 1.000M of new 15mm copper pipework  **S90 NATURAL GAS PIPEWORK**  Copper pipework; to B.S. EN 1057; fittings to B.S. EN 1254; pipe clips at 750mm centres  15 Diameter pipe including all bends and fittings connect to existing supply: Incl lifting and relaying all tenants carpets & floorboards. Cutting back old steel supply and connecting new within the ceiling space: routing to new or existing cooker area  , provide backplate elbow with blanking plug at cooker  position; allow for forming all holes and chases and make good on completion; install and test to BS 6891 in accordance with preambleT32 clause 90 page 2/58. To include a gas safety certificate on each property worked on.  new cooker supply up to 2.000M of new pipework  new cooker supply over 2.000M of new pipework up to 4.000M | | 1  1  1  Item  Item | nr  nr  nr | rate | £ | p |
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| PROJECT 16/08 | | **Framework Agreement Works Various Areas Corby Borough** | | | | | |
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|  | **T32 LOW TEMPERATURE HOT WATER HEATING (SMALL SCALE)**  **Renewing Radiators**  Disconnect existing radiator and brackets and remove from site, temporarily cap off flow and return pipes; make good to surfaces disturbed; provide and fit radiator complete with brackets, 1 lockshield valve and 1 control valve; fixing with plugs and brass screws to brickwork or blockwork into new position; allow all flow and return pipework including bends and fittings  etc. connect to existing pipework ; allow for forming and making good all holes, chases and for removing and refixing floorboards etc; test on completion  Radiator **H** 600 x W 600mm Radiator **H** 600 x W 800mm Radiator **H** 600 x W 700mm  **Relocating *I* refixing radiators; in existing position allowing for draining down, refilling and testing system on completion**  Radiator any size  **U90 GENERAL VENTILATION-DOMESTIC**  **Kitchen**  Install new extract fan; wall mounted extract fan complete with external wall grill; connect into existing circuit with up to 1Om cable; isolator, unswitched spur with surface mounted box; connector cable (flex); (builders work measured separately)  fan type 6" Dryflow Axial fan with pullcord and back draught shutter  WVK6 type wall ventilation duct kit 6" with fixed louvered grille  **Bathroom**  Install new extract fan; wall mounted extract fan complete with external wall grill; connect into existing circuit with up to 1Om cable; switched isolator with surface mounted box located outside of bathroom; connector cable; (builders work measured separately)  fan type 4" Dryflow Axial fan with humidistat, pull cord, timer, back draught shutter and remote fit transformer 12v  wall ventilation duct kit 4" with fixed louvered grille | |  | 1 nr 1 nr 1 nr  1 nr  1 nr  1 nr  1 nr  1 nr | rate | £ | p |
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| PROJECT 16/08 | | **Framework Agreement Works Various Areas Corby Borough** | | | | | |
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| Item | **Bathroom (alternative fan if limited wall space)**  Install new extract fan; Ceiling mounted extract fan complete with insulated roof vented kit and terminal external wall grill; connect into existing circuit with up to 1Om cable; switched isolator with surface mounted box located outside of bathroom; connector cable; wired through light switch (builders work measured separately)  fan type 4" Dryflow Centrifugal low voltage fan with humidistat& timer, ceiling mounted, timer, back draught shutter and remote fit transformer 12v  **V90 GENERAL LIGHTING AND POWER {SMALL SCALE} TO INCLUDE SUBMISSION OF DOMESTIC ELECTRICAL INSTALLATION CERTIFICATES UPON COMPLETION OF THE WORKS PER PROPERTY**  **Electrical Works**  Carry out an installation test and provide a landlords certificate  Take out existing power sockets to kitchen and reinstate existing part of ring main to to maintain continuity; provide new ring main with flush double sockets above worktop level and flush single sockets to appliance spaces below worktop level (as indicated on drawing following a pre-inspection survey) ; sockets below worktops to be isolated by double pole switches positioned above worktop level; connect into new or existing consumer unit; protect new circuit with RCD; allow for all setting out, lifting and replacing of floorboards, cutting chases and sinkings for boxes, making good to new chases etc. make good where old fittings removed.  New Kitchen ring main; 3 Double sockets; 2 Single sockets isolated with 2no double pole switches.  Additional double sockets and back box Additional Single sockets and back box  Take out existing cooker cable and control unit; supply and fit new 1Omm cooker cable from new or existing consumer unit to new cooker position; protect with RCD; provide and fit new flush fitting cooker control unit to B.S.4177 without indicators at a position to the side of the cooker ; supply and fit new 1Omm cooker cable from control unit to a flush fitting cable outlet located in cooker position, allow for cutting and making good chases and sinkings for boxes, lifting and replacing floor  boards etc  renew cooker supply | | 1  1  item  1  1  Item | nr  nr  nr nr | rate | £ | p |
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| PROJECT 16/08 | | **Framework Agreement Works Various Areas Corby Borough** | | | | | |
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| Item  a  b  c  d  e  f  g  h  i  j  k | **Electrical Works (cont)**  Take out and renew consumer unit as V90 (45A) making good any wall or ceiling disturbed  Remove Tenants shower and set aside refit and re-wire back to existing position only if the original wiring conforms to the current electrical regulations.  Refitting tenants Shower including testing  Remove Tenants own shower and set aside: refit and re-wire back to new position wiring back to isolating switch up to 3,000M only if the original wiring to the consumer unit  Refit shower *I* rewiring back to isolating switch  Remove redundant shower and discard (or leave with tenant if they wish) Removing all cables etc back to consumer unit , *remove* isolating pull switches making good walls and ceilings on completion.  Remove redundant shower  Take out existing light fitting (batten or pendant type) and renew with new fitting IP Rating IP55.  renew light fitting  Fit tenant supplied light fitting assuming it is suitable and conforms to current B.S regulations and has the kite mark  Material cost only for CBC specified light fitting  Labour cost only for fitting supplied tenants light fitting Bond bathroom to B.S. 7671, 2001 , including AMO No1 2002  bond bathroom  Take out light switch or pull switch and cord and renew into existing position  pull switch and cord Renew Light switch V90 (51A)  Remove existing light switch and back box cutting back cables and renewing to a higher position above wall tiles, to include refixing/renewing back box : wiring of switch and making good to wall plaster  Lift and renew liqht switch and back box | |  | nr  nr  nr  nr  nr  nr nr  nr  nr nr  nr | rate | £ | p |
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| PROJECT 16/08 | | Framework Agreement Works Various Areas Corby Borough | | | | | |
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| Item | **REMOVAL OF NON LICENCED ASBESTOS BASED MATERIAL**  **The Contractor is requested to carry out the following works on non - Licensed asbestos materials in house whereby staff therefore should have undergone the relevant asbestos awareness training and achieved the necessary accreditation to carry out this. see Appendix" A "for client procedures**  **Remove asbestos based cement board items below by wetting down prior to removal and without breakage. Include all disposal. All works to conform with the latest HSE asbestos removal guidance note (HSG 210 Particularly guidance sheet no's EMS, EMS, EM6, EM7,A14,A1S,A21 & A23**  Asbestos based Thermoplastic Floor tiles Asbestos cement bath panels 1.900 x 0.700  Asbestos cement boxing or ducting up to 300mm wide Asbestos containing WC Products  Asbestos Containing Sink Pads  **REMOVAL OF LICENSED ASBESTOS BASED MATERIALS USING AN APPROVED LICENSED ASBESTOS REMOVER**  **All works to be carried out by a HSE approved specialist Contractor**  **Give 14 days’ notice to the Health and safety Executive prior to commencing work, disposal of materials shall conform with The Waste (England & Wales) regulations 2011(amended 2012). Include for fully sealed enclosures erected for the removal of asbestos based materials. Include for a four point clearance air monitoring test carried out by an independent U.K.A.S accredited laboratory on completion.**  Textured coated kitchen Ceilings ; up to 10.000 Sqm  Textured coated kitchen ceilings; over10.000 up to15.000sqm  Textured coated Bathroom ceilings: up to 5.000 Sqm  Textured coated Bathroom ceilings: over 5.000 up to 10,000sq W.C ceilings up to 2.000Sqm | | Per 1  per 1  1  Item Item Item Item Item | Sqm nr LM  nr  nr | rate | £ | p |
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| PROJECT 16/08 | | Framework Agreement Works Various Areas Corby Borough | | | | | |
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| Item  a b c d e  f  g | **All works to be carried out by a HSE approved specialist Contractor (cont)**  Scrape off and dispose of textured coating from walls containing a trace of chrysotile asbestos. To comply with all above stipulations and information | |  | 1nr  1nr | rate | £ | p |
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| kitchen; up to 14.000 Sqm Item  kitchen; over 14.000 Sqm up to 20.000 Sqm Item  Bathroom: up to 12.000 Sqm Item  Bathroom: over 12.000 Sqm up to 15.000Sqm Item  W.C up to 12.000Sqm Item  **Remove Top section of Soil and Vent Pipe (leaving weather tight: Measured elsewhere) To comply with all above stipulations and information.**  Soil and vent pipes from 1st floor joint with cast iron section below, up to 3.500M high in a bathroom approx size 3.000m x 2.500M  Soil and vent pipes from 1st floor joint with cast iron section below, up to 3.500M high in a WC approx size 2500m x 1.1OOM | | |
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| PROJECT 16/08 | | **Framework Agreement Works Various Areas Corby Borough** | | |
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| Item | II I II rate  **Collection Page**  Page No. 5/1 = £ **Brought Forward** £  Page No. 5/2 = £ Page No. 5/28 = £  Page No. 5/3 = £ Page No. 5/29 = £  Page No. 5/4 = £ Page No. 5/30 = £  Page No. 5/5 = £ Page No. 5/31 = £  Page No. 5/6 = £  Page No. 5/7 = £  Page No. 5/8 = £  Page No. 5/9 = £  Page No. 5/10 = £  Page No. 5/11 = £  Page No. 5/12 = £  Page No. 5/13 = £  Page No. 5/14 = £  Page No. 5/15 = £  Page No. 5/16 = £  Page No. 5/17 = £  Page No. 5/18 = £  Page No. 5/19 = £  Page No. 5/20 = £  Page No. 5/21 = £  Page No. 5/22 = £  Page No. 5/23 = £  Page No. 5/24 = £  Page No. 5/25 = £  Page No. 5/26 = £  Page No. 5/27 = £  **Total carried Forward** = £ | | £ | p |
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### FINAL SUMMARY

###### Provision of General Building Works Contract for Corby Borough Council

FINAL SUMMARY

£ p

Document 2 Part 1.

SECTION No.1 PRELIMINARIES AND GENERAL CONDITIONS

SECTION No.2 MEASUREMENT PREAMBLES

SECTION No.3 PERCENTAGE ADJUSTMENT OF RATES

SECTION No.4 CLIENTS REQUIREMENTS

SECTION No.5 FRAMEWORK AGREEMENT WORKS

Document 2 Part 2. WORKMANSHIP PREAMBLES

Document 2 Part 3. M3 NHF SCHEDULE OF RATES Provided

VERSION 7 VOL 2. SMV’s / LONG

DESCRIPTION

Total for Section Carried £

To Form of Tender

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APPENDIX. A

Process and Procedure.

**For Inclusion in Contract Documents**

Preamble:

**Asbestos:**

All on site personnel prior to commencement of the contract, shall have undertaken and successfully

completed an accredited “Category B, Non-Licensed Asbestos Work” course and shall be in possession of

a current certificate of which renewal is required annually. Copies of which should be forwarded to the

Asbestos Team at Corby Borough Council. For Asbestos procedures relating to this contract please

Refer to Appendix A.

**Appendix. A:**

The contractor must ensure that prior to any activity commencing the asbestos report for the property or

place of work has been consulted, and that there are no asbestos containing materials in the area that are

likely to or could be disturbed during any works.

It is the contractor’s responsibility as an employer to provide a safe work place and environment for

their employees, any failure to consult the asbestos report, or if an asbestos report is not available for

that property or workplace make Corby Borough Council aware that an asbestos report is required, will be

the responsibility of the contractor.

If work is to be carried out on any **Non Licensed Asbestos Containing Materials** then a site specific

Risk Assessment and Method Statement for the works should be produced and submitted to the Asbestos

Team prior to the commencement of any works for review and agreement. Once completed a

“Certificate of Reoccupation” and a copy of the Waste Consignment Note should be forwarded to the

Asbestos Team.

Corby Borough Council will accept no responsibility for the contractor’s failure to adhere too or any breach

of the “Control of Asbestos Regulations 2012”. In fact any failure or breach of the Control of

Asbestos Regulations 2012, and in conjunction with the information and guidance contained within the

“Process Flow Chart for Contractors Working for Corby Borough Council” regarding asbestos

containing materials contained in Appendix A, may result in action being taken against the contractor up to

and including termination of the contract.

The contractor must also ensure that prior to commencement of works all employees working on the

contract are made aware of their responsibilities under “Control of Asbestos Regulations 2012”, your

attention is drawn to a summary of the following regulations:

***Regulation 5 states: - “This regulation requires employers to identify the presence of asbestos and***

***its type and condition before any building, maintenance, demolition or other work, liable to***

***disturb asbestos, begins. It also sets out the requirement to arrange a survey if existing information***

***on the presence of asbestos in the premises is incomplete or appears unreliable.”***

***Regulation 6 states: - “This regulation requires employers to carry out a risk assessment to identify***

***the risks of exposure to asbestos. It sets out the requirement to record any significant findings and***

***put in place steps to prevent, or reduce, exposure to employees.***

***Regulation 10 states: - “This regulation requires employers to make sure that anyone liable to***

***disturb asbestos during their work, or who supervises such employees, receives the correct level***

***of information, instruction and training to enable them to carry out their work safely and competently***

***and without risk to themselves or others.”***

***Regulation 11 states: - “This regulation requires employers to prevent employees being exposed***

***to asbestos or, if this is not possible, to put in place the measures and controls necessary to***

***reduce exposure to as low as is reasonably practicable.”***

APPENDIX. B

GUARANTEE BOND

# GUARANTEE BOND

**THE GUARANTEE BOND** is made as a deed **BETWEEN** the following parties whose names and registered office are

set out in the Schedule to the Bond (the “Schedule”): -

1)The “Contractor” as principal

2)The “Guarantor” as guarantor, and

3)The “Employer”

### 

### **WHEREAS**

1)By a contract (the “Contract”) entered into or to be entered into between the Employer and the Contractor particulars of

which are set out in the Schedule the Contractor has agreed with the Employer to execute work (the “Works”) upon and

subject to the terms and conditions therein set out

2)The Guarantor has agreed with the Employer at the request of the Contractor to guarantee the performance of the

obligations of the Contractor under the Contract upon the terms and conditions of this Guarantee bond subject to the

limitation set out in clause 2.

**NOW THIS DEED WITNESSES** as follows: -

1.The Guarantor guarantees to the employer that in the event of a breach of the Contract by the Contractor the Guarantor shall

subject to the provisions of this Guarantee Bond satisfy and discharge the damages sustained by the Employer as established

and ascertained pursuant to and in accordance with the provisions of or by reference to the Contract and taking into account

all sums due or to become due to the Contractor.

2.The maximum aggregate liability of the Guarantor and the Contractor under this Guarantee Bond shall not exceed the sum set

out in the Schedule (the “Bond Amount”) but subject to such limitation and to clause 4 the liability of the Guarantor shall be

co-extensive with the liability of the Contractor under the Contract.

3.The Guarantor shall not be discharged or released by an alteration of any of the terms conditions and provision of the Contract

or in the extent or nature of the Works and no allowance of time by the Employer under or in respect of the Contract or the

Works shall in any way release reduce or affect the liability of the Guarantor under the Guarantee Bond.

4.Whether or not this Guarantee Bond shall be returned to the Guarantor the obligations of the Guarantor under this Guarantee

Bond shall be released and discharged absolutely upon Expiry (as defined in the Schedule) save in respect of any breach of

the Contract which has occurred and in respect of which claim in writing containing particulars of such breach has been made

upon the Guarantor before expiry.

5.The Contractor having requested the execution of this Guarantee Bond by the Guarantor undertakes to the Guarantor

(without limitation of any other rights and remedies of the Employer or the Guarantor against the Contractor) to perform and

discharge the obligations on its part set out in the Contract.

6.This Guarantee Bond and the benefits thereof shall not be assigned without the prior written consent of the Guarantor and the

Contractor.

7.For the avoidance of doubt it is not intended that any of the terms of this Guarantee bond should be enforceable by any person

by virtue of the Contracts (Rights of Third Parties) Act 1999.

8.This Guarantee Bond shall be governed by and construed in accordance with the laws of England and Wales and only the

courts of England and Wales shall have jurisdiction hereunder.

**THE SCHEDULE**

**The Contractor**: [ ]

**The Guarantor:** [ ]

**The Employer:**Corby Borough Council, The Cube Parkland Gateway, George Street,

Corby, in the county of Northampton, NN17 1QG

**The Contract:** A Contract dated the day of 2017 between the Employer

and the Contractor in the form known as the [

]

**for the original sum of £**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ( )

**The Bond Amount: The sum of £[** ] ( )

Expiry: Upon issue of the Practical Completion Certificate issued by the Employer which shall be conclusive

for the purposes of this Guarantee Bond.

**IN WITNESS** whereof the Contractor and the Guarantor have executed and delivered this Guarantee Bond

as a Deed this ………………..day of 2017.

**EXECUTED AS A DEED and THE COMMON SEAL OF THE CONTRACTOR:**

[ ] was hereunto affixed in the presence of:-

*(signature) Director*………………………………………………………… COMMON

*(signature) Director\*/Company Secretary\**………………………………. SEAL

\*Delete as appropriate

## EXECUTED AS A DEED and THE COMMON SEAL OF THE GUARANTOR

[ ]was hereunto affixed in the presence of: -

*Authorised Signatory*…………………………………………………… COMMON

*Authorised Signatory\**………………………………………………….. SEAL

\*Delete as appropriate

APPENDIX. C

PRE CONSTRUCTION H & S PLAN

**PRE – CONSTRUCTION**

**HEALTH AND SAFETY PLAN**

**FOR:**

**Framework Agreement**

**General Building Maintenance**

**2017 - 2021**

**AT**

**Various Locations within the Borough of Corby**

## Preamble

0.1This Health and Safety Plan

This Health and Safety Plan has been prepared in compliance with the provisions of Regulation 14 of the

Construction (Design and Management) Regulations 2015(CDM Regulations). This Health and Safety Plan

is to be developed by the Principal Contractor to assist him in complying with the CDM Regulations in

analysing and managing health, safety and welfare aspects of the construction phase site activities.

* 1. Definitions

0.2.1 Reference to “Regulation” in this document refers to the appropriate Regulation in the current CDM Regulations

0.2.2 Reference to “Clause” and “Appendix” in this document refer to the appropriate Clause and Appendix in the

Disabled Adaptation specification Document

0.2.3 Reference to “Drawing” in this document refer to drawing(s)

Provided N/A)

* 1. Construction stage Health and Safety Plan
     1. The Principal Contractor is reminded that under Regulation 10 the client has a duty to ensure, so far as is reasonably practicable, that a Health and Safety Plan complying with Regulation 15 is prepared before

the construction stage starts. To enable the client to comply with this Regulation, the Principal Contractor has a duty to develop such a Health and Safety Plan before work commences on site. This Health and Safety Plan must be submitted to the client in sufficient time before work commences for him to comply with his duties.

* + 1. In preparing the Construction Phase Health and Safety Plan the Principal Contractor shall follow Appendix 3 of “A guide to managing health and safety in construction”, written by the Construction Industry Advisory Committee, published by HSE Books. Also the approved code of practice document (ACOP) L144 Provides practical guidance on complying with duties set out in the CDM 2015 Regulations.

1.0 Nature of the Project

Framework, General Building Maintenance; to include both minor ad hoc repairs and major refurbishment

of council owned properties mainly dwellings tenanted and void properties.

1.1 Name of Client

Corby Borough Council

Deene House,

New Post Office Square,

Corby,

Northants.

NN17 1GD

1.2 Location of Works

Council owned housing at various locations within the Borough of Corby. Occasional works to Corby Borough

Council owned commercial properties

1.3 Nature of the Work

Minor general building maintenance repair work and refurbishment works such as new kitchen and bathroom

installations, or conversion of garage properties to say to small living accommodation .Therefore occasional

demolition of internal walls and ceilings testing and removal of asbestos based materials such as walls, floors

and ceilings, including making good to the brick/block/or plasterwork of the domestic property all involving

trade tasks such as, Bricklaying/Plastering, excavation ,scaffolding, ,carpentry, plumbing, heating electrical

and gas.

1.4 Timescale

The maximum timescale for this project is 48 months. The contractor shall submit a detailed programme

With indication of any high-risk activities clearly shown upon it.

Principal Designer

Corby Borough Council

Deene House,

New Post Office Square,

Corby,

Northants.

NN17 1GD

Principal Contractor

Will be the successful bidder of this contract and will therefore perform such details as requested under

The current CDM regulations.

2.0 The Existing Environment

2.1 The Site

Various Council owned dwellings including semi-detached, terraced, flats,bed sit and sheltered housing

accommodation. Construction of the properties includes traditional and systems build construction.

2.2 Surrounding land uses and related restrictions

The properties are Council and owner-occupier dwellings and gardens located in residential areas, some of

which front onto communal parking/landscaping and public footpaths.

Should the contractor require a site compound or storage, this is to be agreed prior to contract

commencement with the Contractor Administrator.

2.3 Existing Services

General dwelling services i.e. gas, electricity, water and telecommunications. Underground and

over ground services.

2.4 Existing traffic systems and restrictions

1) All deliveries, unloading and parking to be on the public highway and not on the verge or footway.

1. The Contractor shall observe all the requirements of the Highways Act, the Highway Code and Police requirements and be courteous and considerate of all other road users and pedestrians.
2. Access shall be maintained for emergency vehicles to all properties at all times.
3. The Contractor must ensure that vehicles used by their operatives and sub contractors are kept to a minimum and

the contractor shall indicate in the method statement the exact additional traffic impact and the number of parked vehicles of the contractor and all sub-contractors at any one time.

# Traffic/ Pedestrian routes

1. The contractor shall ensure that all traffic/ pedestrian routes throughout the area of the works are not impeded at

any time.

6) The contractor shall be aware that the highway (roads and footpaths) shall remain open to the general public at all times. Tenants and visitors to tenants homes shall not be restricted at any time.

1. The contractor shall not cause a parking problem in the vicinity of the contract by having unnecessary vehicles

present at the site.

1. The use of skips is only by prior agreement with the Contract Administrator.
   1. Existing Structures

Council owned housing of a traditional and system build construction, blocks of flats, bed-sits above garages of

terraced, semi-detached or detached houses.

2.6 Ground Conditions

No details are known of existing ground conditions.

3.0 Existing Drawings

N/A

3.1 Access to view individual properties internally, if required can be made by giving seven days notice to

Corby Borough Council Depot Fleming Road, Corby NN17 4SW Contact the Deputy Repairs and

Maintenance Manager - Philip Doherty.

4.0 The Design

4.1 Design generally

All specified materials, substances, plant and equipment included within the tender document have been

considered with adequate regards to the Health and Safety of any persons. Design is the responsibility of the

Principal Contractor in conjunction with the client.

4.2 Significant hazards

The following hazards have been identified by the designers.

* Work in occupied premises: materials, electricity, machinery, fire, obstructions
* Protection of the public and occupiers: especially the disabled, the old, children and people with special needs.
* Unauthorised access by the public
* Unauthorised access by children
* Temporary accommodation and welfare facilities: flammable materials, poor hygiene
* Delivery and storage of materials
* Storage of tools and chemicals
* Removal of waste
* Skips : illegally parked, overflowing, unlocked, wrong kind
* Overhead powder and telephone lines
* Hidden live services: electricity, gas, telephone, water
* Isolation of services: electricity, gas, telephone, water
* Unauthorised access to live electricity boxes
* Work on or adjacent to gas appliances and gas carcass
* Work on or near live flue outlets
* Temporary heating
* Use of power tools
* Manual handling
* Working at height: falls of persons
* Working at height: falls of objects
* Working over fragile roofs
* Work near road
* Access platform: stability, guard rails, toe boards, edge protection
* Ladders: wrong for the job, poor conditions, untied
* Working in confined spaces
* Fire
* Noise
* Dust

- Removal of asbestos

- Tenants whom have behavioural difficulties (client has an ‘at risk’ register

available).

- Excavation works such as trenches to accommodate walling or fencing

- Lone working.

There will be other hazards which should be within the capability of a competent contractor to manage and

which will require appropriate precautions to be taken.

4.3 Work Sequences Identified

No unusual or imposed work sequences have been identified by the designers.

4.4

The principle contractor is to submit outline proposals with his tender for managing the following problems

and develop them in his Health and Safety Plan.

* + 1. Traffic management, including diversions if deemed appropriate
    2. Controlling vehicle and pedestrian interfaces
    3. Safety of work area, especially with regard to potential entry by children
    4. Controlling noise and dust

4.4.5 Working on scaffold

4.4.6 All other areas of potential hazard as identified in 4.2 above

4.4.7. Electrical work to the installation to be carried out by fully qualified

competent persons only, in accordance with the latest regulations as

mentioned in 1.3of this plan.

4.4.8. Asbestos material may be contained in most properties and this is to

assumed unless notified otherwise by the clients asbestos officer

accordingly. Prior to carry out any works an asbestos report of the

property must be requested and will be provided by the client All

persons working on site are to be fully trained and Category B asbestos

awareness qualified and have the necessary understanding of the latest

control of asbestos regulations (CAR 2012).

5.0 Construction Materials

5.1 Construction materials are standard for this type of project and are routinely used by a competent contractor.

In addition to general building materials the following materials may have a health implication and have been

specified for use on this contract. The contractor shall apply Health and Safety guidance HS (G) 97.

(A step by step guide to COSHH assessment) to each of these materials and include such assessment in their

method statement where the contractor intends to use them.

1. UPVC products and solvents
2. Mastic sealents

3) Selective weedkiller and fertilisers

The principle contractor is assumed to know the precautionary information that suppliers are by law required to provide.

1. Site Wide Elements
   1. It is the responsibility of the Principle Contractor to ensure that all sub-contractors comply fully with the

Health and Safety Plan and the Principle contractor is to indicate in the Method Statement how this will be implemented.

* 1. The contractor shall ensure that access to and egress from the properties is maintained at all times during

the carrying out of works.

* 1. The location of unloading, layout and storage areas are to be agreed with the Contract Administrator.
  2. The Contractor shall provide all electrical apparatus, which must comply with Health and Safety Guidance

PM32 (safe use of portable electrical apparatus).

1. Overlap with existing use
   1. The Principle Contractor is to liaise with all the occupiers and their neighbours so as to minimise disturbance

to them and maintain safe means of escape from the properties and gardens at all times.

7.2 Particular care is to be taken to avoid exposing people to fumes, chemicals and dust, slips,trips and falls.

1. Site Rules
   1. The Principle Contractor attention is drawn to the following clauses:

- Maintenance of existing highways, public footpaths and private rights of way. Health and Safety at Work.

-Persons to contact in emergency

-Retention of materials arising from site clearance

8.2 Normal working hours are as the Council’s Standard Specification

8.3 8.3 The Principle Contractor will be required to establish and enforce a fire protection plan and emergency site

evacuation procedures. This will be in accordance with The Joint Code of Practice on the Protection from

Fire of Construction Sites and Buildings Undergoing Renovation.

8.4 8.4 All visitors will be expected to take reasonable safety precautions and these are to be reinforced by the

Principle Contractor.

8.4.1

* + 1. Reporting to the Principle Contractors representative on entering and leaving the site.

8.4.2 Wearing protective headgear at all times when outside the site administration compound.

8.4.3 Wearing suitable footwear having due regard to the progress of the works.

* + 1. 8.4.4 To comply with legislation the Principle Contractor shall ensure that smoking is not allowed also that
    2. alcoholic drink and non-prescribed drugs are prohibited on site, as are people adversely influenced thereby.

8.5 8.5 All materials arising from excavation or demolition to be classified by the Principle Contractor as either

hazardous or non-hazardous. All hazardous materials and any surplus non-hazardous materials are to be

removed to accredited disposal sites under the auspices of the local Waste Regulatory Authority.

8.5.1 All skips are to be locked shut when not in use and barriers erected wherever possible.

8.5.2 All skips are to be illuminated at night

8.6 Provision for occupiers

8.6.1 Give occupiers an emergency telephone number to be used in the

event of problems arising outside normal working hours.

8.6.2 Maintain or provide temporary alternative:

-Cooking and washing facilities

-Hot and cold water supplies

-Respite Facility

-Toilet

-Temporary electric heating, properly earthed.

8.6.3 Survey occupiers’ belongings to establish existing damage and to determine the temporary protection that you will provide. This is to be agreed with the occupiers’ before commencing work.

8.6.4 Provide suitable means for occupiers to identify authorised construction personnel.

8.6.5 No radio’s or personal cassette/ CD players are permitted

8.6.6 No smoking is permitted.

1. Continuing Liaison

9.1 Contractors’ design elements

When consideration and acceptance of the health and safety implications of design elements by any contractor

is required, the Principle Contractor shall submit details of health and safety issues to the Client/

Principal Designer, including results of risk assessments.

9.2 Unforeseen Eventualities

The Principle Contractor shall inform the Client/Principal Designer as soon as any unforeseen eventuality

arises during the works resulting in substantial design changes which might affect resources and then submit

the health and safety issue arising as soon as possible after the event. The Principle Contractor shall then

submit details of the re-design and the health and safety implications to the Client for consideration and

acceptance in due time before execution.

9.3 Notification to Principle Contractor

To enable the Client/Principal Designer to comply with regulation, the Principle Contractor shall provide

information required of the Regulation to the Client. This information is to be in the possession of the

Client/Principal Designer at least five working days before the construction/work starts.

9.4 Health and Safety File

The Principle Contractor shall provide to the Client/Principal Designer information for the Health and

Safety File in accordance with Regulation 16(1) and as per duty under CDM regulations nos:22.23 and 24 .

The information required will be agreed by the Principal Designer and the Principle Contractor but is likely

to include:

* + 1. General description of the works carried out and as built drawings
    2. Services – certificates for all work
    3. Construction materials – manufacturers’ data sheets, including health and safety information
    4. Maintenance procedures for the work

9.4.5 User instruction manuals.

The above information shall be provided as soon as practicable after completion of the works and in any event

before payment of the amount of retention due at practical completion.

APPENDIX. D

ATTESTATION CLAUSE

ATTESTATION CLAUSE

**This is the document I/We submit for the Framework, General Building Maintenance within**

**Corby Borough Council owned dwellings.**

**£....................... date ............................**

I/we certify that to the best of my/our knowledge and belief, I/we have not in any respect followed either

of the following practices condemned by the Monopolies and Restrictive Practices Commission, namely:

1. Communicating to a person other than the person calling for tenders for the demolition of a

building, the amount of any proposed tender for such construction in accordance with any

agreement or arrangement so to communicate.

1. Adjusting the amount of any proposed tender for the demolition of a building in accordance

with any agreement between the proposed tenderer and any person other than the person

calling for tenders for such construction.

I/we have not given, offered, or agreed to give, any gift inducement or consideration of any kind and

I/we have not breached the Prevention of Corruption Acts 1889 to 1916 or given any fee or reward whose

receipt is an offence under the Local Government Act 1972. I/we understand that any breach of the

foregoing entitles the Employer to cancel the contract and to recover any loss, expense or damage arising

from such cancellation from the Contractor. I/we are fully aware that such breaches are also criminal

offences punishable by imprisonment.

Contractor's Name ………………………………………………………………………………………………….

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………………………………………………………………………………………………….

Signature of Contractor's Representative ………………………………………………………………………..

Description ………………………………………………………………………………………………….

Witness ………………………………………………………………………………………………….

Description ………………………………………………………………………………………………….

Address …………………………………………………………………………………………………..

Date …………………………………………………………………………………………………….









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