

MECHANICAL ELECTRICAL & PUBLIC HEALTH TEAM JIC - NGI TEAM STRUCTURE

DUTIES OF THE BUILDING SERVICES ENGINEER

GC/WORKS/5 GENERAL CONDITIONS FOR THE APPOINTMENT OF CONSULTANTS (1998)

- All duties indicated with a '**' below are additional services over and above the standard GC Works 5 consultant services.
- All duties in blue text with double underline indicate amendments to the standard GC Works 5 consultant services.
- All duties with a ~~strike through~~ indicate standard GC Works 5 consultant services not applicable to this Appointment.

GENERAL DUTIES (ALL STAGES):

1. Together with the Lead Consultant, draw up and comply with common standards and procedures for the production and format of drawings and documents, the use of CAD, BIM and electronic data transfer and similar arrangements for document management.
2. Together with the Employer and other Consultants, develop, implement and maintain a project extranet website for the sharing of drawings, specification and key project information.
3. Co-operate and collaborate with the Lead Consultant so as to assist them in their role of design team leader with responsibility to give direction to the design process and to co-ordinate and integrate overall design.
4. Provide services in connection with any necessary demolition or enabling works.
5. If necessary, revise designs to obtain planning permission or other necessary statutory consents.
6. Comply with the Construction (Design and Management) Regulations 2015 for the duration of the project.

Building Regulations

7. With the other consultants, prepare and make submissions under the Building Regulations and other applicable statutory provisions.
8. Conduct any negotiations required under the Building Regulations, and if necessary, revise production information in order to obtain approvals.
9. In consultation with the Employer and other consultants, prepare and implement a strategy for ensuring that the design and construction of the Project complies with Part L of the Building Regulations with particular regard to thermal and air-tightness requirements, and for ensuring that such compliance can be demonstrated to the building control authorities for the purpose of obtaining a Completion Certificate (or, if applicable, a Final Certificate).

Changes in Legislations

10. So far as is reasonably practicable, take account of any proposals for legislation published by government or the European Union or legislation which is enacted but not yet brought into force, insofar as it is likely to affect the engineering design of the Project or the cost in use of the Project. Consult with the Project Manager as to whether and if so how such prospective legislative change should be taken into account in the civil and/or structural design of the works.

Services in connection with design by sub-Contractors

11. Advise on the need for specialist sub-Contractors or suppliers to design and execute parts of the civil and/or structural works. You are not to pass down any elements of civil or structural design to any such specialists without written instructions or approval from the Project Manager.
12. Prepare outline, descriptive or performance specifications for use where, with the Employer's agreement, civil and/or structural elements of the Works are to be designed by specialists; assist in obtaining quotations and other information in connection with specialist work.

MECHANICAL ELECTRICAL & PUBLIC HEALTH TEAM
JIC - NGI TEAM STRUCTURE

13. Advise and assist in the selection of any specialist sub-Contractors or suppliers to be appointed, nominated or specified by the Employer.
14. Where required, with the other consultants, appraise and report upon tenders received from specialist sub-Contractors or suppliers.
15. Review, conduct checks on and comment on designs, drawings, specifications, calculations and loading assumptions provided by specialist sub-Contractors or suppliers, and co-ordinate and integrate their input.

MECHANICAL ELECTRICAL & PUBLIC HEALTH TEAM JIC - NGI TEAM STRUCTURE

STAGE 1: Inception [RIBA Plan of Work Stages 0 - 2]

~~A5.1.1 Carry out a survey and submit a report to the Employer. The report to include:~~

- ~~• a description and address of the property;~~
- ~~• the dates during which the survey was undertaken;~~
- ~~• the name and qualification of the person who carried out the survey;~~
- ~~• details of the condition of the building services disclosed by the survey;~~
- ~~• the results of any tests which were undertaken;~~
- ~~• whether any further investigations or tests are advised;~~
- ~~• supporting drawings and/or photographs;~~
- ~~• recommendations (and estimated costs, if applicable);~~
- ~~• an anticipated programme for the completion of the Works;~~
- ~~• the name and qualification of the person signing the report who should be a Partner or Director of the Consultant.~~

A5.1.2 Obtain an outline brief from the Employer including the timescale for the Project and the financial limits and programme constraints. Provide general advice on how to proceed.

A5.1.3 Contact other Consultants on the Project Team and ensure that the Services listed hereunder are fully co-ordinated with the Services provided by those Consultants.

A5.1.4 Review all existing site survey and investigation information, make recommendations for additional surveys or investigations and visit the site and arrange for the carrying out of any investigations authorised by the Employer, interpret the results and, if necessary, make recommendations to the ~~Employer~~ Project Manager. Provide to the Cost Manager sufficient information to enable the production of an approximate costing of the design options.

A5.1.5 Investigate the various alternatives in order to select the most suitable solution and prepare outline drawings and specifications to illustrate the proposals.

A5.1.6 In co-operation with the other members of the Project Team undertake such studies as may be necessary in order to submit proposals on the building services together with options and recommendations to the Employer including an anticipated programme and installation and operational costs and undertake all further work necessary to obtain the Employer's approval to proceed on the basis of the agreed proposals.

A5.1.7 Undertake value management exercises.

A5.1.8 Undertake risk assessments.

A5.1.9 Obtain the Project Manager's approval to proceed to Stage 2 which will include the preparation of detailed designs up to tender stage, including the preparation of a detailed programme for the delivery of further services.

A5.1.10* Obtain from the Employer and/or statutory undertakers information on any existing buildings on the Site, boundaries, any known easements, underground services, rights of way, rights of support and other relevant matters.

A5.1.11* Where relevant, carry out a survey of and report upon any existing M&E services, or make recommendations for any special investigations or surveys which may be necessary. Provide to the Cost Manager sufficient information to enable the production of an approximate costing of the design options.

A2.1.12* The Norwich Research Park has an existing masterplan consent with outline planning permission. This is supported by transport assessments and a masterplanned services infrastructure. The Consultant will develop a mini-masterplan including overall design and transport assessment to coordinate the relationship between proposed and existing developments to enable wider masterplan activity.

MECHANICAL ELECTRICAL & PUBLIC HEALTH TEAM

JIC - NGI TEAM STRUCTURE

A2.1.13* Provide the technical drawing, reports and advice in support of a Planning Application and Environmental Impact Assessment which will be collated and submitted by the Planning Consultant and amend the strategic design proposals as directed by the Planning Consultant in order to minimise the environmental impact of the whole site development. Reference the attached Initial Scoping Brief and additional services as applicable.

A5.1.145* Relevant design codes, guidelines, standards and regulatory requirements: Contribute to the report provided by the Lead Consultant identifying the codes, guidelines, British and European standards, regulatory requirements, industry best practice guides and all other relevant published documents which contain information relevant to the design requirements for the proposed facility.

The report should include all aspects of the design but should be structured to enable the requirements affecting operational health and safety, biological containment, security and other matters affecting the licensing of the facility by the Health and Safety Executive to be clearly understood by all parties involved in the briefing, management, design, construction, operation and licensing of the proposed facility.

The report should clearly state the categorisation of each element of the proposed facility and should confirm how this categorisation affects the application of these requirements.

Where these documents require a level of interpretation or other assumption these considerations should be explicitly stated.

The report should make reference to all known and anticipated changes in the documents or to other changes in law which may come into effect during the period before the proposed HCLAF facility becomes operational.

A5.1.15* Employer's Operational Requirements: Assist the Lead Consultant and Employer in developing the operational requirements for the proposed facility.

A5.1.16* Validation, Commissioning and Testing Strategy: During the early stages of concept design, Support the CVV ([Commissioning Validation and Verification](#)) Consultant to provide a report describing the overall approach and methodology for commissioning and verification activities during the design, construction / installation and post-construction periods for the project. The report shall include a description of the roles and responsibilities of all parties and the deliverables to be produced. The report shall define the performance acceptance criteria for each element of the proposed facility, subject to the actual elements, products, construction materials and methods of installation chosen.

A5.1.17* Review the Employer's initial feasibility report and advise of any comments.

MECHANICAL ELECTRICAL & PUBLIC HEALTH TEAM JIC - NGI TEAM STRUCTURE

STAGE 2: Development of the design and the preparation of tender documentation [RIBA Plan of Work Stages 3 – 4 and including Procurement]

- A5.2.1 [In co-operation with the other members of the Project Team, develop a scheme design within the approved cost and submit to the Employer for approval giving details of proposed specification, forms of construction, construction standards and Services. In developing the design consider and advise in conjunction with the other consultants as to such issues as location and size of plantrooms, voids, ducts and risers, fire protection, thermal performance and air-tightness, noise and vibration associated with the Engineering Services and other relevant considerations.](#)
- A5.2.2 Where applicable, co-operate with the other members of the Project Team in the preparation of a cost plan for the Project based on the overall cost approved by the Employer.
- A5.2.3 Ensure that the building services design is fully integrated with the overall design of the Project and that the Works can be completed within the amount allocated for building services in any overall cost plan and within the programmed time.
- A5.2.4 Identify major items of plant and equipment necessary for the Works and undertake investigations as to their technical suitability and availability. [Prepare outline specifications for plant and equipment and constructional standards.](#)
- A5.2.5 To the extent considered necessary, and following consultation with, and approval by the Employer, invite pre-tender quotations for plant and equipment.
- A5.2.6 If necessary, advise the Employer of the need to appoint specialist firms to supply equipment or to design and execute sections of the Works and obtain the Employer's approval to approach the firms concerned.
- A5.2.7 Monitor the development of the scheme design against the approved cost and report any anticipated difficulty to the Employer including proposals for overcoming that difficulty and obtain the Project Manager's instructions in sufficient time to allow corrective action to be taken.
- A5.2.8 Where the Employer has indicated the possibility of a change to the agreed brief during the design phase, inform the Employer of the cost and programme implications and obtain the Employer's instructions. [Carry out any redesign work the Employer may request or as may be necessary to bring the estimated cost of the Works within an acceptable budget.](#)
- A5.2.9 Make recommendations to the Employer on the pre-ordering of items of plant and equipment, obtain instructions accordingly.
- A5.2.10 Attend all design team meetings, report on the position of the building services and provide advice thereon to other consultants as may be necessary.
- A5.2.11 In accordance with the Employer's brief complete the design of the building services up to tender stage, [including but not limited to the preparation of Production Information, detailed specifications and any necessary room data sheets.](#)
- A5.2.12 Ensure that life cycle costings and environmental assessment techniques are applied to the Project and adopt solutions giving the best overall value for money and, where this may result in the cost limit for the Works being exceeded, make recommendations to the Employer and obtain instructions. [Further consider issues as to life-cycle costs, including costs in use and energy conservation, solar gain, environmental impact issues, maintenance and renewal requirements.](#)
- A5.2.13 With the other members of the Project Team, consider the most suitable options for the procurement of the Works, make recommendations to the Employer and obtain instructions.

MECHANICAL ELECTRICAL & PUBLIC HEALTH TEAM JIC - NGI TEAM STRUCTURE

- A5.2.14 With the other members of the Project Team, make recommendations to the Employer on the suitability of firms who may be invited to submit tenders for the Works and any specialist Works and obtain instructions.
- A5.2.15 Ensure that all drawings, specifications, schedules, or other documents necessary for the placing of the contract are completed and are fully co-ordinated, are in accordance with the brief approved by the Employer and are available on the programmed date.
- A5.2.16 Prepare such details relating to the Works as may be required for submission to any appropriate authority and obtain any necessary approvals.
- A5.2.17 ~~Ensure that a pre-tender cost check is prepared based on the tender documentation and inform the Employer of the result of that check.~~ [Support the Cost Manager in the production of a pre-tender estimate, based on the tender documentation.](#)
- A5.2.18 Undertake value management exercises.
- A5.2.19 Undertake risk assessments.
- A5.2.20 Obtain the Project Manager's approval to proceed to Stage 3.
- A5.2.21* Consider the Employer's requirements and recommend the most suitable building services solutions with options, including comparative comment as to cost and time considerations. Agree with the Employer and the other consultants the preferred outline design solution and provide any sketch drawings or other documentation necessary to illustrate the outline design proposals.
- A5.2.22* In conjunction with the other consultants, prepare a report and cost plan in respect of the final design, illustrating the scheme in scale plans, sections and elevations and specifications in sufficient detail to enable the Employer to approve spatial arrangements, materials and appearance, and reporting as to all the above issues required to be dealt with under this work stage.
- A5.2.23* Prepare and provide to the Principal Designer such information as may be required relating to general and building services matters for inclusion in the pre-construction phase plan.
- A5.2.24* Input into the scope and content of the Design Brief. Advise on information required for the Design Brief incorporating the site wide issues including but not limited to the sustainability policy and energy strategy. Provide the Lead Consultant with data required to carry out relevant design studies and support the preparation of the Design Brief for approval by the Employer.
- A5.2.25* Provide information in support of an application for detail planning consent for the proposed facility made by the Planning Consultant on behalf of the Employer.
- A5.2.26* In conjunction with other consultants provide rendered BIM data model and three dimensional visualisations (BIM Level 2) of all internal areas of the proposed facility, include all physical features within the internal space including mechanical and electrical fitting, Employer supplied loose and fixed equipment to accurately represent all surface features visible to the Employer when the facility is occupied.
- A5.2.27* Conduct any necessary negotiations with the public utility authorities relating to services connections, existing services, services diversions and similar matters.
- A5.2.28* Prepare schedules of power, heating and cooling loads. Confirm insulation and glazing standards with the other consultants. Review and revise as necessary the selection of appropriate energy sources.

MECHANICAL ELECTRICAL & PUBLIC HEALTH TEAM

JIC - NGI TEAM STRUCTURE

- A5.2.29* Provide sufficient information to the other consultants to enable them to co-ordinate their designs and dimensions with the requirements of the Engineering Services as to plantrooms, voids, ducts and risers, penetrations, builders work, plant loadings, fixings and supports.
- A5.2.30* Provide operational performance specifications for all fixed plant systems, ensure all testing and commissioning criteria are clearly defined. This should include Cause & Effect Testing protocols for individual plant items and full systems, including under Black Building conditions.
- A5.2.31* Incorporate into the civil design builder's work information provided by the other consultants or by any specialist sub-Contractors or suppliers.
- A5.2.32* Provide information in support of SWIFT and HAZOP studies undertaken by the Employer. Where required, attend workshops and actively participate in the SWIFT and HAZOP exercises. Respond to output recommendations of the SWIFT and HAZOP studies providing additional information or making amendments to the design and appropriate and as required.
- A5.2.33* With the other consultants, advise the Project Manager of the cost and programme effects of any subsequent design changes.
- A5.2.34* Provide information in support of the Design Qualification, Installation Qualification and Operational Qualification to be undertaken by the CVV [\(Commissioning Validation and Verification\)](#) Consultant.
- A5.2.35* Consider issues as to life cycle costs, including costs in use, maintenance and renewal requirements.

MECHANICAL ELECTRICAL & PUBLIC HEALTH TEAM JIC - NGI TEAM STRUCTURE

STAGE 3: Covering tender stage (including both first and second stage tenders under the two stage design and build contract) [RIBA Plan of Work Stages – Procurement]

- A5.3.1 Discuss with the Employer the need for site inspection staff and obtain instructions.
- A5.3.2 Agree final arrangement for the obtaining of tenders with the Employer.
- A5.3.3 Prepare all further designs, specifications and drawings necessary for the information of the Contractor during the execution of the Works.
- A5.3.4 Invite tenders from contractors included on the list approved by the Employer and arrange for tenders to be returned direct to the Employer in accordance with the Employer's tendering procedure.
- A5.3.5 Examine tenders received and, in liaison with the other members of the Project Team, make recommendations to the Employer and advise on any corrective action which may be required if the lowest tender is higher than the approved cost for the Works and obtain the Project Manager's instructions.
- A5.3.6 Obtain the Project Manager's instructions regarding the acceptance of a tender, [including providing assistance to the Employer in negotiating prices and contractual matters with Contractors.](#)
- A5.3.7 Where required, provide the Employer with drawings or other documents necessary for entering into contract (or alternatively follow the procedure for the appointment of specialist sub-Contractors). [Revise any design information as may be required to adjust the tender sum.](#)
- A5.3.8 Undertake value management exercises.
- A5.3.9 Undertake risk assessments.
- A5.3.10 Obtain the Employers approval to proceed to Stage 4.
- A5.3.11* With the other consultants, negotiate an information release schedule with the Contractor prior to the award of the Building Contract.
- A5.3.12* Raise with the Project Manager for discussion the inclusion in the Building Contract of appropriate requirements for the Contractor to prevent or minimise inconvenience, danger, disturbance or nuisance to third persons who are likely to be adversely affected by the carrying-out of the Works. Take steps to see that such appropriate requirements are included in the Building Contract.
- A5.3.13* Once the Employer is ready to enter into the Building Contract, confirm to the Project Manager in writing that so far as concerns matters within your responsibility or knowledge, a state of readiness has been achieved for construction to commence and to proceed in accordance with the proposed construction programme, or notify the Project Manager of any respects in which that is not the case.

MECHANICAL ELECTRICAL & PUBLIC HEALTH TEAM JIC - NGI TEAM STRUCTURE

STAGE 4: Covering the construction and operations on site [RIBA Plan of Work Stage 5]

- A5.4.1 In collaboration with the other Project Team members, assist the Project Manager in administering the terms of the Works contract during operations on site and relating to the completion of the Works including (but not limited to) all activities in connection with the adjudication of disputes between the Employer and the Contractor.
- A5.4.2 Agree a programme for the Works with the building services Contractor which specifies completion by the agreed programme date.
- A5.4.3 Attend the regular meetings with the Contractor and the other members of the Project Team as necessary in order to monitor the progress of the Works and the production of design information to the Contractor.
- A5.4.4 ~~Ensure that~~ Assist the Project Manager and use all reasonable endeavours to procure that relevant standards to procure rigorous safety policies are in place and are implemented by the Contractor and that there is adequate protection for the public and others. Ensure that all Health and Safety Statutory Requirements or Regulations are being observed by all those responsible for either designing or constructing the Works and that adequate monitoring procedures are in place to ensure day to day compliance.
- A5.4.5 ~~Ensure that~~ Assist the Project Manager and use all reasonable endeavours to procure that relevant standards to procure rigorous quality management procedures are in place throughout the construction phase.
- A5.4.6 Visit the site at regular intervals during the construction of the Works in order to inspect the quality of the work and to monitor progress and ensure that the Works are executed in accordance with the Works contract and in accordance with good engineering practice.
- A5.4.7 Advise the Project Manager on the need for special inspections and tests and, following approval, arrange for the inspections and tests to be undertaken. Inform the Employer of the results and, with the approval of the Project Manager, take the necessary action to ensure that any deficiencies are rectified.
- A5.4.8 Inform the Project Manager of any contractual difficulties which may arise during the course of the Works contract and obtain the Project Manager's instructions.
- A5.4.9 Establish post contract cost control procedures in order to ensure financial control covering the issue of instructions which vary the Works and the issue of cost reports to the Project Manager ~~and ensure that the instructions are fully in accordance with Condition 27 (Variations).~~
- ~~A5.4.10 Where relevant, issue interim payment certificates (or make recommendations for payment) in accordance with the terms of the Works contract.~~
- A5.4.11 Inform the Employer four weeks prior to the anticipated date of Practical Completion.
- A5.4.12 Arrange for any commissioning tests to be carried out by the Contractor, assess the results and ensure that the tests are satisfactory and meet the performance and other requirements stipulated in the Works contract.
- A5.4.13 If any commissioning tests fail to meet the requirements in any way, ensure that, at no cost to the Employer, the Contractor complies with his contractual obligations and rectifies any defects in the Works and, subsequently, arrange for such further tests to be undertaken until satisfactory results are obtained.
- A5.4.14* Provide Production Information as and at the times required under the Building Contract.
- A5.4.15* Inspect materials delivered to the Site.
- A5.4.16* As appropriate, instruct sample-taking and the carrying out of tests of materials and workmanship and examine the conduct and results of such tests whether on or off-site.
- A5.4.17* As appropriate and requested, visit the sites of fabrication and assembly of structural elements to inspect such materials and workmanship before delivery to the Site.
- A5.4.18* Monitor and report to the Project Manager upon the progress of the Works against the Contractor's programme. During Site visits, monitor compliance by the Contractor with any

MECHANICAL ELECTRICAL & PUBLIC HEALTH TEAM JIC - NGI TEAM STRUCTURE

provisions of the Building Contract for the avoidance or minimisation of inconvenience, danger, disturbance or nuisance to third parties.

- A5.4.19* Conduct sample reviews of record drawings and O&M Manual submittals as prepared by the Contractor. Such reviews will be conducted on the basis of a benchmark set of such Record Drawings and O&M Manual submittals prepared by the Contractor and approved by the Employer prior to any O&M Manuals and Record Drawing Reviews being conducted. Review such Record Drawings and O&M Manuals for general completeness. Such reviews will not represent a full check of the documents for accuracy (assumption that any such accuracy verification will be performed by others i.e. the Clerk of Works) and the reviews are based on the assumption that it is the Contractor's responsibility to provide a complete set of information in the manner specified under the contract.
- A5.4.20* Review selected construction information for general compliance with the Employer's Requirements. Comment on any aspects of the proposals which do not or appear may not comply with the Employer's Requirements either requesting this is changed to comply or that further information is provided demonstrating compliance. Comment on other aspects of the proposals which appear to comply with the Employer's Requirements but which you believe the Contractor may wish to modify (more clarity, alternative solution, etc.). Any actions on these comments are entirely at the Contractor's decision.
- A5.4.21* Technical support and technical advice in the form of answers to Request for Information as related to civil and/or structural design during the anticipated construction period.
- A5.4.22* Support and advise the Employer with regard to regulatory compliance of the design information developed by the Contractor Team. Provide support to the Employer in their liaison with regulatory bodies.
- A5.4.23* Provide support to reconcile comments between the Contractor Team, TPI User Team and the Employer's Project Manager on design information being prepared by the Contractor.
- A5.4.24* Support the Project Manager in the Change Control Process based on input from the Employer and the Contractor, where appropriate
- A5.4.25* Provide support to review and advise on issues related to reconciliation of design proposals and contractual requirements via the Request for Project Manager's Instruction (RFPMI) process.
- A5.4.26* Review information issued by the Contractor.
- A5.4.27* Attendance as required at communication and coordination meetings with the Contractor during development of the Contractor Design. Attendance at site meetings as required during the construction activity period.
- A5.4.28* Visit site on weekly during the main building services construction works. Additional visits to be made before and/or during critical activities. The design team should include attendance for Fixed Asset Tests for critical plant as required.
- A5.4.29* After each visit prepare and issue a site visit report which will highlight any aspects of the works which do not or appear may not comply with the Employer's Requirements either requesting corrective action to comply or that further information is provided demonstrating compliance.
- A5.4.30* Carry out periodic checks to see that the Contractor is operating robust quality control procedures and periodically inspect test records, such as concrete slumps and cube tests.
- A5.4.31* Attendance at the meetings outlined in the Contract Administration Plan (attached)
- A5.4.32* Attendance as required at Employer and Project Manager communication meetings to review and advise on the progress of construction and how it complies with the design intent of the Employer's Requirements during the main construction activity period.
- A5.4.33* Support to snagging activities in the form of a onetime walk-through to conduct an observation of visible defects for each of the building elements declared by the Contractor as "substantially complete". Each walk-through will be documented in a written defects report issued to the Project Manager, with a revisit to confirm defect has been rectified and closed.

MECHANICAL ELECTRICAL & PUBLIC HEALTH TEAM JIC - NGI TEAM STRUCTURE

A5.4.34* Attendance at HAZOP and other containment design related meetings conducted on the project site. Provide assistance and attendance to support requirements for a HAZOP on the ventilation, SMS controls and ETP systems as part of the Contractors design period. The close out of issues would remain the responsibility of the Contractor.

A5.4.35* Review of containment related work package submittals including, but not limited to, the list below. The proposal is based on conducting one such review per work package submittal. The reviews are limited to advising the Employer that the information generally complies with the design intent documented in the Employer's Requirements.

- a. Autoclave
- b. Scientific Gases
- c. BMS
- d. Cold Rooms & Freezers
- e. Fume Cupboards
- f. Microbiological Safety Cabinets
- g. Controlled Environment Rooms
- h. Air Handling and HEPA Filtration in containment laboratories
- i. ICT fit out
- j. General Laboratory fit out

A5.4.36* Work with the construction team to provide confidence to the Employer that the commissioning activities are being undertaken in an agreed and acceptable manner.

A5.4.37* Provide reviews of particular method statements for commissioning activities and sample inspection and witness of results on engineering services but not necessarily those that are subject to validation requirements.

A5.4.38* Establish bench mark requirements for record documents.

A5.4.39* Review a sample of those documents relating to engineering services works for general completeness and provide comments. This is not a full check and does not relieve the Contractor of the responsibility to ensure that all information required under the Contract is provided and in the manner specified.

A5.4.40* Provide support to develop Room Data Sheets, to review the information with TPI user base and with the Contractor.

MECHANICAL ELECTRICAL & PUBLIC HEALTH TEAM JIC - NGI TEAM STRUCTURE

STAGE 5: Covering completion [RIBA Plan of Work Stage 6-7]

- A5.5.1 ~~Provide the Employer with a set of record drawings, maintenance manuals and detailed instructions on the operation and maintenance of the building services generally.~~
- A5.5.2 Advise the Employer on the resources and skills required to operate and maintain the completed Works and make recommendations on the timing of their appointment or on the need for any maintenance agreements.
- A5.5.3 Issue a list of defects to the Contractor at the appropriate time in accordance with the terms of the Works contract.
- A5.5.4 ~~Ensure~~ Use all reasonable endeavours to procure that the Contractor rectifies the defects within a reasonable time and issues a Certificate to the Contractor when all defects have been made good. Use all reasonable endeavours to procure that operational-critical defects are rectified prior to operational start to ensure the Employers deadline are not jeopardised.
- A5.5.5 Report the final cost of the Works to the Employer.
- A5.5.6 In the event of any arbitration or litigation resulting from the Project prepare any necessary documentation and reports and, if required by the Employer, attend any hearing acting as witness (and subject to the payment of an additional fee ~~in accordance with Condition 46 (Payment for changed Services and variations)~~).
- A5.5.7* Provide a planned maintenance programme for the building services. Advise on initial maintenance contracts.
- A5.5.8* Assist in compiling a code of management for the running of the completed Project.
- A5.5.9* Assist the Project Manager to prepare a completion report to the Employer showing:
- A comparison between the outturn cost and the approved budget cost.
 - The actual expenditure against sums included in the contract for specialist works and provisionally measured work.
 - The costs included against any Variation or Price clause.
 - The expenditure against approved variations and additional works authorised by the Employer.
 - A comparison of programmed dates against actual dates achieved.
 - Any lessons obtained from the scheme which could be applied to future projects
 - The performance of project participants.
- A5.5.10* Draw up or review proposals by sub-Contractors for the testing, setting to work and commissioning of the Building Services. Attend site for witness testing and commissioning procedures and check the testing and commissioning records.