

TENDER FOR

JAYWICK SANDS WORKSPACE

at

BROOKLANDS, JAYWICK

for

TENDRING DISTRICT COUNCIL
TOWN HALL
STATION ROAD
CLACTON-ON-SEA
CO15 1SE

Dear Sirs,

I/We the undersigned, having read the Tender Documents delivered to me/us, and having examined all of the documents referred to therein, do hereby offer to fully execute the whole of the works in accordance with the Conditions of Contract for the fixed price sum of:

_____) (£_____) (excluding VAT)

(Fixed price based on Contractor's programme of 30 weeks)

Alternative Tender:

_____) (£_____) (excluding VAT)

(Fixed price based on Contractor's programme of _____ weeks)

I/We propose to provide surety by way of a Performance Bond provided by:

I/We confirm that the cost for providing a Performance Bond is:

£_____ (excluding VAT)

I/We confirm that we have included for all costs incurred in providing a Performance Bond in our Tender Sum.



I/We hereby declare that:

- 1) This is a bona fide tender intended to be competitive and the amount of the tender has not been fixed or adjusted by or under or in accordance with any agreement or arrangement with any other person.
- 2) The amount or approximate amount of the proposed tender has not been communicated to a person other than the person calling for tenders.
- 3) I/We have not entered into any agreement with any other person that he shall refrain from tendering or as to the amount of any tender to be submitted.
- 4) The tender price submitted is on a fixed price basis.
- 5) The tender price submitted includes ____% for overheads and profit.
- 6) I/We agree that any future variations to the works will incur ____% for overhead and profit recovery.
- 7) The procedure for dealing with the correction of errors will be in accordance with Alternative 2 of the JCT Tendering Practice Note 2017.

I/We agree that this tender shall remain open for acceptance for three calendar months from the date of return of the tenders.

I/We understand that the Employer is not contractually bound to consider all or any timely and conforming tenders nor to accept the lowest or any tender and that the Employer will not be responsible for any costs involved in the preparation of the tender.

My/Our Sub-Contractor's Unique Taxpayer Reference is: _____

My/Our Company Registration No. is: _____

Signature: _____ PRINT NAME _____

For and on behalf of:
(Company Name) _____

Address: _____

Date: _____

Tel No: _____ Email: _____

Note: Your tender should be submitted electronically to the Tendering District Council Portal Tender Box 4, by not later than **12:00 Noon on Monday 22nd November 2021**

TENDRING DISTRICT COUNCIL

TENDER FOR JAYWICK SANDS COVERED MARKET AND MANAGED WORKSPACE **OUR REF:- D000098**

Anti-Collusion Tendering Certificate

We certify that this is a bone fide tender and that we have not fixed or adjusted the amount of the tender by or under or in accordance with any agreement or arrangement with any other person. We also certify that we have not done and we undertake that we will not do at any time before the hour and date specified for the return of this tender, any of the following acts:

- a) Communicating with any party the amount or approximate amount of the proposed tender, except if specifically allowed and referenced in the tender documentation if required to support / inform the preparation of the tender;
- b) Entering into any agreement or arrangements with any other party in respect of that party refraining from tendering or disclosing to another party the amount of any tender to be submitted;
- c) Offering or paying or giving or agreeing to pay or give any sum of money or valuable consideration directly or indirectly to any party for doing or having done or causing or having caused to be done in relation to any other tender or proposed tender the said work, any act or thing of the sort described above.
- d) Communicating with any other party in respect of any details that could be seen as having a direct influence on the tender outcome (this would exclude tender clarification questions / queries which should be conducted in writing in accordance with any instructions set out in the tender documentation)

In this Certificate, the word 'party' includes any persons including Council Officers and any body or association, corporate or unincorporated; and 'any agreement or arrangement' includes any such transaction, formal or informal, and whether legally binding or not.

SIGNED

PRINT NAME

ON BEHALF OF

**PRINT POSITION IN
COMPANY**

DATE

SCHEDULE OF WORKS

RELATING TO

C5918 - JAYWICK SANDS WORKSHOP

AT

BROOKLANDS, JAYWICK

OCTOBER 2021

C5918 - JAYWICK SANDS WORKSHOP SCHEDULE OF WORKS

MAIN SUMMARY

NOTE: The aggregate of any sums included here or of any sums inserted for adjustment purposes will be treated as a percentage adjustment to the total of the measured works (including Preliminaries) contained in the foregoing Sections:

		£	P
	SECTION 1 - PRELIMINARIES		
	SECTION 2 - SCHEDULE OF WORKS		
	SECTION 3 - SOCIAL VALUE QUESTIONS		
	SECTION 4 - COMPETENCY AND QUALITY QUESTIONS		
	SECTION 5 - CDM QUESTIONS		
	SECTION 6 - VALUE ENGINEERING PROPOSALS		
	APPENDICES		
	TOTAL TO FORM OF TENDER £		

..... duly
authorised to sign tenders for and on behalf of

.....

.....

.....

Date:

C5918 - JAYWICK SANDS WORKSHOP

SCHEDULE OF WORKS



PRELIMINARIES		SECTION 1
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PRELIMINARIES

RELATING TO

C5918 – NEW BUILD WORKSPACE

TENDRING DISTRICT COUNCIL

AT

LOTUS WAY, JAYWICK

13 OCTOBER 2021

C5918 - JAYWICK WORKSPACE PRELIMINARIES

PRELIMINARIES

Note: These preliminaries have been compiled in line with the categories and codings in the NRM2.

	PART A: INFORMATION AND REQUIREMENTS
1.1	PROJECT PARTICULARS
1.1.1	Name of Project: Jaywick Workspace
1.1.2	Nature of Project: New Build, including associated External Works and Services
1.1.3	Location of Project: Land off Lotus Way, Jaywick
1.1.4	Length of Contract: 30 Weeks. Alternative available, Contractor to advise. Submission required
1.1.5	Names, addresses and points of contact of Employer and Consultants: EMPLOYER: Name: Tendring District Council Address: Town Hall, Station Road, Clacton on Sea CO15 1SE Point of Contact: Mr Tom Gardiner Telephone Nr: 01255 686102 Email Address: tgardiner@tendringdc.gov.uk PRINCIPAL CONTRACTOR Name: TBC Address: TBC Point of Contact: TBC Telephone Nr: TBC Email Address: TBC ARCHITECT / CONTRACT ADMINISTRATOR Name: HAT Projects Address: Trinity Works, 24 Trinity Street, Colchester CO1 1JN Point of Contact: Hana Loftus Telephone Nr: 01206 766585 Email Address: jaywickmarket@hatprojects.com <i>All references to the Lead Consultant hereafter shall refer to the above.</i> QUANTITY SURVEYOR Name: Potter Raper Ltd Address: Pappus House, 1st Floor, Tollgate West, Colchester CO3 8AQ Point of Contact: Ryan Appleton Telephone Nr: 01206 563212 Email Address: Ryan.appleton@potterraper.co.uk <i>All references to the Quantity Surveyor hereafter shall refer to the above.</i>

PRINCIPAL DESIGNER

Name: HAT Projects

Address: Trinity Works, 24 Trinity Street, Colchester CO1 1JN

Point of Contact: Hana Loftus

Telephone Nr: 01206 766585

Email Address: jaywickmarket@hatprojects.com

All references to the Principal Designer hereafter shall refer to the above.

STRUCTURAL AND CIVIL ENGINEER

Name: Momentum Structural Engineers

Address: Unit 48, The Loom, 14 Gowers Walk, London E1 8PY

Point of Contact: Richard Heath

Telephone Nr: 020 77396939

Email Address: richard@momentumengineering.com

All references to the Structural and Civil Engineer hereafter shall refer to the above.

MECHANICAL AND ELECTRICAL SERVICES ENGINEER

Name: Ingleton Wood LLP

Address: 874 The Crescent, Colchester Business Park, Colchester, CO4 9YQ

Point of Contact: Wesley Henderson

Telephone Nr: 01206 224270

Email Address: Wesley.henderson@ingletonwood.co.uk

All references to the Mechanical and Electrical Engineer hereafter shall refer to the above.

1.2	DRAWINGS AND OTHER DOCUMENTS
1.2.1	Drawings
1.2.1.1	<p>List of drawings from which the Schedule of Works was prepared: See Appendix 'A'.</p> <p>The drawings which accompany these tender documents will be included as part of the contract documents.</p>
1.2.2	Other Documents
1.2.2.1	<p>Pre-Construction Information Please refer to Appendix 'C'.</p>
1.2.2.2	<p>List of other documents relating to the contract:</p> <p>Appendix 'B' – Contract Particulars</p> <p>Appendix 'C' – Preconstruction Health and Safety Information</p> <p>Appendix 'D' – Form of Collateral Warranty</p> <p>Appendix 'E' – Site Investigation Report</p> <p>Appendix 'F' – Archaeological Report</p> <p>Appendix 'G' – Planning</p> <p>Appendix 'H' – GPR</p> <p>Appendix 'I' – Topographic Survey</p> <p>Appendix 'J' – Ecology Survey</p>

C5918 - JAYWICK WORKSPACE

PRELIMINARIES

1.3	THE SITE/EXISTING BUILDINGS
1.3.1	The Site Boundaries The site boundaries are indicated on the tender drawings. Immediately upon taking possession of the site the Contractor shall carry out a site survey to verify the site boundaries. The accuracy of the site survey and all works dependent thereon shall be the Contractor's responsibility and no costs will be borne by the Employer in correcting any errors resulting therefrom.
1.3.2	Existing Buildings on or Adjacent to the Site The Contractor is to note that the surrounding highways and footpaths will be in constant use during the progress of the Contract, and he will be required to execute the Works, arrange for deliveries to and cartage from the site so as to cause the minimum of inconvenience to others. The Contractor is to ensure that unimpeded vehicular and pedestrian access is maintained at all times for adjoining properties. The Contractor shall ensure that all access routes are kept clean at all times.
1.3.3	Surrounding land / building uses The surrounding land use is a mixture of privately owned dwellings and beachfront.
1.3.4	Existing Mains/Services Notwithstanding the information provided by the Employer, the Contractor shall be entirely responsible for determining the location and marking the positions of all existing mains and services to allow the safe execution of the works; no claims for additional costs arising from lack of knowledge will be allowed. The Contractor shall ensure that services are maintained to all areas of the existing premises. Allow for all precautions to secure all drainage connections, water, electric and gas mains, telephone cables, services and lines from damage by or through carrying out of the works. In the event of any such mains, cables, services or lines being found in the way of the work or otherwise requiring attention or removal the Contractor must protect same from damage and give notice to the Authorities or persons concerned and arrange for the lowering, diversion or removal of such mains, cables, services or lines as may be necessary at no additional cost to the contract.
1.3.5	Soils and Ground Water See Appendix 'E' Site Investigation Report.
1.3.6	Other Site Investigation The Contractor shall be responsible for carrying out all necessary site investigations; no claims for additional costs arising from lack of knowledge will be allowed.
1.3.7	Health and Safety File
1.3.7.1	<u>Health and Safety File</u> A Health and Safety File is not available.
1.3.7.2	<u>Other Documents</u> Surveys as noted in 1.2.2.2.
1.3.8	Health and Safety Hazards Please see Appendix 'C' - Pre-Construction Health and Safety Information The nature and condition of the site cannot be fully and certainly ascertained before works are undertaken. The accuracy and sufficiency of this information is not guaranteed by the Employer or the Employer's representative. The Contractor is to ascertain if any additional information is required to ensure the safety of all persons and the Works.
1.3.9	Access for Inspection of the Site and Buildings Site visits and inspections to be arranged with prior consent from the lead consultant.
1.3.10	Parking Parking is available on site.

1.3.11	<p>Use of the site</p> <p>The working area / use of the site should be as noted on the drawn information.</p> <p>The Contractor will not be permitted to use the site for any purpose other than that of carrying out the work contained in the Contract. He will not be permitted to carry out the manufacture on the site of any articles required for the works if, in the opinion of the Lead Consultant, such work constitutes a nuisance and should be executed elsewhere. He shall obtain the approval of the Lead Consultant for the siting of the spoil heaps, temporary roads, rail and sleeper tracks, paths, sheds and other structures.</p> <p>The Contractor shall not permit any workmen to trespass on any parts of the surrounding property outside the area of the works included in the Contract and he shall be held liable for any damage which may arise from his neglect in this respect.</p> <p>Please note that where groundworks are required to the north of the reptile fence to complete the works, these must be only undertaken during April-October and require ecological supervision. Contractor to allow for costs of supervision and programme works accordingly. Ecological supervision to be carried out by the projects nominated Ecologist, Woodfield Ecology (ollie@woodfieldecology.co.uk).</p>
1.3.12	<p>Site Visits</p> <p>Before submitting his tender, the Contractor is advised to visit the site and fully examine all tender documents, acquaint himself with the position regarding the supply of water and electricity, the accessibility of the site, the full character of the operations required, the nature of the soil, the supply of and conditions affecting the cost of labour, the availability and prices of materials and all other conditions of the locality in which the Works are to be carried out which might affect his tender as no claim for extra costs arising from lack of knowledge in respect of the foregoing will be allowed.</p>
1.4	<p>DESCRIPTION OF THE WORKS</p>
1.4.1	<p>The Works</p> <p>The works generally comprise of the new build workspace and market building including services installations and associated external works.</p>
1.4.2	<p>Preparatory works by others</p> <p>Not applicable.</p>
1.4.3	<p>Work by others concurrent with the Contract</p> <p>Not applicable.</p>
1.4.4	<p>Completion work by others</p> <p>Not applicable.</p>
1.5	<p>THE CONTRACT CONDITIONS</p>
1.5.1	<p>Form of Contract</p> <p>The Form of Contract will be the JCT Intermediate Building Contract with Contractor's Design 2016 including all amendments issued up to the date of tender.</p> <p>The Contract will be executed as a deed.</p> <p>The Contractor is to include any costs occasioned by compliance with the Conditions of Contract together with amendments and additions thereto which he shall be deemed to have examined and read in full.</p>
1.5.2	<p>Articles of Agreement, Contract Particulars and Conditions</p> <p>The Articles of Agreement to be entered into and the Conditions of Contract will be the Intermediate Building Contract with Contractors Design 2016 as issued by the Joint Contracts Tribunal Limited and any amendments made up to the date of tender.</p>

	The Contract Particulars to the Form of Contract shall be completed in accordance with the details included in Appendix 'B'.
1.5.3	Insurance The Employer shall take out and maintain a policy of insurance under Clause 6.7 and Schedule 1 (Option A applies) in the name of the Contractor for the amount of indemnity stated in the Contract Particulars.
1.5.4	Performance Bond Upon the execution of this Contract, the Contractor is required to deliver to the Employer a Performance Bond. The bond shall be in accordance with ABI wording.
1.5.5	Parent Company Guarantee Upon the execution of this Contract, the Contractor may be required to deliver to the Employer a Parent Company Guarantee. This is required in the event that a Parent Company is in existence.
1.5.6	Collateral Warranties Collateral Warranties are a requirement of this contract between each sub-contractor completion design work. Please refer to ICD 2016 Model Form for the Rights Particular. A JCT SCWa/E 2016 form is to be completed by all relevant sub-contractors prior to the commencement of the relevant works. The Contractor shall provide to the Employer a Collateral Warranty for each and every Consultant, sub-contractor or supplier with a design input appointed or engaged by the Contractor. The Collateral Warranties are to be provided to the Employer prior to any design and/or work being carried out by the Warrantor. Payment of monies due to the Contractor in respect of design fees carried out by Consultants shall not be made until Collateral Warranties have been provided. The Form of Collateral Warranty shall be as included in Appendix 'D'. A copy of the Warrantor's Contract and Professional Indemnity cover shall be attached to the Collateral Warranty.
1.6	EMPLOYERS REQUIREMENTS: PROVISION, CONTENT AND USE OF DOCUMENTS
1.6.1.	Definitions and Interpretations
1.6.1.1	<u>Definitions</u> The meaning of terms, derived terms and synonyms used in the Tender Documents are as defined below or as in the appropriate British Standard or British Standard glossary.
1.6.1.2	<u>Communication</u> Includes advise, inform, submit, give notice, instruct, agree, confirm seek or obtain information, consent or instructions or make arrangements. All communication should be in writing to the Lead Consultant unless otherwise specified and the Contractor should not proceed until a response has been received.
1.6.1.3	<u>Products</u> Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the works.
1.6.1.4	<u>Site Equipment</u> All appliances or things of whatsoever nature required in or about the construction for completion of the Works but not materials or other things intended to form or forming part of the Permanent works including construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.
1.6.1.5	<u>Drawings</u> Please refer to: Appendix 'A'.

1.6.1.6	<p><u>Contractor's Choice</u></p> <p>Please refer to these Preliminaries Section 1.6 "Employers Requirements: Provision, Content and Use of Documents – Item 1.6.1.11.</p>
1.6.1.7	<p><u>Contractor's Designed Work</u></p> <p>List of works:</p> <p><u>Electrical BWIC:</u> General holes throughout the building for containment, trenching and ducting for external lights in car park, trenching for duct within the building for UKPN.</p> <p><u>Electrical Services:</u> Intruder alarm, lighting protection, data installation, fire alarm, containment systems and supports</p> <p><u>Mechanical BWIC:</u> General holes throughout the building and ground floor slab for routing or pipework and ventilation ductwork, trenching and laying of external buried pipe in pipe systems for incoming water mains, trenching and laying of external buried pipe in pipe systems for link to external ASHP compound.</p> <p><u>Mechanical Services:</u> Underfloor heating pipework and routing to be carried out by specialist contractor, BMS controls design to be carried out by specialist contractor, final on site co-ordination and installation design to be carried out by appointed services contractor.</p> <p><u>Stairs:</u> Structure, including stringers, finishes connections, accessories and the like to complete the element.</p> <p><u>Handrails/Balustrades:</u> Handrails and balustrades, including connections, accessories and the like to complete the element.</p> <p><u>Mansafe fall arrest system:</u> System including all fixings, structure, fittings and accessories necessary to complete the element.</p> <p><u>Cladding Design:</u> Cladding bracketry, including all fixings, structure, fittings and accessories necessary to complete the element.</p> <p><u>Externally mounted building signage:</u> Signage including all fixings, structure, fittings and accessories necessary to complete the element.</p> <p><u>Market ventilation openings:</u> Ventilation openings all fixings, cutting, structure, fittings and accessories necessary to complete the element.</p>
1.6.1.8	<p><u>Submit Proposals</u></p> <p>Immediately upon receipt of these Tender Documents, the Contractor should check the number of pages contained therein and should any be missing or in duplicate, or if any writing or figures be indistinct, or if any of the wording be ambiguous or the meaning or intention not clear, he is required to notify the Lead Consultant and have the matter rectified before his tender is submitted. No liability will be admitted in respect of any claim resulting from the Contractor's failure to comply with the foregoing.</p> <p>No alterations, erasures, omissions or additions are to be made to the text of these Works schedules unless directed by the Quantity Surveyor in writing.</p> <p>The Contractor when submitting his tender will be deemed to have included for all necessary costs which will be incurred in the complete design, construction, completion and commissioning of this contract other than those costs specifically noted as being paid for by the Employer.</p> <p>The Contractor is deemed to have visited and inspected the site and adjacent areas before submitting his tender and satisfied himself as to the availability of access, character of the site, parking, availability of temporary and permanent services and all local conditions and restrictions that are likely to affect the execution of the Works. No subsequent claim for additional costs for not complying with this clause will be considered.</p> <p>The Employer does not bind himself to accept the lowest nor any tender, nor will he be responsible for any costs incurred in the preparation of the same.</p> <p>The Tender must be submitted on the Form of Tender provided and by the date and time stated. Tenders submitted after the stipulated time will not be considered.</p>

1.6.1.9	<p><u>Terms used in the Specification</u></p> <ul style="list-style-type: none"> ■ 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, make secure, sound and neat. Excludes redecoration and/ or replacement. ■ 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 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.
1.6.1.10	<p><u>Manufacturer and product references:</u></p> <p>All works to be installed in line with the current version of manufacturer's technical literature applicable at the date of tender.</p>
1.6.1.11	<p><u>Substitution of Products</u></p> <p>The Contractor must price all Works as detailed within the Tender Documents.</p> <p>If the Contractor wishes to substitute products of different manufacture to those specified, this must be priced as an alternative and separate details must be submitted with the Tender giving the reasons for each proposed substitution.</p> <p>Substitutions which have not been notified at Tender stage may not be considered.</p> <p>All substitutions are subject to the approval of the Lead Consultant and substitutions sanctioned by the Lead Consultant will be subject to verification.</p> <p>The Contractor's Tender must identify separately the cost effect on the Tender of any substituted products at the time of Tender.</p>
1.6.1.12	<p><u>Cross-references</u></p> <p>Where a numerical cross-reference to a Specification section or clause is given on drawings or in any other document, the Contractor must verify its accuracy by checking the remainder of the annotation or item description against the terminology used in the referred to section or clause.</p> <p>Where a numerical cross-reference is not given the relevant section(s) and clause(s) of the Specification will apply, cross-reference thereto being by means of related terminology.</p>

	<p>Where a cross-reference for a particular type of work, feature, material or product is given, relevant clause(s) elsewhere in the referred to Specification section dealing with general matters, ancillary products and workmanship also apply.</p> <p>The Contractor must, before proceeding, obtain clarification or instructions in relation to any discrepancy or ambiguity which they may discover.</p>
1.6.1.13	<p><u>Referenced Documents</u></p> <p>When there are conflicts, the Specification will take precedence over referenced documents.</p>
1.6.1.14	<p><u>Equivalent Products</u></p> <p>Where the specification permits substitution of a product of different manufacture to that specified and such substitution is desired, before ordering the product the Contractor shall notify the Lead Consultant and 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 appearance as decided by the Lead Consultant. Submit certified English translations of any foreign language documents.</p> <p>Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, function and appearance of the construction as a whole. If such substitution is sanctioned, and before ordering products, provide revised drawings, Specification and manufacturer's guarantees as required by the Lead Consultant.</p> <p>Substitution of products will not be permitted unless prior approval is given by the Lead Consultant. The Contractor must allow sufficient time for the Lead Consultant to consider any proposed alternative product. Delay to the Contractor's programme caused by the Lead Consultant's reasonable consideration of the Contractor's substitution shall not be a reason for any claim, irrespective of the Lead Consultant's approval or non-approval.</p> <p>Wherever products are specified by proprietary name and the phrase 'or equivalent' is not included, it is to be deemed included.</p>
1.6.1.15	<p><u>Substitution of Standards</u></p> <p>Substitution may be proposed of products complying with a grade or category within a national standard of another Member State of the European Community or an international standard recognized in the UK. Notification of all such proposals should be submitted for verification when requested. Any submitted foreign language documents must be accompanied by certified translations into English.</p>
1.6.1.16	<p><u>Currency of documents</u></p> <p>References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.</p>
1.6.1.17	<p><u>Product sizes</u></p> <p>General dimensions: Products are specified by their co-ordinating sizes.</p> <p>Timber Cross section dimensions shown on drawings are Target sizes as defined in BS EN 336 for structural softwood and hardwood sections and finished sizes for non-structural softwood or hardwood sawn and further processed sections.</p>
1.6.2	Documents provided on behalf of Employer
1.6.2.1	<p><u>Additional Copies of Drawings and Documents</u></p> <p>Additional copies will be issued electronically on request.</p>
1.6.2.2	<p><u>Dimensions</u></p> <p>The accuracy of dimensions scaled from the drawings is not guaranteed. Obtain from the Lead Consultant any dimensions required but not given in figures on the drawings nor calculable from figures on the drawings.</p>

1.6.2.3	<p><u>Measured Quantities</u></p> <p>For the purpose of ordering products and constructing the Works the accuracy and sufficiency of any measured quantities is not guaranteed. The Specification and drawings shall take precedence over the quantities.</p>
1.6.2.4	<p><u>The Specification</u></p> <p>All sections of the Specification must be read in conjunction with other sections of the Tender Documents.</p>
1.6.2.5	<p><u>Divergence from the Statutory Requirements</u></p> <p>As soon as practicable inform the Lead Consultant of any divergence which may be discovered between the drawings or the Specification and the requirements of the Building Regulations, other Statutes, statutory undertakers and other regulatory authorities.</p>
1.6.2.6	<p><u>Employer's Policy Documents</u></p> <p>Not Applicable.</p>
1.6.3	Documents provided by the Contractor, Subcontractors and Suppliers
1.6.3.1	<p><u>Design Information</u></p> <p>Complete the design and detailing of part(s) of the Works as specified and provide complete production information (including, as appropriate, fabrication/installation drawings, all design calculations, specifications, etc.) based on the drawings, the Specification and other information provided, liaising with the Lead Consultant, Principal Designer and others as necessary to ensure co-ordination of the work with related building elements and services.</p> <p>The Contractor is responsible for the design coordination of their CPD with other consultants.</p> <p>When preparing the Contract Programme make reasonable allowance for completing design/production information, including submission to the Principal Designer for comment, inspection by the Lead Consultant, and any subsequent amendment(s), resubmission(s) and re-inspection(s).</p> <p>During the Contract submit to Lead Consultant the required number of copies of design/production information. The Lead Consultant will note their comments on one copy and then return to the Contractor.</p> <p>Should any amendment required by the Lead Consultant be considered to involve a Variation Instruction, but which has not already been acknowledged as a Variation Instruction by the Lead Consultant, notify the Lead Consultant without delay and in any case within 7 days, and do not proceed with ordering, fabrication, erection or installation until subsequently instructed. Claims for the extra cost of such work, if made after it has been carried out, may not be allowed.</p> <p>Complete final version of all design/production information and submit to the Lead Consultant the number of copies required by him/her.</p> <p>The Lead Consultant's approval will not relieve the Contractor of his responsibility to ensure that designs/proposals comply with the Contract requirements, Specification and other relevant British Standards, Codes of Practice etc.</p>
1.6.3.2	<p><u>Production Information</u></p> <p>Complete the fabrication/shop drawings of components of the Works as specified and provide complete production information (including, as appropriate, installation drawings, all design calculations, Specification, etc.) based on the Drawings and Specifications and other information provided and liaising with the Lead Consultant and others as necessary to help ensure co-ordination of the work with related building elements and services.</p> <p>When preparing the Contract Programme make reasonable allowance for completing fabrication/shop drawings and production information, inspection by the Lead Consultant and any subsequent amendment(s), re-submission(s) and re-inspection(s).</p>

	<p>During the Contract submit to the Lead Consultant the required number of copies of drawings/production information. The Lead Consultant will note their comments on one copy, then return to the Contractor. Ensure that any necessary amendments are made without delay. Unless and until the Lead Consultant confirms their approval, submit copies of amended drawings etc. to the Lead Consultant and ensure incorporation of necessary amendments all as before. If submitted information differs from the Employer's requirements as stated in the Specifications and drawings, each such difference must be the subject of a request for substitution or a Variation Instruction, supported by all relevant information.</p> <p>Should any amendment required by the Lead Consultant be considered to involve a Variation Instruction, but which has not already been acknowledged as a Variation Instruction by the Lead Consultant, notify the Lead Consultant without delay and in any case within seven days, and do not proceed with ordering, fabrication, erection or installation until subsequently instructed. Claims for the extra cost of such work, if made after it has been carried out, will not be allowed.</p> <p>Complete final version of all drawings/ production information and submit to the Lead Consultant the number of copies required by them.</p> <p>The Lead Consultant 's approval will not relieve the Contractor of their responsibility to ensure that designs/proposals comply with the Contract requirements, Specification and other relevant British Standards, Codes of Practice etc.</p>
1.6.3.3	<p><u>As-built /as-installed drawings and information</u></p> <p>Record drawings must be provided to the Lead Consultant not less than two weeks before completion of the Works. 'As built' Documents will be required.</p>
1.6.3.4	<p><u>Technical literature</u></p> <p>The Contractor is required to keep copies of the following on Site, readily accessible for reference by the Lead Consultant.</p> <ul style="list-style-type: none"> ■ Manufacturers' current literature relating to all products to be used in the Works. ■ Relevant British, EN or ISO Standards.
1.6.3.5	<p><u>Maintenance instructions and guarantees</u></p> <p>Obtain and retain maintenance instructions and guarantees for all components and equipment, register with manufacturer as necessary and hand to the Lead Consultant on or before completion.</p> <p>The Contractor shall maintain a log of all telephone numbers for emergency services by sub-contractors and this shall be provided to the Lead Consultant on completion.</p>
1.6.3.6	<p><u>Energy rating calculations</u></p> <p>The Contractor shall complete all calculations in relation to SAPs and EPCs.</p>
1.6.3.7	<p><u>Code for Sustainable Homes</u></p> <p>Not applicable.</p>
1.6.3.8	<p><u>Environmental assessment information</u></p> <p>The Contractor shall provide all necessary information required.</p>
1.6.4	Document and Data Interchange
1.6.4.1	<p><u>Electronic data interchange (EDI)</u></p> <p>Communication to be as per the JCT Intermediate Contract with Contractors Design 2016.</p>
1.7	EMPLOYER'S REQUIREMENTS: MANAGEMENT OF THE WORKS
1.7.1	Employer's Requirements – Generally
1.7.1.1	<p><u>Supervision</u></p> <p>The Contractor is required to employ a full time Person in charge on the site for the duration of the</p>

	works who is fully conversant with British Standards and Codes of Practice and capable of assuming complete responsibility for a contract of this description.
1.7.1.2	<u>Considerate Constructors Scheme</u> Not applicable
1.7.1.3	<u>Insurance</u> The Contractor's attention is drawn to the necessity to ensure that the provisions of his insurance policy are adequate to cover the actual cost of replacement or repair at any time during the currency of the contractual commitment and he should make due allowance for the effects of inflation on the cost of the building. The Contractor is to provide the Lead Consultant with a certified letter from his insurers/broker that the insurances are current and fully comply with the specific requirements of the Contract as appropriate and do not contain any exclusions contrary to the requirement of the Contract Conditions.
1.7.1.4	<u>Insurance Claims</u> 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, the Contractor shall forthwith give notice in writing to the Employer, the Lead Consultant and the Insurers. Indemnify the Employer against any loss which may be caused by failure to give such notice.
1.7.1.5	<u>Climate Conditions</u> The Contractor is to record the climate conditions on site at regular intervals.
1.7.1.6	<u>Site Equipment</u> All appliances or things of whatsoever nature required in or about the construction for completion of the Works but not materials or other things intended to form or forming part of the Permanent works including construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.
1.7.1.7	<u>Ownership of Materials/Products arising From the Works</u> Any building materials or other objects found on the site or produced as a result of the building operations shall remain the property of the Employer and shall not be utilized in the Contract Works without the written consent of the Lead Consultant together with written agreement regarding the amount of credit to be allowed by the Contractor therefore.
1.7.2	Programme/Progress
1.7.2.1	<u>Programme</u> The Contractor shall provide a master programme with his tender. As soon as the Contractor is notified of the acceptance of his tender he will be required to prepare a detailed programme showing his proposals for executing the whole of the works complete with dates for each operation. The programme shall be prepared in close consultation with the Lead Consultant whose agreement shall be obtained in respect of the following matters: <ul style="list-style-type: none"> a) The need to give reasonable notice to the Lead Consultant of Contractor's requirements in respect of detailed instructions, drawings, etc relating to each part of the work programme; b) The need to place orders with specialist Sub-Contractors and Suppliers as soon as possible for the proper co-ordination of the work; c) The need to place orders for materials in due time; d) The need to provide a time contingency in respect of adverse weather conditions; e) The need to co-ordinate the activities of contractors or others employed direct.
1.7.2.2	<u>Revised Programme</u> The programme is to be kept up to date during the Contract Period as required by the Lead Consultant and it is to be reviewed to take into account the effect of the latest information available on activities completed and any changes in the plan or in the activities in progress or not yet started.

1.7.2.3	<u>Commencement of work</u> Mobilisation period of 2 weeks from letter of instruction.
1.7.2.4	<u>Monitoring Progress</u> Record progress on a copy of the Contract Programme kept on Site. If any circumstances arise which may affect the progress of the Works, put forward proposals or take other action as appropriate to minimise any delay and to recover any lost time.
1.7.2.5	<u>Notification of compensation event(s)</u> Not applicable.
1.7.2.6	<u>Project Progress Meetings</u> Meetings on the site of the Contractor's management team and the professional consultants shall be convened at monthly intervals or at the Lead Consultant's discretion and Sub-Contractors will be expected to attend when requested.
1.7.2.7	<u>Contractor's Progress Reports</u> In addition to the requirements of the Contract, the Contractor's progress report is to include the following: <ol style="list-style-type: none"> 1) SUMMARY A concise statement that summarises the project status. Reference should be made to the Critical Path and specifically to the maximum delay (if any) suffered by a critical activity. 2) DETAILED PROGRAMME REPORTS A report on all activities in progress or in delay with specific reference to the following for each activity: <ol style="list-style-type: none"> a) activity status (+/- weeks) b) % programme complete, % actual complete c) forecast start and completion dates 3) OFF-SITE PROGRAMME The Contractor is required to monitor progress and to submit a status report for all works undertaken off-Site. 4) DESIGN The Contractor is required to monitor progress and to submit a status report for all design works. 5) OUTSTANDING INFORMATION A schedule of outstanding information with critical dates complete with details of any previous delays suffered. 6) LABOUR AND PLANT SCHEDULES Weekly schedules of plant and labour actually employed. 7) DELAY Identify potential sources of delay in sufficient time to allow corrective action to be taken. 8) HEALTH AND SAFETY Update against Health and Safety site visits and summary outcomes. Also Considerate Contractors registration / audits etc. 9) RISK REGISTER Provide commentary and updates on the Contractor's project risk register. <p>A sample of the Contractor's proposed Progress Report is to be submitted to the Lead Consultant for approval within 21 days of the award of Contract. The Contractor may be required to amend the report in accordance with the Lead Consultant's requirements.</p>

1.7.2.8	<u>Contractor's site meetings</u> Contractor site meetings should be carried out prior to the progress meetings.
1.7.2.9	<u>Photographic records</u> Provide at commencement and again on completion two copies of photographs to be taken from agreed points and sent to the Lead Consultant within one week of being taken. Allow for photographs to be taken before, during and after and electronic copies to be to be issued to the Lead Consultant via e-mail, memory stick or CD. The Contractor shall provide progress photographs of the works on a regular monthly basis. The progress photographs shall be included in the Contractor's Progress Reports and provided electronically to the Lead Consultant.
1.7.2.10	<u>Early Possession</u> Where the Employer takes early possession of parts of the Works these areas must be fully operational, and the O&M manuals and Health and Safety File must be in place.
1.7.2.11	<u>Notice of Completion</u> The Contractor should give a minimum of 7 days' notice of the anticipated dates of completion of the whole or parts of the works ensuring that the necessary access services and facilities are complete.
1.7.2.12	<u>Extensions of Time</u> Will be in accordance with the Contract Conditions.
1.7.3	Cost Control
1.7.3.1	<u>Cash flow Forecast</u> The Contractor shall provide an accurate Cash Flow Forecast with his tender. The Contractor shall update the Cash Flow Forecast with each Application for Payment.
1.7.3.2	<u>Removal/Replacement of existing work</u> The extent and location of any removal/replacement of existing work should be agreed with the Lead Consultant before commencement of such work and will be carried out in ways that minimize the extent of the work.
1.7.3.3	<u>Proposed Instructions</u> Where reasonably requested detailed costs should be provided before works commence.
1.7.3.4	<u>Measurement of Covered Work</u> The Contractor must give notice before covering work that is required to be measured. The Contractor may be asked to uncover any works that have been covered without notice at his own expense.
1.7.3.5	<u>Daywork Vouchers</u> Give reasonable notice to the Lead Consultant of the commencement of any work for which daywork vouchers are to be submitted. Agreement of dayworks is to be obtained from the Lead Consultant prior to the commencement of any work to be valued as daywork. Before being delivered each voucher must be fully priced and referenced to the instruction under which the work is authorised and signed by the Contractor's Agent and countersigned by the Lead Consultant as evidence that the operatives' names, the time spent by each, the plant and materials shown are correct.
1.7.3.6	<u>Interim Valuations and Payments</u> Will be in accordance with the contract conditions.
1.7.3.7	<u>Payment for products not incorporated into the works</u> Payment will be in accordance with the contract conditions.

1.7.3.8	<u>Payment for products stored off-site</u> Payment will not be permitted.
1.7.3.9	<u>Labour and Equipment Returns</u> Records are to be maintained by the contractor and a copy of the signing in book should be retained and made available upon request.
1.8	EMPLOYERS REQUIREMENTS: QUALITY STANDARDS AND QUALITY CONTROL
1.8.1	Standards of Products and Executions
1.8.1.1	<u>Incomplete Information</u> Where and to the extent that products or work are not fully documented they are to be: <ul style="list-style-type: none"> Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used. Suitable for the purposes stated or reasonably to be inferred from the project documents. Omissions or errors in description and/or quantity in the Tender Documents shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract.
1.8.1.2	<u>Workmanship Skills</u> The Contractor shall ensure that all operatives working the on-site are appropriately skilled and experienced for the type and quality of work they are carrying out and registered with the Construction Skills Certification Scheme. The Contractor must provide evidence of skills/qualifications when requested.
1.8.1.3	<u>Quality of Products</u> All materials are to be new unless otherwise specified. Handle, store and fix materials with care to ensure that they are in perfect condition when incorporated into the Works.
1.8.1.4	<u>Quality of Execution</u> Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.
1.8.1.5	<u>Compliance</u> The Contractor shall retain on site evidence that all proprietary products specified have been supplied. <p>The Contractor shall submit evidence of compliance with performance specifications to the Lead Consultant including test reports, indication the properties tested, pass/fail criteria, test methods and procedures, test results, identity of testing agency, test dates and times, identities of witnesses and analysis of results.</p>
1.8.1.6	<u>Inspections</u> No work is to be covered up until the Lead Consultant or other appropriate person or body has inspected the relevant portion of the Works. <p>The Contractor shall give the Lead Consultant at least 48 hours' notice of completion of any work stages that the Employer requires inspections to take place.</p> <p>The Contractor shall provide to the Lead Consultant all test certificates that he reasonably requests at all relevant stages of the Contract and where possible prior to covering up the Works.</p>
1.8.1.7	<u>Related work</u> The Contractor should provide all trades with the necessary details of related types of work. Before starting each new type or section of work ensure previous related work is appropriately complete to a suitable standard, in accordance with the project documents and in a suitable condition to receive the new work and that all necessary preparatory work has been carried out.
1.8.1.8	<u>Manufacturer's recommendations/instructions</u> All materials are to be handled, stored and installed in strict accordance with the manufacturer's written instructions and recommendations. Submit copies of manufacturer's recommendations to the

	<p>Lead Consultant when requested.</p> <p>The Contractor is to advise the Lead Consultant if the manufacturer's instructions and recommendations conflict with any other specific requirements contained in these tender documents.</p> <p><u>Where the manufacturer's written instructions and recommendations require materials or products to be commissioned and tested in a prescribed manner the Contractor shall adhere to the manufacturer's instructions in this respect.</u></p>
1.8.1.9	<p><u>Water for the works</u></p> <p>The Contractor shall ensure that the water supply is clean and uncontaminated. Evidence should be provided that it is suitable for the works and if required it should be tested to the current British Standards.</p>
1.8.2	<u>Samples/Approvals</u>
1.8.2.1	<p><u>Samples</u></p> <p>All external finishes must be submitted to the Lead Consultant and LPA for approval prior to orders. Do not confirm orders until approval has been obtained. Retain approved samples on site for comparison with products and materials used in the Works. Remove when no longer required. Where samples of finished work are specified or requested, obtain approval of stated characteristics before proceeding with the Works. Remove samples which are not part of the finished Works when no longer required.</p> <p>Provide for all costs incurred by submitting samples of materials and workmanship e.g. small samples of walls, colour panels etc, proposed to be used in the Works as directed by the Lead Consultant. Samples thus submitted must be a fair indication of the quality of materials and workmanship represented.</p>
1.8.2.2	<p><u>Approval of Product Samples</u></p> <p>Where approval of a product is required by the Lead Consultant, the approval relates to a sample of the product and not to the product as used in the Works. Submit a sample or other evidence of suitability in good time, allowing the Lead Consultant a reasonable period to consider products. Do not confirm orders or use the product until approval of the sample has been obtained from the Lead Consultant. Retain approved sample in good clean condition on site. Ensure that the product used in the Works matches the approved sample.</p> <p>Where and to the extent that products are specified to be approved or the Lead Consultant instructs or requires that they are to be approved, the same must be supplied and executed to comply with the express approval of the Lead Consultant or to match a sample previously approved by the Lead Consultant.</p> <p>Approval of the Lead Consultant shall not relieve the Contractor of any liability which they would otherwise have had in respect of complying with the Contract Conditions and contract requirements.</p>
1.8.2.3	<p><u>Approval of work executed/mockups</u></p> <p>Where a sample of finished work is required by the Lead Consultant, the approval relates to the sample itself. Obtain approval of the stated characteristic(s) of the sample before proceeding with the Works. Retain approved sample in good, clean condition on Site. Ensure that the relevant characteristic(s) of the Works match the approved characteristic(s) of the sample. Remove samples which are not part of the finished Works when no longer required by the Lead Consultant.</p> <p>Where and to the extent that work is specified to be approved or the Lead Consultant instructs or requires that it is to be approved, the same must be supplied and executed to comply with the express approval of the Lead Consultant or to match a sample previously approved by the Lead Consultant.</p> <p>Approval of the Lead Consultant shall not relieve the Contractor of any liability which they would otherwise have had in respect of complying with the Contract Conditions and contract requirements.</p>
1.8.3	<u>Accuracy/Setting Out</u>
1.8.3.1	<u>Accuracy of instruments</u>

	Use instruments and methods described in the current British Standards.
1.8.3.2	<p><u>Setting out</u></p> <p>The Contractor is to set out the whole of the Works in accordance with the drawings or the requirements of the Lead Consultant. The Contractor will be responsible for the accuracy thereof and for making all necessary alterations, if inaccurate. The Contractor shall provide all assistance to the Lead Consultant for checking if so required.</p> <p>Submit details of methods and equipment to be used in setting out the Works to the Lead Consultant in good time (minimum of fourteen working days) prior to proposed use.</p> <p>Check the levels and dimensions of the Site against those shown on the drawings, and record the results on a copy of the drawings. Notify the Lead Consultant in writing of any discrepancies and obtain instructions before proceeding.</p> <p>Inform the Lead Consultant when overall setting out is complete and before commencing construction.</p>
1.8.3.3	<p><u>Appearance and fit</u></p> <p>Arrange the setting out, erection, juxtaposition of components and application of finishes to ensure that there is satisfactory fit at junctions, that there are no practically or visually unacceptable changes in plane, line or level and that the finished work has a true and regular appearance.</p> <p>Wherever satisfactory accuracy, fit and/or appearance of the work are likely to be critical or difficult to achieve obtain approval of proposals or of the appearance of the relevant aspects of the partially finished work as soon as possible. Without prejudice to the above and unless specified otherwise, tolerances will (where applicable) be not greater than those given in the current British Standards.</p>
1.8.3.4	<p><u>Critical dimensions</u></p> <p>Where certain dimensions on drawings are noted as 'Critical' set out and construct the Works to ensure compliance with the tolerances stated on the drawings. The Contractor shall ascertain all information from the Lead Consultant as necessary.</p>
1.8.3.5	<p><u>Levels of structural floors</u></p> <p>The maximum tolerances for designed levels are to be as detailed in the Structural Engineers specification if applicable.</p>
1.8.3.6	<p><u>Record Drawings</u></p> <p>Record details of all grid lines, setting-out stations, bench marks and profiles on the Site setting-out drawing. Retain on Site throughout the Contract and hand to the Lead Consultant on Completion.</p>
1.8.4	Services
1.8.4.1	<p><u>Services Regulations</u></p> <p>Any work carried out to, or which affects new or existing services must be in accordance with the Bye Laws or Regulations of the relevant Statutory Authority including the appropriate Gas and Electricity Suppliers and is to give all notices and pay all fees legally demanded.</p> <p>Make adequate provision for services including unobstructed routes and fixings. Wherever possible ducts, chases and holes are to be formed during construction rather than cut.</p>
1.8.4.2	<p><u>Water regulations/byelaws notification</u></p> <p>The Contractor shall notify the Water Authority of any work carried out to or which affects new or existing services and submit any required plans, diagrams and details. Allow adequate time for receipt of consent before starting work. The Contractor should inform the Lead Consultant immediately if consent is withheld or is granted subject to significant conditions.</p>
1.8.4.3	<p><u>Water regulations/byelaws contractor's certificate</u></p> <p>On completion of the works the Contractor shall submit a certificate to the Lead Consultant including the address of the premises, a brief description of the new installation and/or work carried out to an existing installation, the contractors name and address, a statement that the installation complies with</p>

	the relevant Regulations or Byelaws. The certificate shall be signed and dated by the individual responsible for checking compliance.
1.8.4.4	<p><u>Electrical installation certificate</u></p> <p>On completion of the works the Contractor shall submit a certificate to the Lead Consultant including the address of the premises, a brief description of the new installation and/or work carried out to an existing installation, the contractors name and address, a statement that the installation complies with the relevant Regulations or Byelaws. The certificate shall be signed and dated by the individual responsible for checking compliance.</p>
1.8.4.5	<p><u>Gas, oil and solid fuel appliance installation certificate</u></p> <p>On completion of the works the Contractor shall submit a certificate to the Lead Consultant including the address of the premises, a brief description of the new installation and/or work carried out to an existing installation, the contractors name and address, a statement that the installation complies with the relevant Regulations or Byelaws. The certificate shall be signed and dated by the individual responsible for checking compliance.</p>
1.8.4.6	<p><u>Mechanical and Electrical Services</u></p> <p>The Contractor must have final tests, commissioning and witnessing carried out so that they are in full working order prior to completion. Test Certificates must be submitted to, and approval obtained from the Lead Consultant in accordance with the various statutory and regulatory bodies including, but not limited to, Gas Safe Register & NICEIC.</p>
1.8.5	Supervision/Inspection/Defective Work
1.8.5.1	<p><u>Supervision</u></p> <p>In addition to the constant management and supervision of the works, all significant types of work must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality and progress.</p>
1.8.5.2	<p><u>Co-ordination of mechanical and electrical engineering services</u></p> <p>Where appropriate to the Works, the Site organisation staff must include one or more persons with appropriate knowledge and experience of mechanical and electrical engineering services to ensure compatibility between engineering services. Submit to the Lead Consultant, when requested, CVs or other documentary evidence relating to the staff concerned.</p>
1.8.5.3	<p><u>Overtime working</u></p> <p>No additional payments will be made for overtime unless instructed by the Lead Consultant.</p>
1.8.5.4	<p><u>Defects in existing work</u></p> <p>Defects in existing construction are to be reported to the Lead Consultant without delay. Obtain instructions before proceeding with work which may cover up or otherwise hinder access to the defective construction or be rendered abortive by the carrying out of remedial work.</p>
1.8.5.5	<p><u>Access for Inspection</u></p> <p>Give the Lead Consultant not less than one week's written notice before removing scaffolding or other facilities for access.</p>
1.8.5.6	<p><u>Tests and Inspections</u></p> <p>Allow for providing all reasonable access for the Employers representatives and the Lead Consultant to carry out inspections of the works executed.</p> <p>Submit a copy of each test certificate to the Lead Consultant as soon as practicable and keep copies of all certificates on site. An additional copy is to be included within the Health and Safety File on Completion.</p>
1.8.5.7	<p><u>Air Permeability</u></p> <p>In accordance with the design specification.</p>
1.8.5.8	<p><u>Continuity of thermal insulation</u></p>

	The Contractor shall confirm in writing to the Lead Consultant, before completion of the works, that work to new, renovated or upgraded thermal elements has been carried out in accordance with the specification.
1.8.5.9	<u>Resistance to passage of sound</u> In accordance with the design specification.
1.8.5.10	<u>Energy performance certificate</u> If required, the Contractor shall provide an Energy Performance Certificate in accordance with the requirements of tender documentation.
1.8.5.11	<u>Proposals for rectification of defective products/executions</u> As soon as possible after any part(s) of the works 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 Lead Consultant for opening up, inspection, testing, making good, reduction of the Contract Sum, or removal and re-execution. Such proposals may be unacceptable to the Lead Consultant, and they may issue contrary instructions.
1.8.5.12	<u>Measures to establish acceptability</u> Wherever inspection or testing shows that the work or products are not in accordance with the Contract and measures (e.g. testing, opening up, making good) are taken to establish whether or not the work is acceptable, such measures will be at the expense of the Contractor, and will not be considered as grounds for extension of time.
1.8.5.13	<u>Quality Control</u> Establish and maintain procedures to ensure that the Works, including the work of all subcontractors, comply with specified requirements. Maintain full records, keep copies on site for inspection by the Lead Consultant, and submit copies of the records on request. The records must include identification of the element, item, batch or lot including location in the Works, the nature and dates of inspections by the Contractor or Lead Consultant, tests and approvals, the nature and extent of any non-conforming work found and details of any corrective action. The Contractor shall at all times have on site a suitably qualified person(s) who is/are specifically responsible for quality control during construction and of ensuring that all personnel working on the site perform their work in accordance with the drawings and specification preamble clauses supplied to the Contractor. The Contractor shall provide the name(s) of the said person(s) to the Lead Consultant at the pre-contract meeting.
1.8.6	Work at or after completion
1.8.6.1	<u>Work before completion</u> Make good all damage consequent upon the work. Remove all temporary markings, coverings and protective wrappings unless otherwise instructed. Clean the works thoroughly inside and out including all accessible ducts and voids, remove all splashes, deposits, efflorescence, rubbish and surplus materials consequent upon the execution of the work. Cleaning materials and methods are to be as recommended by the manufacturers of the products to be cleaned, and to be such that there is no damage or disfigurement to other materials or construction. Obtain COSHH data sheets for all materials used for cleaning and ensure they are used only as recommended by the manufacturers. Include details within the Health and Safety File on Completion. Touch up minor faults in newly painted or repainted work, carefully matching colour, and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions all to the Lead Consultant approval. Adjust, ease and lubricate moving parts as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.
1.8.6.2	<u>Security at completion</u> Leave the Works secure with all accesses locked. Account for and adequately label all keys and hand to the Lead Consultant with itemised schedule, retaining duplicate schedule signed by Lead Consultant as a receipt.

1.8.6.3	<p><u>Making good/rectification of defects</u></p> <p>Make arrangements with the Lead Consultant and give reasonable notice of the precise dates for access to the various parts of the Works for purposes of making good defects. Inform the Lead Consultant when remedial works to the various parts of the Works are completed.</p> <p>Notwithstanding the requirements of the Contract regarding the Contractor's responsibility to attend to building and building services related defects during the Rectification Period, the Contractor shall guarantee a minimum response time of three days to address any failures of building services related plant or equipment.</p> <p>Failure to achieve the above response times will permit the Employer to instruct others to carry out any maintenance or service-related activities in order to re-establish full operation of the building services elements and to deduct any costs incurred from the retention withheld during the Rectification Period.</p> <p>The Contractor will be required to inform the Lead Consultant of a name and telephone number on which he can be contacted at any time for all cases of emergency from the Date of Possession until the end of the contract period (including Bank Holidays).</p> <p>The Contractor will be required to immediately inform the Lead Consultant with regard to any changes in name and telephone number as above and to provide all required labour, materials, plant and the like to carry out any emergency repairs that are the responsibility of the Contractor.</p>
1.8.6.4	<p><u>Highway/sewer adoption</u></p> <p>If required should be in accordance with the design specification.</p>
1.9	EMPLOYERS REQUIREMENTS: SECURITY, SAFETY AND PROTECTION
1.9.1	Security/Health and Safety
1.9.1.1	<p><u>Pre-Construction Information</u></p> <p>Please see Appendix C.</p> <p>The Contractor should refer to the Pre-Construction Health and Safety Information and other tender documents to ensure that he is fully aware of the project's health, safety and welfare requirements. The Contractor shall review the above documentation and ensure that their construction phase plan manages all site-specific hazards.</p>
1.9.1.2	<p><u>Execution Hazards</u></p> <p>Common hazards are not listed and should be controlled by good management and site practice. Significant hazards: Please see Appendix 'C'.</p>
1.9.1.3	<p><u>Product Hazards</u></p> <p>Common hazards are not listed and should be controlled by good management and site practice. Significant hazards: Please see Appendix 'C'.</p>
1.9.1.4	<p><u>Construction Phase Health and Safety Plan</u></p> <p>The Construction Phase Health and Safety Plan is to be developed using the Pre-Construction Health and Safety Information and the Principal Contractor's Health and Safety Statement must be submitted to the Lead Consultant not less than 14 working days before the proposed date for the start of construction work. The Construction Phase Health and Safety Plan shall include such information as is specified in the Pre-Construction Health and Safety Information and/or as may be reasonably required by the Principal Designer to ensure compliance with the CDM Regulations 2015.</p> <p>Works may not proceed on site until the Employer has been advised by the Principal Designer in writing that the Construction Phase Health and Safety Plan has been suitably developed for construction works to commence.</p> <p>No extension of time will be given where the Construction Phase Health and Safety Plan requires further development that cannot be satisfactorily concluded prior to the proposed commencement date.</p>

1.9.1.5	<p><u>Security</u></p> <p>Immediately upon taking possession of the site the Contractor shall provide and maintain temporary hoardings to secure the site from unauthorised persons, trespass and fly tipping. The Contractor shall be wholly responsible for the security of the sites and all costs in connection until the completion of the Contract.</p> <p>The Contractor shall comply with the Employer's security arrangements and shall co-operate fully with the Employer to ensure that full security of the works and the premises is maintained at all times.</p> <p>The Contractor shall, where he considers it necessary to do so, provide a night watchman for the security of the site.</p>
1.9.1.6	<p><u>Stability</u></p> <p>Accept responsibility for the stability and structural integrity of the Works and of all other property including that of adjoining owners that may in any way be endangered or affected during the Contract, and support as necessary. Prevent overloading and, where necessary, obtain details of design loads.</p>
1.9.1.7	<p><u>Occupied premises</u></p> <p>Not applicable.</p>
1.9.1.8	<p><u>Passes</u></p> <p>The Contractor will be required to provide all employees and sub-contractors working on Site with an identity card bearing a recent photograph and the name of the holder together with details of the name of the Employer.</p> <p>A copy of the proposed identity card is to be forwarded to the Lead Consultant for approval before possession of the Site by the Contractor.</p>
1.9.1.9	<p><u>Occupier's rules and regulations</u></p> <p>Not applicable.</p>
1.9.1.10	<p><u>Use of mobile telephones</u></p> <p>Use of mobile phones shall be as agreed with the Lead Consultant.</p>
1.9.1.11	<p><u>Employer's representatives site visits</u></p> <p>The Contractor must inform the Employer's Representatives in advance of all safety provisions and procedures (including those relating to materials, which may be deleterious) which will require the compliance of the Employer or its representatives when visiting the Site. Provide protective clothing and/or equipment for the Employer and its representatives as appropriate.</p>
1.9.1.12	<p><u>Working precautions/restrictions</u></p> <p>Please see Appendix 'C'.</p>
1.9.1.13	<p><u>Covid-19</u></p> <p>Allow for all necessary welfare measures required for working in a safe manner to address the Coronavirus (Covid-19) pandemic by HM Government and as set out in the required risk assessments.</p>
1.9.2	Protection Against
1.9.2.1	<p><u>Explosives</u></p> <p>Use of explosives will not be permitted.</p>
1.9.2.2	<p><u>Noise consent by local authority</u></p> <p>The Contractor must ensure that all requirements of the Environmental Protection Act 1990, the Control of Noise at Work Regulations 2005 and the Control of Pollution Act 1974 are fully complied with and that at all times Best Practicable means, as defined by the Acts and BS 5228 are employed to minimise noise emissions.</p> <p>In the event of the Contractor obtaining a Prior Consent under section 61 of the Acts, the Contractor</p>

	<p>shall not vary from the terms of the consent without prior approval from the Head of Environmental Health Services (ESH).</p> <p>The Contractor shall allow for all requirements imposed by ESH as to limit of hours of working due to noise pollution.</p> <p>The Contractor shall be responsible for any delays, additional work or expenditure incurred as a result of any action under Part III of the Control of Pollution Act 1974 and the Environmental Protection Act 1990 by any person or body.</p>
1.9.2.3	<p><u>Noise control</u></p> <p>Allow for complying with all Statutory and Local Authority requirements regarding the control of noise which are in force at the time of tender.</p> <p>The use of radios or other audio equipment is not permitted to be used at any time.</p>
1.9.2.4	<p><u>Pollution control</u></p> <p>Allow for complying with all Statutory and Local Authority requirements regarding the control of pollution etc which are in force at the time of tender and take all necessary precautions to prevent nuisance from water, smoke, dust, rubbish and other causes and have due regard at all times for the adjoining owners and others residing in the vicinity of the site.</p> <p>Provide for taking all reasonable precautions to ensure the efficient protection of all streams and waterways against pollution arising out of or by reason of the execution of the works.</p> <p>The Contractor's attention is drawn to the Control of Pollution Act 1974 and that no responsibility will be accepted by the Employer for contravention of the Act by the Contractor, or his sub-Contractors nor will any extension of the contract period be granted in respect of any delay due to the enforcement of the Act.</p> <p>The Contractor's attention is drawn to the Clean Air Act 1993 and that no responsibility will be accepted by the Employer for contravention of the Act by the Contractor, or his sub-contractors nor will any extension of the contract period be granted in respect of any delay due to the enforcement of the Act.</p>
1.9.2.5	<p><u>Pesticides</u></p> <p>Use only where specified or approved.</p> <p>The use of any hazardous substances will be subject to COSHH assessments being completed in accordance with the current Regulations.</p> <p>Where work is near water, drainage ditches or land drains, comply with the Guidelines for the use of herbicides on weeds in or near water courses and lakes.</p> <p>Observe all precautions recommended by the manufacturer and remove containers from site immediately they have been emptied or are no longer required.</p>
1.9.2.6	<p><u>Nuisance</u></p> <p>The Contractor shall prevent nuisance from smoke, dust, rubbish, vermin and other causes.</p> <p>The Contractor in executing the Works shall cause no interference with the operations of the Employer, or with the use and enjoyment of any public rights, or with any easement of property whether of the Employer or not, unless the Contract unavoidably so requires and then the Contractor shall ensure that any such unavoidable interference is limited as far as possible.</p>
1.9.2.7	<p><u>Asbestos containing materials (ACM)s</u></p> <p>The Contractor is required to notify the Lead Consultant if asbestos is suspected within the site area. ON NO ACCOUNT IS THE CONTRACTOR TO HANDLE ASBESTOS OR ASBESTOS BASED PRODUCTS PRIOR TO AN INSPECTION BY THE LEAD CONSULTANT and the provision of a risk assessment and method statement for its removal for comment by the Lead Consultant and</p>

	<p>appropriate consultants.</p> <p>Nothing in the clause shall be construed as to prevent the Contractor from proceeding with the works in areas unaffected by asbestos fibres.</p>
1.9.2.8	<p><u>Antiquities</u></p> <p>The Contractor is required to notify the Lead Consultant if antiquities are suspected within the site area.</p>
1.9.2.9	<p><u>Fire Prevention</u></p> <p>The Regulatory Reform (Fire Safety) Order 2005 (FSO) sets out the law on construction site general fire safety.</p> <p>The FSO requires that a 'responsible person' must carry out, and keep up to date, a risk assessment and implement appropriate measures to minimise the risk to life and property from fire.</p> <p>The Contractor shall comply with the FSO fire safety requirements within the existing building and standards relevant to building sites and take all other reasonable precautions against fire.</p> <p>The Contractor is to ensure that adequate access to the building is provided and maintained for the use of fire appliances, etc.</p> <p>Scrap timber and other combustible building debris should be collected and disposed of at regular intervals.</p> <p>Where oil or gas heaters are used as anti-frost precautions, or for drying-out purposes etc, care shall be taken to ensure that they are sited at a safe distance from any combustible materials.</p> <p>Smoking and naked lights are to be prohibited within storage areas and prominent notices to this effect shall be posted.</p> <p>Adequate supplies of water for firefighting purposes and suitable portable extinguishers shall be available at all storage sites.</p> <p>Temporary huts and storage areas shall be provided with suitable extinguishers, suitably positioned and readily available for use.</p> <p>The Contractor must allow facilities for any visits the Employer's Safety Officer may make to inspect the site/buildings to ensure that the foregoing precautions are taken and the Contractor is to comply with any reasonable requests made by the Safety Officer.</p> <p>The Contractor shall ensure that all personnel engaged upon the site are aware of the agreed arrangements for fire precautions and shall instruct all such personnel and provide suitable notices of instruction concerning the action to be taken in the event of fire including the means of raising the alarm, the telephones to be used and the persons to be notified.</p> <p>The Employer's insurer has specified that the Joint Fire Code applies to the Works. The Contractor and any person employed or engaged by him or his sub-contractors shall comply with the requirements of the Code.</p> <p>The Contractor shall assess the fire risks and produce a Site Fire Safety Plan which may be part of the Health and Safety Plan. The Plan must detail the following:</p> <ol style="list-style-type: none"> the organisation of any responsibilities for Fire Safety; general site precautions, fire detection and warning alarms; the requirements for a Hot Work Permit regime; site accommodation – location, construction and maintenance; fire escape and communications (including an effective evacuation plan and procedures for calling the fire brigade); fire brigade access, facilities and co-ordination;

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	<p>f) fire drills and training;</p> <p>g) effective security measures to minimise the risk of arson; a materials storage and waste control regime</p>
1.9.2.10	<p><u>Smoking on-site</u></p> <p>Smoking on site is not permitted at any time.</p>
1.9.2.11	<p><u>Burning on-site</u></p> <p>No fires will be allowed on site.</p>
1.9.2.12	<p><u>Moisture</u></p> <p>Prevent the work from becoming wet or damp where this may cause damage. Dry out the Works thoroughly. Control the drying out and humidity of the Works and the application of heat to prevent blistering and failure of adhesion, damage due to trapped moisture and excessive movement.</p> <p>Allow for providing all necessary temporary heating including fuel which may be required to enable the works to proceed at all times including that required to enable operatives to work during inclement weather, to protect the works from damage due to frost and to enable trade to follow trade. Use of any permanent heating system will not be allowed without the consent of the Lead Consultant. The Contractor will not be reimbursed for the cost of any heating he provides for drying out screeds, plasterwork or other sections of the work where such heating is necessary to allow progress by following trades, or for heating he provides to protect parts of the works liable to damage or deterioration, or for drying out the structure made necessary due to his failure to protect the works from inclement weather.</p>
1.9.2.13	<p><u>Infected timber/contaminated materials</u></p> <p>Where instructed to remove timber affected by fungal/insect attack from the building, do so in a way which will minimize the risk of infecting other parts of the building.</p>
1.9.2.14	<p><u>Waste</u></p> <p>The Contractor shall ensure that the site and Works are kept clean and tidy at all times.</p> <p>The Contractor shall ensure that excavated soil, rubbish, surplus materials, and the like arising from the Works are not deposited on an area other than a public or private tip controlled or recognized by the Local Authority, and he shall comply with legislation governing the controlled tipping of refuse.</p> <p>No materials of whatever nature arising from the Works shall be burned or otherwise destroyed or disposed of on the site.</p>
1.9.2.15	<p><u>Electromagnetic interference</u></p> <p>Take all necessary precautions to avoid excessive electromagnetic disturbance of apparatus.</p>
1.9.2.16	<p><u>Laser Equipment</u></p> <p>Install, use and store construction laser equipment in accordance with the relevant British Standard and the manufacturer's instructions.</p>
1.9.2.17	<p><u>Power actuated fixing systems</u></p> <p>Where used these shall be used in accordance with the relevant British Standard and the manufacturer's instructions.</p>
1.9.2.18	<p><u>Invasive species</u></p> <p>Make due diligence to prevent the introduction of invasive species to site.</p>
1.9.3	Protection
1.9.3.1	<p><u>Existing Services</u></p> <p>Allow for all precautions to secure all drainage connections, gas, water and electric mains, telephone cables, data cables, services and lines from injury by or through carrying out of the works. In the event of any such mains, cables, services or lines being found in the way of the work or otherwise requiring attention or removal, the Contractor must protect same from damage and give notice to the</p>

	<p>Authorities or persons concerned and arrange for the lowering, diversions or removal of such mains, cables, services or lines as may be necessary.</p> <p>The Contractor should note that any service shutdowns to facilitate the works may affect other areas of the works and must not be made without obtaining the approval of the Lead Consultant. Notice must be given at least 7 days before the required shutdown giving dates, duration and possible effects.</p> <p>Supplies must not be reinstated without the approval of the Lead Consultant.</p>
1.9.3.2	<p><u>Roads and footpaths</u></p> <p>Allow for protection and reinstate damage arising from the work to match existing.</p> <p>The Contractor shall ensure that vehicles and plant leave the site free of mud etc and take all other precautions necessary to maintain and keep public and private roads and footpaths free from mud, debris, etc during the course of the Contract and make good any damage as it occurs to the satisfaction of the Lead Consultant.</p>
1.9.3.3	<p><u>Existing topsoil and subsoil</u></p> <p>Before starting work, submit to the Lead Consultant, proposals for protecting existing topsoil and subsoil from over-compaction in those areas which may be damaged by construction traffic, parking vehicles, temporary Site accommodation or storage of materials and which will require reinstatement prior to completion of the Works.</p>
1.9.3.4	<p><u>Retained trees, shrubs and grassed areas</u></p> <p>All trees, hedges and shrubs and grassed areas are to be preserved unless expressly authorised to the contrary by the Lead Consultant. The Contractor shall allow for taking all precautions necessary to protect from damage during the execution of the Works the trees and shrubs etc., which are to be preserved and all other trees etc. beyond the boundary of the Site.</p>
1.9.3.5	<p><u>Areas of retained trees</u></p> <p>No trees shall be cut, lopped or felled without the written permission of the Lead Consultant. No temporary fixings of any kind are to be made to trees, and special precautions are to be taken to ensure that trees are not killed or damaged in any way by reason of damage to bark or roots, damage to or cutting off branches, fire damage and no backfill or excavated material is to be deposited within the boundaries of the protective fencing.</p>
1.9.3.6	<p><u>Wildlife species and habitats</u></p> <p>Please see ecological Report for recommendations and implement as required the advice within the Report.</p> <p>Please note that where groundworks are required to the north of the reptile fence to complete the works, these must be only undertaken during April-October and require ecological supervision. Contractor to allow for costs of supervision and programme works accordingly. Ecological supervision to be carried out by the projects nominated Ecologist, Woodfield Ecology (ollie@woodfieldecology.co.uk).</p>
1.9.3.7	<p><u>Existing features</u></p> <p>Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other Site features which are to remain in position during the execution of the Works.</p>
1.9.3.8	<p><u>Existing work</u></p> <p>Prevent damage to existing property undergoing alteration or extension and make good to match existing any defects so caused.</p>
1.9.3.9	<p><u>Building Interiors</u></p> <p>Not applicable.</p>

1.9.3.10	<u>Existing furniture, fittings, and equipment</u> Not applicable.
1.9.3.11	<u>Especially valuable and vulnerable items</u> Not applicable.
1.9.3.12	<u>Adjoining property</u> Should it be necessary for any plant, machinery or equipment to project or operate over adjoining property, the Contractor shall obtain the prior written permission of the adjoining owner and occupier and be responsible for any costs incurred.
1.9.3.13	<u>Adjoining property restrictions</u> No operatives employed upon the Works shall be allowed to trespass upon adjoining property. If the execution of Works requires that operatives must enter upon adjoining properties, written permission shall first be obtained by the Contractor who shall ensure that any conditions imposed by the owners/occupiers of the adjoining properties are adhered to. The contractor will be responsible for all costs associated with obtaining permission and repairing any damage arising from the execution of the works. In particular, the Contractor shall take all reasonable precautions to prevent inconvenience to the residents or occupiers of any buildings adjacent to the Site.
1.9.3.14	<u>Existing structures</u> The Contractor shall, during the execution of the works, provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of the existing structures on the site or adjoining properties that may be affected by the works. No work shall be removed until the new work is strong enough to support the existing structure and care should be taken to prevent overstressing of completed work when removing supports. The Contractor shall monitor and immediately report any excessive movement to the Lead Consultant.
1.9.3.15	<u>Materials for recycling and/or reuse</u> Materials shall be recycled where possible.
1.10	EMPLOYER'S REQUIREMENTS: SPECIFIC LIMITATIONS ON METHOD/SEQUENCE/TIMING
1.10.1	General The limitations described in this section of the preliminaries are supplementary to limitations described or implicit in information given in other sections or on the drawings.
1.10.2	Design Constraints All works shall be carried out in accordance with the drawings and specification.
1.10.3	Method/Sequence of Works The date for commencement of the building work will be as the Contract Particulars.
	<u>Storage</u> Storage for materials is limited to the immediate site working area.
	<u>Use of the Site</u> The Contractor will not be permitted to use the site for any purpose other than that of carrying out the work contained in the Contract. He will not be permitted to carry out the manufacture on the site of any articles required for the works if, in the opinion of the Lead Consultant, such work constitutes a nuisance and should be executed elsewhere. He shall obtain the approval of the Lead Consultant for the siting of the spoil heaps, temporary roads, rail and sleeper tracks, paths, sheds temporary accommodation and other structures.

	<p><u>Limitation of Working Space</u></p> <p>The Contractor must limit his operations to the area of the site.</p> <p>The Contractor shall not permit any workmen to trespass on any parts of the surrounding property outside the area of the works included in the Contract and he shall be held liable for any damage which may arise from his neglect in this respect.</p> <p>Please note that where groundworks are required to the north of the reptile fence to complete the works, these must be only undertaken during April-October and require ecological supervision. Contractor to allow for costs of supervision and programme works accordingly. Ecological supervision to be carried out by the projects nominated Ecologist, Woodfield Ecology (ollie@woodfieldecology.co.uk).</p>
	<p><u>Limitation of Noisy Works</u></p> <p>No noisy works from 5pm and at other times the duration of excessive noise shall be restricted to maximum 30 minutes in any one-hour period or by prior arrangement, with minimum 24 hours' notice of such.</p> <p>No additional payments will be made for overtime unless authorised by the Lead Consultant in writing. The net cost of overtime worked and authorised will be added to the Contract Sum.</p>
1.10.4	<p>Use or disposal of materials found</p> <p>Any building materials or other objects found on the site or produced as a result of the building operations shall remain the property of the Employer and shall not be utilised in the Contract Works without the written consent of the Lead Consultant together with written agreement regarding the amount of credit to be allowed by the Contractor therefore.</p>
1.10.5	<p>Working Hours</p> <p>The Contractor will be expected to limit working hours of all operatives employed upon the works to times between 8am and 5.30pm on Mondays to Fridays and between 9am and 12 noon on Saturdays. No working will be allowed on Sundays or Bank Holidays. Should the Contractor wish operatives to work outside these hours, he must first obtain permission in writing from the Lead Consultant.</p> <p>Where the Local Authority imposes differing limitation of working hours the Local Authority's limitations shall prevail at no additional cost to the Employer.</p>
1.10.6	<p>Completion of any section or part of the works</p> <p>Where the Employer is to take possession of any section or part of the Works and such section or part will, after its completion, depend for its adequate functioning on work located elsewhere on the Site, complete such other work in time to permit such possession to take place.</p> <p>During execution of the remainder of the Works ensure that completed sections or parts of the Works have continuous and adequate provision of services, fire precautions, means of escape and safe access.</p>
1.11	<p>EMPLOYER'S REQUIREMENTS:</p> <p>SITE ACCOMMODATION/SERVICES/FACILITIES/TEMPORARY WORKS</p>
1.11.1	<p>Generally</p> <p>Spoil heaps, temporary works and services</p> <p>Inform the Lead Consultant of the intended siting of all spoil heaps, temporary Works and services and maintain, alter, adapt and move temporary Works and services as necessary. Remove when no longer required and make good.</p>
1.11.2	<p>Site Accommodation</p> <p>All site accommodation and welfare facilities are to meet the minimum requirements set out in Schedule 2 of the Construction (Design and Management) Regulations 2015. They are to be suitable,</p>

	sufficient and appropriate to the size and complexity of the project.
1.11.2.1	<u>Room for Meetings</u> Allow for making available to the Lead Consultant, and other representatives of the Employer, a room with suitable facilities for their use for site meetings, etc and provide all necessary lighting and heating. Allow for cleaning the temporary accommodation on a regular basis.
1.11.2.2	<u>Site Offices</u> Allow for providing, erecting, dismantling and re-erecting from time to time as directed, all temporary structures required for storage and protection of materials and for the Contractor's own use as offices, mess rooms, dry shelters and the like, and clearing away on completion. Allow for all welfare and such safety measures and amenities to a standard not inferior to that laid down in the latest edition of the Construction (Design and Management) Regulations 2015 and the Health and Safety at Work Act 1974 for all workpeople employed on the site including the Employees of Sub-Contractors and for maintaining and removing same on completion.
1.11.2.3	<u>Off-site Offices/Room for Meetings</u> Not Applicable.
1.11.2.4	<u>Sanitary Accommodation</u> Sanitary accommodation so provided shall be connected to a soil drainage system whenever possible and the Contractor shall allow for making the necessary temporary connections, removal and making good all work disturbed.
1.11.2.5	<u>Use of accommodation/land not included in the site</u> Not Applicable.
1.11.2.6	<u>Car Parking</u> The Employer and his representatives do not require exclusive car parking.
1.11.3	Services and Facilities
1.11.3.1	<u>Lighting</u> During finishing work and inspection provide temporary lighting, the intensity and direction of which closely resembles that provided by the permanent installation. The Contractor shall be responsible for all associated costs.
1.11.3.2	<u>Lighting and Power</u> Allow for providing all necessary temporary lighting and power required for the execution and protection as necessary for carrying out the Works including temporary connection, the cost of electric current and distribution about the site including that required by all specialists and sub-contractors in accordance with the relevant British Standard Code of Practice. Temporary connections to existing services are to be made in a manner to be approved by the Lead Consultant and Local Authority. Ensure that all Test Certificates for temporary supplies are supplied and updated in accordance with the requirements of the NICEIC. The Contractor is to note that the use of a residual current device (RCD) is mandatory on temporary electrical supplies. The Contractor will be responsible for all associated costs.
1.3.11.3	<u>Water</u> Provide all water required in connection with the whole of the Works including any necessary temporary plumbing, tanks, fittings, etc., and remove and make good all disturbances at completion. Pay all charges arising therefrom. The Contractor should note that access to existing water supplies may not be available and should therefore allow for bringing in a new, independent supply. If other

	<p>than mains supply is proposed provide evidence of suitability. Test to the relevant British Standard Code of Practice if instructed by the Lead Consultant. Provide proposals to Lead Consultant for approval before commencing.</p> <p>The Contractor will be responsible for all associated costs.</p>
1.11.3.4	<p><u>Contractor's on-site telephones</u></p> <p>The Contractor shall arrange for and provide a telephone on an independent line of the British Telecom service to the office of the Person-in-Charge and he shall be responsible for and pay all charges in connection with and for continuing and keeping the installation in good order and condition during the Contract.</p> <p>The Contractor should, however, allow the Employer, his Lead Consultant and his representatives reasonable use of his own telephone during the course of the Contract. The cost of telephone calls made on behalf of the Employer will not be reimbursed to the Contractor.</p>
1.11.3.5	<p><u>Mobile telephones</u></p> <p>The Contractor is to provide his own as required to execute the works and will be responsible for all costs.</p>
1.11.3.6	<p><u>Telephones/Fax installation</u></p> <p>The Contractor is to provide his own as required to execute the works and will be responsible for all costs.</p>
1.11.3.7	<p><u>Computers</u></p> <p>The Contractor is to provide his own as required to execute the works.</p>
1.11.3.8	<p><u>Email and internet facilities</u></p> <p>The Contractor shall arrange for and provide an e-mail to the office of the Person-in-Charge and he shall be responsible for and pay all charges in connection with and for continuing and keeping the installation in good order and condition throughout the Contract. The facility is to be capable of receiving Design Team drawings via e-mail. The Contractor shall allow for all necessary printing facilities to print documents/drawings etc.</p>
1.11.3.9	<p><u>Photocopier</u></p> <p>The Contractor is to provide his own as required to execute the works and will be responsible for all costs.</p>
1.11.3.10	<p><u>Temperature and humidity</u></p> <p>Control the drying out and humidity to prevent blistering and failure of adhesion, damage to the works.</p>
1.11.3.11	<p><u>Use of permanent heating system</u></p> <p>Use of any permanent heating system will not be allowed without the written consent of the Lead Consultant.</p>
1.11.3.12	<p><u>Beneficial use of permanent installed systems</u></p> <p>Unless specific permission is given by the Employer and installer, the permanent supply, disposal, mechanical, electrical, communications, transport and access systems may not be used for any purpose other than running in, testing and commissioning. Where permission is given for any other use of a system before completion of the Works it must be subject to a separate written agreement between the parties and in accordance with the recommended procedures given.</p>
1.11.3.13	<p><u>Meter Readings</u></p> <p>Where charges for service supplies need to be apportioned ensure that meter readings are taken by the relevant Authority at possession and completion as appropriate. Ensure that copies of readings are supplied to all interested parties.</p>
1.11.3.14	<p><u>Thermometers</u></p> <p>Provide on Site and maintain in accurate condition a maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location and, where necessary, a</p>

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	thermometer for measuring concrete and ground temperature.
1.11.3.15	<u>Surveying Equipment</u> The Contractor is to provide all as necessary to execute the works.
1.11.3.16	<u>Personal Protective Equipment</u> Provide for the sole use of those acting on behalf of the Employer, in sizes to be specified all personal protective equipment as required in accordance with current health and safety regulations.
1.11.3.17	<u>Other Requirements</u> Not applicable.
1.11.4	Temporary Works
1.11.4.1	<u>Roads, hard standings and footpaths</u> Allow for providing and maintaining any temporary roads, tracks, hard standings, crossings and the like for the proper execution of the works and for access to the site and clearing away on completion. Give all notices, obtain all consents and pay all fees in connection therewith.
1.11.4.2	<u>Temporary Works</u> Allow for providing all temporary fencing, hoarding, screens, fans, planked footways, guard rails, gantries and other similar items which the Contractor considers necessary to protect the Works, adjoining owners and the general public, for the proper execution of the Works and for meeting the requirements of any Local or other Authority. The Contractor must ensure that adequate resources are provided to manage and control the temporary works in accordance, for example, with British Standards 5975. This provides an industry consensus view on what is considered to be good practice for managing temporary works. The legal requirement is that the party in control must ensure that work is allocated and carried out in a manner that does not create unacceptable risk of harm to workers or members of the public.
1.11.4.3	<u>Temporary protection measures to existing trees/vegetation</u> See 1.9.3.4 and 1.9.3.5.
1.11.4.4	<u>Name Boards</u> Immediately upon taking possession of the sites, the Contractor shall provide and erect name boards for the Employer, in agreed positions, and alter the positions as required from time to time and dismantle and remove on completion. The Contractor may be allowed to exhibit his own name boards which may include the names of his principal Sub Contractors and Consultants but this will be subject to consent from the Employer and on the strict understanding that this will not interfere with the Employer's advertising requirements. The Contractor shall obtain all the necessary permissions from the Local Authority for the erection of all name boards and advertising and pay for all costs in connection therewith.
1.11.4.5	<u>Advertising</u> The Contractor shall not exhibit or allow to be exhibited on any part of the premises or site any bill, placard or advertisement with the sole exception of his own nameboard, which may, with the Lead Consultant's approval, include the names of authorised Sub-Contractors.
1.11.4.6	<u>Other Requirements: Scaffolding</u> Allow for providing, erecting, maintaining, altering and adapting, as necessary, dismantling and finally clearing away all scaffolding necessary for the proper execution and easy access to the works, including work undertaken by approved Sub-Contractors, provided always that nothing contained in this clause shall be deemed to refer to the provision of special scaffolding for Sub-Contractors. Scaffolding is to mean all putlog, independent or other similar scaffolding of the standard prescribed by the Working Rule Agreement and Factory Acts properly erected and boarded to the requirements of his own tradesmen and Sub-Contractors' specialist tradesmen

The Contractor will be required to submit his scaffolding proposals and design details to the Lead Consultant etc before commencing the works and supply a Certificate from a member of the Institute of Structural Engineers indicating that the scaffolding complies in all respects with the relevant Codes of Practice and safety requirements including relevant British Standards for access and working scaffolds and special structures in steel. Any alterations to the scaffolding, etc are to be additionally certified. The Contractor must allow for all costs in connection with complying with these requirements.

Where scaffold is being erected on or near a public footpath or thoroughfare, effective measures, including warning signs and barriers, shall be taken to exclude the general public from the area. This shall also apply when dismantling scaffold.

Where scaffold is erected on or near a footpath or public thoroughfare or close to adjacent buildings, it shall be netted and comply with the relevant British Standards. In addition, protective overhead fans are to be provided over public entrances and footpaths. Lights, signs and notices shall be provided warning of the danger of men working overhead. If weather covers or other sheeting materials are to be attached to a scaffold the Contractor must take into consideration the additional wind loading imposed.

Where scaffold is erected on the roof of any adjoining buildings (following consent of the Lead Consultant and adjoining owner), the Contractor must provide all necessary temporary support and protection work and must make good any damage on completion of the works to the satisfaction of the Lead Consultant.

Where scaffolding requires protection from lightning strike they shall be certified by a qualified Electrical Engineer at commencement with regular testing and certification at not less than monthly intervals and additionally when alterations to scaffolding are carried out. The Certificates are to be supplied to the Lead Consultant. The Contractor must allow for all costs in connection with complying with these requirements.

At the end of each working day, all ladders or other means of access must be removed and the scaffolding, as far as possible, rendered unclimbable. The Contractor is to take special precautions to any areas vulnerable to climbing.

All external scaffolding to be fitted with scaffold alarm systems.

1.12	EMPLOYER'S REQUIREMENTS: OPERATION/MAINTENANCE OF FINISHED BUILDING
1.12.1	Operation and Maintenance Manual
1.12.1.1	<p><u>Generally</u></p> <p>Prior to completion of the Works, the Contractor must provide in electronic (USB or Disc), and in hard copy, (in conjunction with sub-contractors, where appropriate) the following:</p> <ul style="list-style-type: none"> ■ drawings, showing the general arrangement, the structure, all services, sewers and drainage as finally constructed and installed. ■ operating manuals and maintenance manuals for all electrical installations. ■ Certificates or other formal confirmation from the appropriate bodies or Authorities that all the installations, equipment and components have been properly completed and tested and that they meet the required standards. <p>It shall be a condition precedent to the issue of the certificate of completion of the Works (or each section of the Works) that the Contractor shall have fully tested and balanced the services installations and the Contractor shall produce Test Certificates and records of commissioning to verify the successful operation of these installations.</p> <p>Upon completion of the Works (or each section of the Works) the Contractor shall hand over to the Employer all accessories (e.g. fuses, plug tops, spare lamps and tubes, keys) record drawings, maintenance manuals and all other items called for by the Contract Documents.</p>

1.12.2	Health and Safety File
1.12.2.1	<p><u>Generally</u></p> <p>The Contractor is to comply with all requirements of the Construction (Design and Management) Regulations 2015, Regulation 12, in relation to the preparation and provision of material and information for the Health and Safety File.</p> <p>Where the Principal Contractor is not the Principal Designer, the Contractor should provide the Principal Designer with a draft copy of the Health and Safety File not less than two weeks before completion of the Works.</p> <p>On review of the draft copy by the Principal Designer, the final version of the Health and Safety File shall be submitted prior to completion.</p> <p>On receipt by the Principal Designer, of a satisfactorily completed Health and Safety File, the Principal Designer will advise the Employer and Lead Consultant that a satisfactory Health and Safety File has been received.</p> <p>The Principal Contractor shall obtain from the Designers the 'as built' drawings and/or information from the Employers' designers for inclusion within the Health and Safety File as may reasonably be required by the Principal Designer.</p> <p>Where applicable, a separate Health and Safety File is required for each structure.</p>
1.12.2.2	<p><u>Content</u></p> <p>The Health and Safety must contain information about the current project likely to be needed to ensure health and safety during any subsequent work, such as maintenance, cleaning, refurbishment or demolition. When preparing the health and safety file, information on the following should be considered for inclusion:</p> <ul style="list-style-type: none"> a) a brief description of the work carried out; b) any hazards that have not been eliminated through the design and construction processes, and how they have been addressed (e.g. surveys or other information concerning asbestos or contaminated land); c) key structural principles (e.g. bracing, sources of substantial stored energy – including pre- or post-tensioned members) and safe working loads for floors and roofs; d) hazardous materials used (e.g. lead paints and special coatings); e) information regarding the removal or dismantling of installed plant and equipment (e.g. any special arrangements for lifting such equipment); f) health and safety information about equipment provided for cleaning or maintaining the structure; g) the nature, location, and markings of significant services, including underground cables; gas supply equipment; fire-fighting services etc; h) information and as-built drawings of the building, its plant and equipment (e.g. the means of safe access to and from service voids and fire doors). <p>There should be enough detail to allow the likely risks to be identified and addressed by those carrying out the work. However, the level of detail should be proportionate to the risks. The file should not include things that will be of no help when planning future construction work such as pre-construction information, the construction phase plan, contractual documents, safety method statements etc. Information must be in a convenient form, clear, concise and easily understandable.</p>
1.12.3	Web-based information management system
	None.
1.12.4	Presentation of Documents

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1.12.4.1	<u>Operation and maintenance manual</u> To meet requirements set out by the Lead Consultant.
1.12.4.2	<u>Health and Safety file</u> To meet requirements set out by the Principal Designer.
1.12.4.3	<u>Other documents</u> None.
1.12.5	Other Employer Specific Requirement
1.12.5.1	<u>Maintenance Services</u> None.
1.12.5.2	<u>Information for commissioning services</u> At the commencement of commissioning the Contractor shall submit relevant drawings and preliminary performance data to enable the Employer to familiarise themselves with the installation.
1.12.5.3	<u>Training</u> Before completion the Contractor shall contact, liaise and explain and demonstrate to the Employer the purpose, function and operation of the installations.
1.12.5.4	<u>Spare Parts</u> None.
1.12.5.5	<u>Tools</u> None.
1.12.5.6	<u>Requirements for Handover</u> The Contractor is to comply with, providing all necessary documents outlined and as described etc. within the tender documents.
1.12.6	Other Information
	None.

C5918 - JAYWICK WORKSPACE PRELIMINARIES

		FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	PART B PRICING SCHEDULE				
1.1	EMPLOYER'S REQUIREMENTS				
1.1.1	Site Accommodation				
1.1.1.1	Site Accommodation				
1.1.1.2	Furniture and Equipment				
1.1.1.3	Telecommunications and IT Systems				
1.1.2	Site Records				
1.1.3	Completion and Post completion requirements				
1.1.3.1	Handover requirements				
1.1.3.2	Operation and Maintenance Services				
1.1.3.3	Landscape Management Services				
1.2	MAIN CONTRACTOR'S COST ITEMS				
1.2.1	Management and Staff				
1.2.1.1	Project Specific Management and Staff				
1.2.1.2	Visiting Management and Staff				
1.2.1.3	Extraordinary Support Costs				
1.2.1.4	Staff Travel				
1.2.2	Site Establishment				
1.2.2.1	Site Accommodation				
1.2.2.2	Temporary Works in Connection with Site Establishment				
1.2.2.3	Furniture and Equipment				
1.2.2.4	IT Systems				
1.2.2.5	Consumables and Services				
1.2.2.6	Brought-in Services				
1.2.2.7	Sundries				
	To Summary				
1.2.3	Temporary Services				
1.2.3.1	Temporary Water Supply				
1.2.3.2	Temporary Gas Supply				
1.2.3.3	Temporary Electricity Supply				
1.2.3.4	Telecommunications and IT Systems				

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PRELIMINARIES

1.2.3.5	Temporary Drainage				
1.2.4	Security				
1.2.4.1	Security Staff				
1.2.4.2	Security Equipment				
1.2.4.3	Hoardings, fences and gates				
1.2.5	Safety and Environmental Protection				
1.2.5.1	Safety Programme				
1.2.5.2	Barriers and Safety Scaffolding				
1.2.5.3	Environmental Protection Measures				
1.2.6	Control and Protection				
1.2.6.1	Survey, Inspection and Monitoring				
1.2.6.2	Setting out				
1.2.6.3	Protection of Works				
1.2.6.4	Samples				
1.2.6.5	Environmental Control of Building				
	To Summary				
1.2.7	Mechanical Plant				
1.2.7.1	Generally				
1.2.7.2	Tower Cranes				
1.2.7.3	Mobile Cranes				
1.2.7.4	Hoists				
1.2.7.5	Access Plant				
1.2.7.6	Concrete Plant				
1.2.7.7	Other Plant				
1.2.8	Temporary Works				
1.2.8.1	Access Scaffolding				
1.2.8.2	Temporary Works				
1.2.9	Site Records				
1.2.9.1	Site Records				
1.2.10	Completion and post completion requirements				
1.2.10.1	Testing and Commissioning Plan				
1.2.10.2	Handover				
1.2.10.3	Post-completion Services				

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PRELIMINARIES

1.2.11	Cleaning				
1.2.11.1	Site tidy				
1.2.11.2	Maintenance of roads, paths and pavings				
1.2.11.3	Buildings Clean				
	To Summary				
1.2.12	Fees and Charges				
1.2.12.1	Fees				
1.2.12.2	Charges				
1.2.13	Site Services				
1.2.13.1	Temporary Works				
1.2.13.2	Multi-service Gang				
1.2.14	Insurance, Bonds, Guarantees and Warranties				
1.2.14.1	Works Insurance				
1.2.14.2	Public Liability Insurance				
1.2.14.3	Employer's (Main Contractor's) Liability Insurance				
1.2.14.4	Other Insurances				
1.2.14.5	Bonds				
1.2.14.6	Guarantees				
1.2.14.7	Warranties				

C5918 - JAYWICK WORKSPACE

PRELIMINARIES

	TO SUMMARY				
	Summary				
	Page 33				
	Page 34				
	Page 35				
	Total to Tender Summary				

C5918 - JAYWICK SANDS WORKSHOP

SCHEDULE OF WORKS



SCHEDULE OF WORKS		SECTION 2
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GENERALLY				
<p><u>THE CONTRACTOR IS TO ALLOW FOR THE FOLLOWING WITHIN THEIR TENDER</u></p> <p><u>THE ITEMS WITHIN THIS SCHEDULE OF WORKS HAVE BEEN EXTRACTED FROM THE TENDER DRAWINGS AND SPECIFICATIONS. THEY ACT AS AN AIDER MEMOIR TO PRICING THIS DOCUMENT AND ARE NOT INTENDED TO BE COMPREHENSIVE DESCRIPTIONS OF THE WORKS. THE WONTRACTOR WILL BE DEEMED TO HAVE READ THROUGH ALL OF THE INFORMATION IN THE TENDER DOCUMENTS AND PRICE THEIR CONTENTS AGAINST EACH OF THE FOLLOWING ITEMS ACCORDINGLY WHETHER SPECIFICALLY LISTED OR NOT. ALL QUANTITIES GIVEN ARE INDICATIVE AND THE CONTRACTOR IS TO SATISFY THEMSELVES WITH REGARD TO THE QUANTITIES REQUIRED AS NO CLAIM FOR ADDITIONAL MONIES IN THIS RESPECT WILL BE ENTERTAINED. THE CONTRACTOR IS REQUIRED TO PROVIDE A PRICE AGAINST ALL ITEMS (INCLUDING REQUESTED SCHEDULED RATES) OR INDICATE WHERE THE COST HAS BEEN INCLUDED. NO ITEM IS TO BE LEFT UNPRICED.</u></p>				
A	The Contractor is to refer to drawings/documents as listed within Appendix 'A' of this document	1	Item	
B	The Contractor is to include for the removal of all debris from site on a daily basis	1	Item	
C	The Contractor is to include for the disposal of any items removed that are not required	1	Item	
D	The Contractor is to include for all necessary hoarding and dust proofing for the duration of the works	1	Item	
E	The Contractor si to include for all necessary preparation, making good and bringing forward all surfaces to receive new surfacing	1	Item	
F	The Contractor is to include for all necessary shoring, supports etc that may be required to undertake the works	1	Item	
G	The Contractor is to allow for all necessary temporary works that may be required in order to complete the works	1	Item	

<p><u>(Cont) THE ITEMS WITHIN THIS SCHEDULE OF WORKS HAVE BEEN EXTRACTED FROM THE TENDER DRAWINGS AND SPECIFICATIONS. THEY ACT AS AN AIDER MEMOIR TO PRICING THIS DOCUMENT AND ARE NOT INTENDED TO BE COMPREHENSIVE DESCRIPTIONS OF THE WORKS. THE WONTRACTOR WILL BE DEEMED TO HAVE READ THROUGH ALL OF THE INFORMATION IN THE TENDER DOCUMENTS AND PRICE THEIR CONTENTS AGAINST EACH OF THE FOLLOWING ITEMS ACCORDINGLY WHETHER SPECIFICALLY LISTED OR NOT. ALL QUANTITIES GIVEN ARE INDICATIVE AND THE CONTRACTOR IS TO SATISFY THEMSELVES WITH REGARD TO THE QUANTITIES REQUIRED AS NO CLAIM FOR ADDITIONAL MONIES IN THIS RESPECT WILL BE ENTERTAINED. THE CONTRACTOR IS REQUIRED TO PROVIDE A PRICE AGAINST ALL ITEMS (INCLUDING REQUESTED SCHEDULED RATES) OR INDICATE WHERE THE COST HAS BEEN INCLUDED. NO ITEM IS TO BE LEFT UNPRICED.</u></p>				
A	The Contractor is deemed to have included for all works as the drawings, any work not stated should be highlighted, included and noted in the appropriate section. No claim for additional monies in respect of want of knowledge will be entertained	1	Item	
B	The Contractor will be deemed to have included for all materials, labour and plant required to complete the works as shown on the drawings/documents contained within Appendix 'A' as no claim for additional monies in respect of want of knowledge will be entertained	1	Item	
C	The Contractor will be deemed to have included all preparatory works required to complete the works detailed on the drawings	1	Item	
D	The Contractor is to review the information contained within Appendices B - K and taken this into consideration whilst providing a price for the works and items as scheduled. No claim for monies in respect of the aforementioned information will be entertained	1	Item	

<div><div>COLLECTION</div><div>Page No. SOW/1</div><div>Page No. SOW/2</div><div>GENERALLY</div><div>Carried to Summary</div></div>				

A

PRELIMINARIES

The Contractor is to carry forward the figure for the whole of the works as detailed within the Part B Pricing Schedule in the Preliminaries document

1

Item

<div><div>COLLECTION</div><div>Page No. SOW/4</div><div>PRELIMINARIES Carried to Summary</div></div>				

FACILITATING WORKS

FACILITATING WORKS				
<u>Site strip:</u>				
A	strip site of any vegetation as required; dispose off site	1	Item	
<u>Clearance</u>				
B	clear any objects/materials etc from site which are not required; dispose off site	1	Item	
<u>Breaking up, including excavation, disposal off site and all necessary support as required; as drawing 182 HAT P 011</u>				
C	ground broken out for porous asphalt road to allow for 550 build up below FFL as noted on EW_255	1	Item	
D	ground broken out to allow for a 835 build up below FFL as noted on EW_255	1	Item	
E	ground broken out to allow for 400 build up below FFL as noted on EW_255	1	Item	
F	ground broken out for RC beam	1	Item	
G	existing surface broken out to allow for a minimum of 140 and a maximum of 550 build up below FFL as noted on EW_255 and EW_260	1	Item	
H	existing build up of sand scraped back to reveal full 2m width of existing footpath	1	Item	
J	remove existing concrete wall, foundations and the like	1	Item	
K	remove existing fencing, including posts, bases and foundations	1	Item	
<u>Works contained within survey information</u>				
L	works as detailed within archaeological report	1	Item	
M	works as detailed within ecology survey	1	Item	
N	works as detailed within GPR	1	Item	
P	works as detailed within site investigation report	1	Item	

FACILITATING WORKS

Any other works, Contractor to state:

1

Item

<div><div>COLLECTION</div><div>Page No. SOW/6</div><div>Page No. SOW/7</div><div>FACILITATING WORKS</div><div>Carried to Summary</div></div>				

SUBSTRUCTURE

<u>SUBSTRUCTURE</u>			
<u>Reduction of levels</u>			
A	reduce levels to required formation levels; disposal off site	1	Item
<u>Surface treatments</u>			
B	include for all necessary surface treatments to site and excavations	1	Item
<u>Excavations</u>			
C	excavate to stated depths; including all necessary shoring, supporting, dewatering and the like	1	Item
<u>Disposal</u>			
D	off site	1	Item
<u>Ground beams; as drawing 4569 101, 300, and 311 and Momentum specification</u>			
E	600 x 450 reinforced concrete ground beam; connected to RC slab;including 160 thick cellcore HX 9/13, with 50 thick blinding and minimum 150 thick compacted granular sub base; including backfilling to required levels	1	Item
F	1050 x 450 reinforced concrete ground beam; including 160 thick cellcore HX 9/13, with 50 thick blinding and minimum 150 thick compacted granular sub base; including backfilling to required levels	1	Item
<u>Piling; as drawing 4569 100, 101 and 300 and Momentum specification</u>			
G	piling mat; including for disposal	1	Item
H	piling rig; mobilisation	1	Item
J	piling rig standing time; delays	8	hrs
K	piles; comprising of fill, reinforcement and any other works necessary to compelte	1	Item
L	cutting off tops of piles; including disposing of waste	1	Item
M	pile testing	1	Item

SUBSTRUCTURE

	<u>Concrete foundations as drawing 4569 101, 300, 311 and Momentum specification</u>				
A	600 x 600 reinforced concrete foundations; including 160 thick cellcore HX 9/13, with 50 thick blinding and minimum 150 thick compacted granular sub base; including backfilling to required levels; including cast in pipe	1	Item		
	<u>Ground slab; as drawing 4569 101 and 300 and momentum specification</u>				
B	250 thick reinforced concrete raft slab; including 160 thick cellcore HX 9/13, with 50 thick blinding and minimum 150 thick compacted granular sub base	1	Item		
	<u>Lift pit; as drawing 4569 101 and momentum specification</u>				
C	forming recessed lift pit; including reinforced concrete fill, shuttering and works to complete	1	Item		
	<u>Purpose made concrete sill, including angles; as drawing 182 HAT EE 515, 516, 529, 533, 534, 536, 538 and specification E10/105</u>				
D	finished to be exposed; including all necessary formwork and the like to complete	1	Item		
	<u>Membranes; as drawing 182 HAT EE 529 and specification D20/550</u>				
E	geotextile membrane	1	Item		
	<u>Substructure masonry; as F10/350, 385, F30/150, M60/170 and J40</u>				
F	100 thick blockwork	1	Item		
G	140 thick blockwork	1	Item		
H	forming full filled insulated cavity	1	Item		
J	engineering brickwork	1	Item		
K	DPC	1	Item		
	<u>Any other works, Contractor to state:</u>				
L		1	Item		

<div><div>COLLECTION</div><div>Page No. SOW/9</div><div>Page No. SOW/10</div><div>SUBSTRUCTURE</div><div>Carried to Summary</div></div>				

SUPERSTRUCTURE

<u>SUPERSTRUCTURE</u>					
<u>FRAME</u>					
Steel frame; as drawings 4569 100, 101, 102, 103, 200, 201, 202, 250, 300, 310, 311, 320 and Momentum specification					
<u>Columns</u>					
A	203 x 203 x 46 UC	1	Item		
B	203 x 203 x 60 UC	1	Item		
C	100 x 100 x 8 SHS	1	Item		
D	100 x 100 x 6.3 SHS	1	Item		
<u>Vertical bracings</u>					
E	150 x 100 x 5.0 RHS	1	Item		
F	139.7 x 6.3 CHS	1	Item		
G	200 x 100 x 6.3 RHS	1	Item		
<u>Beams</u>					
H	305 x 165 x 40 UB	1	Item		
J	200 x 200 x 8 SHS	1	Item		
K	150 x 150 x 5 SHS	1	Item		
L	178 x 102 x 19 UB	1	Item		
M	203 x 133 x 25 UB	1	Item		
N	400 x 200 x 10 RHS	1	Item		
P	120 x 60 x 5 RHS	1	Item		
Q	100 x 50 x 5 RHS	1	Item		
R	120 x 120 x 15 EA	1	Item		
S	533 x 210 x 92 UB	1	Item		
T	203 x 203 x 46 UC	1	Item		
U	203 x 203 x 46 UC; cranked	1	Item		
V	168.3 x 5 CHS	1	Item		
W	152 x 152 x 23 UC	1	Item		
Jaywick Workspace Lotus Way, Brooklands C5918		SOW/12		To Collection £	

SUPERSTRUCTURE

(Cont) FRAME				
(Cont) Steel frame; as drawings 4569 100, 101, 102, 103, 200, 201, 202, 250, 300, 310, 311, 320 and Momentum specification				
<u>(Cont) Beams</u>				
A	200 x 150 x 6.3 RHS	1	Item	
B	200 x 100 x 5 RHS; curved	1	Item	
<u>Cold formed purlins and eaves</u>				
C	262 wide z purlins purlins and cleats fixed to steelwork	1	Item	
D	eaves fixed to steelwork	1	Item	
<u>Angles</u>				
E	painted	1	Item	
<u>Fittings</u>				
F	M20 resin anchors	1	Item	
G	M12 Gr 8.8 bolts	1	Item	
H	grout and shims to suit	1	Item	
J	pin connections	1	Item	
K	Macalloy M36 S460 bars with fork end fittings and profiled spade plates	1	Item	
L	base plates	1	Item	
M	counter sunk bolts for gutter and frame connection	1	Item	
N	profiled gusset plates	1	Item	
P	welding plates	1	Item	
Q	fin plates	1	Item	
R	end plate	1	Item	
<u>Framing erection</u>				
S	allowance	1	Item	
T	shop welding; as noted on drawing 4569 311	1	Item	
U	welding	1	Item	

(Cont) FRAME (Cont) Steel frame; as drawings 4569 100, 101, 102, 103, 200, 201, 202, 250, 300, 310, 311, 320 and Momentum specification				
<u>Accessories</u>				
A	thermal breaks	1	Item	
<u>Decoration</u>				
B	decoration to steelwork	1	Item	
C	intumescent decoration	1	Item	
<u>Packers; as specification G20/210</u>				
D	fixed to frame, including all necessary works to complete	1	Item	
<u>Any other works, Contractor to state;</u>				
E		1	Item	
<u>UPPER FLOORS</u>				
Timber upper floors; as drawing 182_HAT_SP_310 and 4569 102 and Momentum specification				
F	first floor structure; timber joists JJ1 220 C+ or cold formed joists at 400 centres, including noggins to 3/4 depth at min midspan or plywood lap positions; double joists at partitions and openings	1	Item	
G	first floor deck; consisting of 25 thick structural plywood deck over steel and timber floor structure; including all fittings and accessories to receive floor finish	1	Item	
Fire protection; as drawing 182_HAT_SP_325 and specification P10/421				
H	fire protection to upper floors; including all necessary works to complete	1	Item	
Membranes; as drawing 182_HAT_EE_515, 516, 529, 533, 534, 536, 538 and specification M10/130				
J	gas membrane; including all taping, preparation and the like to complete	1	Item	

(Cont) UPPER FLOORS (Cont) Membranes; as drawing 182_HAT_EE_515, 516, 529, 533, 534, 536, 538 and specification M10/130				
A	DPM; including all taping, preparation and the like to complete	1	Item	
Insulation; as drawing 182_HAT_EE_515, 516, 529, 533, 534, 536, 538 and specification M10/290				
B	to ground floor; including all necessary works to complete	1	Item	
Any other works, Contractor to state;				
C		1	Item	
ROOF				
Structure				
D	main roof structure; ; fixed to primary frame, including all connection details to adjoining structures, accessories, decoration, intumescent coating, forming of openings, gutters and the like and items to complete; as drawings 182_HAT_EE_540, 541, 545 and 546 and specification M61/110 and Momentum specification	1	Item	
E	canopy roof structure; fixed to primary frame, including all connection details to adjoining structures, accessories, decoration, intumescent coating, forming of gutters and items to complete; as drawings 182_HAT_EE_500, 502, 503 and 504 and specification M61/110 and Momentum specification Momentum specification	1	Item	
F	market roof structure; fixed to primary frame, including all connection details to adjoining structures, accessories, decoration, intumescent coating, forming of gutters and items to complete; as drawings 182_HAT_EE_522 and specification M61/110 and Momentum specification Momentum specification	1	Item	

<u>(Cont) ROOF</u>				
Insulation				
A	insulation to main roof; including all required works to suit the roof layout and fixing; as drawings 182_HAT_EE_540, 541, 545 and 546 and specification H31/275	1	Item	
Finish				
B	main roof aluminium profiled sheet roof cladding; including fixings, cutting, finishing, fillers, membranes and steel lining as drawings 182_HAT_EE_540, 541, 545 and 546 and specification H31/130, 250, 310, 300	1	Item	
C	canopy roof ppc aluminium profiled sheet roof cladding; including fixings, cutting, finishing, fillers, bird repellent gel membranes and steel lining as drawings 182_HAT_EE_500, 502, 503 and 504 and specification H31/135, 250, 310, 300 and N16/380	1	Item	
D	market roof profiled cladding; including fixings, cutting, finishing, fillers, membranes and steel lining as drawings 182_HAT_EE_522 and specification H31/140, 250, 310, 300	1	Item	
E	main roof upstands; inclusive of structure, lining, insulation, single ply membrane and finish to complete as necessary as drawings 182_HAT_EE_546 and specification G20/315	1	Item	
F	upstands to rooflights; comprising sfs studs fixed to purlins, plywood, insulation, flashings, sealant and all accessories to complete as necessary as drawing 182_HAT_EE_546 and specifications H31/125, 275, 310 and G20/315			
Flashings				
G	flashings to main roof; as drawings 182_HAT_EE_540, 541, 545 and 546 and specification H31/310	1	Item	
H	flashings to canopy roof; as drawings 182_HAT_EE_500, 502, 503 and 504 and specification H31/310	1	Item	
Jaywick Workspace Lotus Way, Brooklands C5918				To Collection £
SOW/16				

(Cont) ROOF				
(Cont) Flashings				
A	flashings to market roof; as drawings 182_HAT_EE_522 and specification H31/310	1	Item	
Fascias and soffits				
B	main roof fascia; including fixings, cutting, finishing and fillers as drawings 182_HAT_EE_540, 541, 545 and 546 and specification H31/250, 310, 300	1	Item	
C	main roof soffit; including fixings, cutting, finishing and fillers as drawings 182_HAT_EE_540, 541, 545 and 546 and specification H31/250, 310, 300	1	Item	
D	canopy roof fascia; including fixings, cutting, finishing and fillers as drawings 182_HAT_EE_500, 502, 503 and 504 and specification H31/250, 310, 300	1	Item	
E	canopy roof soffit; including fixings, cutting, finishing and fillers as drawings 182_HAT_EE_500, 502, 503 and 504 and specification H31/250, 310, 300	1	Item	
F	market roof fascia; including fixings, cutting, finishing and fillers as drawings 182_HAT_EE_522 and specification H31/250, 310, 300	1	Item	
G	canopy roof soffit; including fixings, cutting, finishing and fillers as drawings 182_HAT_EE_522 and specification H31/250, 310, 300	1	Item	
Roof access				
H	roof access hatch and ladder; including all necessary accessories, items, fixings and the like to complete; as drawing 182_HAT_EE_546 and specification L30/421	1	Item	
Rooflights				
J	translucent double skin hambleside danelaw ltd 150 GRP rooflight set within roof; including all laps, accessories, flashings, 4 thick polycarbonate layer to soffit and items required to complete; as drawings 182_HAT_EE_545 and specification H31/155	1	Item	

(Cont) ROOF				
Rainwater				
A	forming rainwater guttering within main roof; including structure, insulation, membranes, gutter, forming of overflows, hot weld connections, stop ends and any flashings required to complete the works; as drawing 182_HAT_EE_540 and specification H31/234	1	Item	
B	PPC aluminium gutter; including structure, insulation, membranes, gutter, forming of overflows, hot weld connections, stop ends and any flashings required to complete the works; as drawing 182_HAT_EE_500 and specification R10/311	1	Item	
C	box gutter; including structure, insulation, membranes, gutter, forming of overflows, hot weld connections, stop ends and any flashings required to complete the works; as drawing 182_HAT_EE_522 and specification R10/311	1	Item	
D	mill finished hopper; including all necessary clips, accessories and items to complete; as drawings 182_HAT_EE_541 and specification R10/373 and 371	1	Item	
E	mill finished downpipe; including all necessary clips, shoes, accessories and items to complete; as drawings 182_HAT_EE_541 and specification R10/370 and 371	1	Item	
F	mill finished concealed downpipe; including all necessary clips, shoes, accessories and items to complete; as drawings 182_HAT_EE_522 and specification R10/370 and 371	1	Item	
Brise soleil				
G	brise soleil; including connection to steel frame, aluminium profiled sheet, thermal break, support, framing, finish and accessories necessary to complete; as drawing 182_HAT_EE_460 and specification H31/140	1	Item	

(Cont) ROOF

NOT WITHSTANDING THE CONDITIONS OF CONTRACT,
THIS WORK HAS NOT BEEN MEASURED IN ACCORDANCE
WITH THE NEW RULES OF MEASUREMENT

THE WORK IN THIS SECTION IS TO BE EXECUTED BY
SPECIALIST SUBCONTRACTORS. PRICES ARE TO
INCLUDE FOR ALL COSTS INCURRED BY THE
SUBCONTRACTOR IN EXECUTING THE WORKS DURING AND
OUTSIDE NORMAL WORKING HOURS. THE CONTRACTOR
SHALL LIAISE WITH THE SUBCONTRACTOR REGARDING
THE CONSTRUCTION PROGRAMME AND PROVIDE ALL
NECESSARY SUPERVISION TO SUIT THE
SUBCONTRACTORS WORKING HOURS. THE MAIN
CONTRACTOR SHALL BE RESPONSIBLE FOR THE
CO-ORDINATION OF ALL WORKS ON SITE

Mansafe: as specification N25/210

A system; including all fittings, fixtures,
supports, and the like to complete

1 Item

B add for profit

%

C add for attendance

1 Item

Please write the name of the selected
subcontractor below

D

Any other works, Contractor to state;

E

1 Item

STAIRS; CONTRACTORS DESIGNED PORTION

NOT WITHSTANDING THE CONDITIONS OF CONTRACT,
THIS WORK HAS NOT BEEN MEASURED IN ACCORDANCE
WITH THE NEW RULES OF MEASUREMENT

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SUBCONTRACTOR IN EXECUTING THE WORKS DURING AND
OUTSIDE NORMAL WORKING HOURS. THE CONTRACTOR
SHALL LIAISE WITH THE SUBCONTRACTOR REGARDING
THE CONSTRUCTION PROGRAMME AND PROVIDE ALL
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SUBCONTRACTORS WORKING HOURS. THE MAIN
CONTRACTOR SHALL BE RESPONSIBLE FOR THE
CO-ORDINATION OF ALL WORKS ON SITE

Stair 1; as drawings 182 HAT ID 650, 651 and
652 and Specification L30/105, 115, 130, 230,
570 and 590

A	structure; including all connections to adjoining structures to complete	1	Item
B	finishes; including all fittings to complete	1	Item
C	balustrades; including all fittings to complete	1	Item
D	handrails; including all fittings to complete	1	Item
E	stringers; decorated	1	Item
F	accessories	1	Item
G	add for profit		%
H	add for attendance	1	Item

Please write the name of the selected
subcontractor below

J			
	<u>Stair 2; as drawings 182 HAT ID 660, 661 and 662 and Specification L30/105, 115, 130, 230, 570 and 590</u>		
K	structure; including all connections to adjoining structures to complete	1	Item
L	finishes; including all fittings to complete	1	Item

SUPERSTRUCTURE

<p><u>(Cont) STAIRS; CONTRACTORS DESIGNED PORTION</u> (Cont) THE WORK IN THIS SECTION IS TO BE EXECUTED BY SPECIALIST SUBCONTRACTORS. PRICES ARE TO INCLUDE FOR ALL COSTS INCURRED BY THE SUBCONTRACTOR IN EXECUTING THE WORKS DURING AND OUTSIDE NORMAL WORKING HOURS. THE CONTRACTOR SHALL LIAISE WITH THE SUBCONTRACTOR REGARDING THE CONSTRUCTION PROGRAMME AND PROVIDE ALL NECESSARY SUPERVISION TO SUIT THE SUBCONTRACTORS WORKING HOURS. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF ALL WORKS ON SITE <u>(Cont) Stair 2; as drawings 182 HAT ID 660, 661 and 662 and Specification L30/105, 115, 130, 230, 570 and 590</u></p>				
A	balustrades; including all fittings to complete	1	Item	
B	handrails; including all fittings to complete	1	Item	
C	stringers; decorated	1	Item	
D	accessories	1	Item	
E	add for profit		%	
F	add for attendance	1	Item	
<p><u>Please write the name of the selected subcontractor below</u></p>				
G				
<p><u>Any other works. Contractor to state:</u></p>				
H		1	Item	

EXTERNAL WALLS

NOT WITHSTANDING THE CONDITIONS OF CONTRACT,
THIS WORK HAS NOT BEEN MEASURED IN ACCORDANCE
WITH THE NEW RULES OF MEASUREMENT

THE WORK IN THIS SECTION IS TO BE EXECUTED BY
SPECIALIST SUBCONTRACTORS. PRICES ARE TO
INCLUDE FOR ALL COSTS INCURRED BY THE
SUBCONTRACTOR IN EXECUTING THE WORKS DURING AND
OUTSIDE NORMAL WORKING HOURS. THE CONTRACTOR
SHALL LIAISE WITH THE SUBCONTRACTOR REGARDING
THE CONSTRUCTION PROGRAMME AND PROVIDE ALL
NECESSARY SUPERVISION TO SUIT THE
SUBCONTRACTORS WORKING HOURS. THE MAIN
CONTRACTOR SHALL BE RESPONSIBLE FOR THE
CO-ORDINATION OF ALL WORKS ON SITE

SFS Structure: as drawing 182 HAT EE 400, 401,
402, 405, 406, 407, 460, 500, 502, 503, 504,
520, 521, 523, 524, 540, 541, 545 and 546,
momentum specification and specification
H31/240 G20/210

A	SFS framing and support system, comprising external wall structure, including all requirements to complete, accessories, packers, angles, design, fittings, fixings and the like	1	Item
B	cladding rails; including brackets, fixings, fittings, packers, angles and accessories to complete; to support external walling	1	Item
C	Boards: as drawing 182 HAT EE 400, 401, 402, 405, 406, 407, 460, 500, 502, 503, 504, 520, 521, 523, 524, 540, 541, 545 and 546 and specification H31/245 12 thick cement particle board; fixed to SFS; including all necessary sealant, accessories, fittings and the like to complete	1	Item
D	Insulation: as drawing 182 HAT EE 400, 401, 402, 405, 406, 407, 460, 500, 502, 503, 504, 520, 521, 523, 524, 540, 541, 545 and 546 and specification H31/270 and F10/396 insulation block	1	Item
E	240 thick mineral wool insulation, class A1	1	Item

(Cont) EXTERNAL WALLS

(Cont) THE WORK IN THIS SECTION IS TO BE EXECUTED BY SPECIALIST SUBCONTRACTORS. PRICES ARE TO INCLUDE FOR ALL COSTS INCURRED BY THE SUBCONTRACTOR IN EXECUTING THE WORKS DURING AND OUTSIDE NORMAL WORKING HOURS. THE CONTRACTOR SHALL LIAISE WITH THE SUBCONTRACTOR REGARDING THE CONSTRUCTION PROGRAMME AND PROVIDE ALL NECESSARY SUPERVISION TO SUIT THE SUBCONTRACTORS WORKING HOURS. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF ALL WORKS ON SITE

Architectural profiles limited AP50HR organic coated 0.7 thick AP18HR profiled aluminium sheet cladding with APL armacoilPLUS pvdf finish to outer and mill finish to inner side; as drawing 182 HAT EE 400, 401, 402, 405, 406, 407, 460, 500, 502, 503, 504, 520, 521, 523, 524 and 541 as specification H31/120, 122, 125, 261, 265, 300 and 310, and P10/310

A	vertical uninsulated cladding; including tritherm spacer system, support rails, sag rods, tie wired, bracings, accessories, fillers, fasteners, laps, sealing, ends, angles, beads, flashings, soffits, copings, drips, spacers, vapour control layer, membranes, lining sheet and any other items deemed to complete; specification H31/122	1	Item
B	vertical cladding; including support structure, support rails, sag rods, tie wired, bracings, accessories, fillers, fasteners, laps, sealing, ends, angles, beads, flashings, soffits, copings, drips, spacers, vapour control layer, membranes, lining sheet and any other items deemed to complete; specification H31/120	1	Item
C	horizontal cladding; including support structure, support rails, sag rods, tie wired, bracings, accessories, fillers, fasteners, laps, sealing, ends, angles, beads, flashings, soffits, copings, drips, spacers, vapour control layer, membranes, lining sheet and any other items deemed to complete; specification H31/125	1	Item

Profiled cladding

	<p>(Cont) EXTERNAL WALLS (Cont) THE WORK IN THIS SECTION IS TO BE EXECUTED BY SPECIALIST SUBCONTRACTORS. PRICES ARE TO INCLUDE FOR ALL COSTS INCURRED BY THE SUBCONTRACTOR IN EXECUTING THE WORKS DURING AND OUTSIDE NORMAL WORKING HOURS. THE CONTRACTOR SHALL LIAISE WITH THE SUBCONTRACTOR REGARDING THE CONSTRUCTION PROGRAMME AND PROVIDE ALL NECESSARY SUPERVISION TO SUIT THE SUBCONTRACTORS WORKING HOURS. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF ALL WORKS ON SITE (Cont) Profiled cladding</p>				
A	<p>market roof profiled cladding; including fixings, cutting, finishing, fillers, membranes and steel lining as drawings 182_ HAT_EE_400 and specification H31/140, 250, 310, 300</p> <p><u>Filon STD 3 code 002C grade 300 weight CE24E class 3 AB single skin translucent cladding to external walls: as drawing 182 HAT EE 400, 401, 402, 405, 406, 407, 460, 500, 502, 503, 504, 520, 521, 523, 524, 540, 541, 545 and 546 and specification H31/150, 300</u></p>	1	Item		
B	<p>cladding, including fixing to support frame, angles, profiles, beads, flashings, ends, soffits, copings, spacers, ends, beads and all relevant supports, accessories and the like to complete</p> <p><u>Timber board lining: as drawing 182 HAT EE 520 and specification K11/470, G20/210 and M60/140, 182</u></p>	1	Item		
C	<p>20 thick wester red cedar boards fixed to, and including timber studwork, including all fitting, accessories, end and angle pieces, membranes, flashings, fillers, beads and decoration</p> <p><u>Cavity Barrier: as drawing 182 HAT EE 501 and specification P10/410</u></p>	1	Item		
D	<p>rockwool PWCB</p> <p><u>Cavity closer: as drawing 182 HAT EE 501 and specification P10/421</u></p>	1	Item		
E	<p>rockwool firestop plus slab; including all accessories</p>	1	Item		
	<p>Jaywick Workspace Lotus Way, Brooklands C5918</p>	SOW/24		To Collection £	

(Cont) EXTERNAL WALLS

(Cont) THE WORK IN THIS SECTION IS TO BE EXECUTED BY SPECIALIST SUBCONTRACTORS. PRICES ARE TO INCLUDE FOR ALL COSTS INCURRED BY THE SUBCONTRACTOR IN EXECUTING THE WORKS DURING AND OUTSIDE NORMAL WORKING HOURS. THE CONTRACTOR SHALL LIAISE WITH THE SUBCONTRACTOR REGARDING THE CONSTRUCTION PROGRAMME AND PROVIDE ALL NECESSARY SUPERVISION TO SUIT THE SUBCONTRACTORS WORKING HOURS. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF ALL WORKS ON SITE

Masonry: as F10/350, F30/150 and J40

A	140 thick blockwork	1	Item
B	forming 100 thick full filled insulated cavity	1	Item
C	add for profit		%
D	add for attendance	1	Item

Please write the name of the selected subcontractor below

E			
F	Any other works, Contractor to state;	1	Item

WINDOWS AND EXTERNAL DOORS

External windows; including all ironmongery, sills, reveals, including brackets, compriband seals, sealant, fittings, packing, cavity barriers, accessories and necessary items to complete the installation as drawing 182_HAT_EE_515, 516, 530, 531, 532, 533, 534, 535, 536, 537 and 538 and specification L10/310, 330, 332 and G20/311

G	type C; to suit structural opening size 930 x 1395 comprising 1nr opening pane; G1 03, 09, 10, 17, 18, 19, 20, 21, 22, 23 and 24	11	Nr
H	type C; to suit structural opening size 930 x 1395 comprising 1nr opening pane; including manual actuator; G1 02, 12, 13, 14, 15 and 16	6	Nr

(Cont) WINDOWS AND EXTERNAL DOORS (Cont) External windows; including all ironmongery, sills, reveals, including brackets, compriband seals, sealant, fittings, packing, cavity barriers, accessories and necessary items to complete the installation as drawing 182_HAT_EE_515, 516, 530, 531, 532, 533, 534, 535, 536, 537 and 538 and specification L10/310, 330, 332 and G20/311				
A	type A; to suit structural opening size 1155 x 1850 comprising 1nr opening pane; G0 07 and 08	2	Nr	
B	type D; to suit structural opening size 1920 x 1395 comprising 2nr opening panes; G1 04, 08 and 11	3	Nr	
C	type D; to suit structural opening size 1920 x 1395 comprising 2nr opening panes; including manual actuator; G1 01	1	Nr	
D	type B; to suit structural opening size 2420 x 1850 comprising 2nr opening panes; G0 10 and 11	2	Nr	
E	type E; to suit structural opening size 2910 x 1395 comprising 2nr opening panes and 1nr fixed pane; G1 05, 06 and 07	3	Nr	
External doors; including all ironmongery, sills, reveals, compriband seals, sealant, fittings, packing, cavity barriers, accessories and necessary items to complete the installation as drawing 182_HAT_EE_515, 516, 530, 531, 532, 533, 534, 535, 536, 537 and 538, and specification L10/310, 330, 332 and L20/490 and G20/311				
F	type I; external door in glazed screen to suit structural opening size 1190 x 2575 comprising single door and 1nr opening top light; D0 09, 12, 13, 17 and 18	5	Nr	
G	type A; external door in glazed screen to suit structural opening size 2310 x 2580 comprising single sliding door and fixed pane; including powered opener and equipment; G0 01	1	Nr	
H	type G; external door in glazed screen to suit structural opening size 2675 x 2580 comprising single door, 1nr fixed pane and 1nr opening top light; G0 06, 09 and 12	3	Nr	
Jaywick Workspace Lotus Way, Brooklands C5918		SOW/26		To Collection £

(Cont) WINDOWS AND EXTERNAL DOORS

(Cont) External doors; including all ironmongery, sills, reveals, compriband seals, sealant, fittings, packing, cavity barriers, accessories and necessary items to complete the installation as drawing 182_HAT_EE_515, 516, 530, 531, 532, 533, 534, 535, 536, 537 and 538, and specification L10/310, 330, 332 and L20/490 and G20/311

A	type E; external door in glazed screen to suit structural opening size 2930 x 2580 comprising 3nr fixed panes and 3nr opening top lights; G0 02, 03 and 05	3	Nr
B	type F; external door in glazed screen to suit structural opening size 2960 x 2580 comprising double automatic sliding doors and 2nr fixed panes; including all equipment to electrically operate door; G0 04	1	Nr
C	type B; external door in glazed screen to suit structural opening size 3005 x 2580 comprising single door, 2nr fixed panes and 3nr opening top lights; G0 13	1	Nr
D	type D; external door in glazed screen to suit structural opening size 3365 x 2580 comprising single door, 2nr fixed panes and 3nr opening top lights; G0 14 and 16	2	Nr
E	type H; external door in glazed screen to suit structural opening size 3365 x 2580 comprising single door, 2nr fixed panes and 3nr opening top lights; G0 15 and 17	2	Nr
F	type C; external door in glazed screen to suit structural opening size 4495 x 2580 comprising single door, 6nr fixed panes and 4nr opening top lights; G0 18	1	Nr
Market sliding folding shutter door; as drawing 182_HAT_EE_515 and 516 and specification L20/535 and G20/311			
G	to suit structural opening size 3775 x 3300; including all frame, support, tracks, accessories, ironmongery, equipment and fixings to complete; D0 34	1	Nr
H	to suit structural opening size 4055 x 3300; including all frame, support, tracks, accessories, ironmongery, equipment and fixings to complete; D0 35	1	Nr

(Cont) WINDOWS AND EXTERNAL DOORS (Cont) Market sliding folding shutter door; as drawing 182_HAT_EE_515 and 516 and specification L20/535 and G20/311				
A	to suit structural opening size 5560 x 3300; including all frame, support, tracks, accessories, ironmongery, equipment and fixings to complete; D0 33	1	Nr	
Roller shutters; as drawing 182_HAT_EE_501, 533 and 538 and specification L20/610, 611, 612 and 613 and G20/311				
B	to suit type A external door system; including all necessary support, boxing, power, fittings and equipment to complete, GO 01	1	Nr	
C	to suit type E external door system; including all necessary support, boxing, power, fittings and equipment to complete, GO 02, 03 and 05	3	Nr	
D	to suit type F external door system; including all necessary support, boxing, power, fittings and equipment to complete, GO 04	1	Nr	
E	to suit type G external door system; including all necessary support, boxing, power, fittings and equipment to complete, GO 06, 09 and 12	3	Nr	
F	to suit type B external door system; including all necessary support, boxing, power, fittings and equipment to complete, GO 13	1	Nr	
G	to suit type D external door system; including all necessary support, boxing, power, fittings and equipment to complete, GO 14 and 16	2	Nr	
H	to suit type H external door system; including all necessary support, boxing, power, fittings and equipment to complete, GO 15 and 17	2	Nr	
J	to suit type C external door system; including all necessary support, boxing, power, fittings and equipment to complete, GO 18	1	Nr	

(Cont) WINDOWS AND EXTERNAL DOORS (Cont) Roller shutters; as drawing 182_HAT_EE_501, 533 and 538 and specification L20/610, 611, 612 and 613 and G20/311				
A	to suit type I external door system; including all necessary support, boxing, power, fittings and equipment to complete, GO 21, 22, 23, 24 and 25	5	Nr	
B	to suit type A external window; including all necessary support, boxing, power, fittings and equipment to complete, GO 07 and 08	2	Nr	
C	to suit type B external window; including all necessary support, boxing, power, fittings and equipment to complete, GO 10 and 11	2	Nr	
Insulated roller shutters; as drawing 182_HAT_EE_538 and specification L20/611 and G20/311				
D	to suit structural opening size 1915 x 2195; including all necessary support, boxing, power, fittings and equipment to complete, D0 36	1	Nr	
E	to suit structural opening size 3600 x 2195; including all necessary support, boxing, power, fittings and equipment to complete, D0 37	1	Nr	
25 Thick plywood window sill with 2 thick arris to exposed edge, including cutting, recessing, decorating and finishing; as drawing 182_HAT_EE_531 and 537 and specification P20/240				
F	100 wide; fixed to external walling	1	Item	
G	225 wide; fixed to external walling	1	Item	
25 Thick plywood reveal with 2 thick arris to exposed edge, including cutting, recessing, decorating and finishing; as drawing 182_HAT_EE_531 and 537 and specification P20/240				
H	100 wide; fixed to external walling	1	Item	
J	225 wide; fixed to external walling	1	Item	

<u>(Cont) WINDOWS AND EXTERNAL DOORS</u>				
Thresholds; to doors; as drawing 182_HAT_EE_533				
A	checkerplate threshold to doors; fixed to sub floor, to fit proposed flooring and provide seamless interaction	1	Item	
Any other works, Contractor to state;				
B		1	Item	
<u>INTERNAL WALLS</u>				
Partition type 1; twin stud wall; as drawing 182_HAT_SP_320, 182_HAT_ID_610, 611, 612 and specification K10/125				
C	fermacell 1S25 insulated partition; including all head conditions, deflections, insulation, linings both sides, beads and stops, finishing, accessories, jointing, fire performance, acoustic treatment, fillers, packers, strips, seals, angles, accessories and works to complete	1	Item	
Partition type 2; 100 thick fire and acoustic rated partition; as drawing 182_HAT_SP_320, 182_HAT_ID_610, 611, 612 and specification K10/126				
D	fermacell 1S29 insulated partition; including all head conditions, deflections, insulation, linings both sides, finishing, beads and stops, accessories, jointing, fire performance, acoustic treatment, fillers, packers, strips, seals, angles, accessories and works to complete	1	Item	
Partition type 3; 75 thick fire and acoustic rated partition; as drawing 182_HAT_SP_320, 182_HAT_ID_610, 611, 612 and specification K10/127				
E	fermacell 1S29 insulated partition; including all head conditions, deflections, insulation, linings both sides, finishing, beads and stops, accessories, jointing, fire performance, acoustic treatment, fillers, packers, strips, seals, angles, accessories and works to complete	1	Item	
Jaywick Workspace Lotus Way, Brooklands C5918				To Collection £
SOW/30				

<u>(Cont) INTERNAL WALLS</u>				
Partition type 4; non fire rated 100 thick partition; as drawing 182_HAT_SP_320, 182_HAT_ID_610, 611, 612 and specification K10/128				
A	fermacell 1S29 insulated partition; including all head conditions, deflections, insulation, linings both sides, finishing, beads and stops, accessories, jointing, fire performance, acoustic treatment, fillers, packers, strips, seals, angles, accessories and works to complete	1	Item	
Partition type 5; 200 thick insulated partition; as drawing 182_HAT_SP_320, 182_HAT_ID_610, 611, 612 and specification K10/129				
B	partition system, Contractor to submit proposals; including all head conditions, deflections, insulation, vapour control linings both sides, finishing, beads and stops, accessories, jointing, fire performance, acoustic treatment, fillers, packers, strips, seals, angles, accessories and works to complete	1	Item	
150 Timber stud partition, including board lining both sides; as drawing 182_HAT_SP_320, 182_HAT_ID_610, 611, 612 and specification G20/210 and K10/205				
C	15 thick fermacell tapered edge board fixed to and including timber framing; including surface treatment, finishing, beads and stops, jointing, fillers, packers, strips, seals, angles, accessories and works to complete	1	Item	
100 Timber stud partition, including board lining both sides; as drawing 182_HAT_SP_320, 182_HAT_ID_610, 611, 612 and specification G20/210 and K10/205				
D	15 thick fermacell tapered edge board fixed to and including timber framing; including surface treatment, finishing, beads and stops, jointing, fillers, packers, strips, seals, angles, accessories and works to complete	1	Item	

<u>(Cont) INTERNAL WALLS</u>				
Independent wall lining on 75 metal studs; as drawing 182_HAT_SP_320, 610, 611, 182_HAT_ID_612 and specification K10/155				
A	fermacell 3S01 independent lining; including all head conditions, deflections, insulation, linings to applicable sides, finishing, beads and stops, accessories, jointing, fire performance, acoustic treatment, fillers, packers, strips, seals, angles, accessories and works to complete	1	Item	
Concealed cistern walling system; as drawing 182_HAT_ID_621 and specification G20/210 and N10/110				
B	vanities as white laminate faced and lipped mdf panels on push clips and timber framing; including all necessary fittings, accessories, sealant and the like to complete	1	Item	
Board lining to SFS framing; as drawing 182_HAT_SP_320, 182_HAT_ID_610, 611, 612 and specification K10/206				
C	12.5 thick fermacell tapered edge board fixed to timber framing; including surface treatment, finishing, beads and stops, jointing, fillers, packers, strips, seals, angles, accessories and works to complete	1	Item	
Plywood lining on metal framing; as drawing 182_HAT_SP_320, 182_HAT_ID_610, 611, 612 and specification K11/415				
D	15 thick conifer faced plywood; fixed to structures; including all works required to complete	1	Item	
Board on dabs; as drawing 182_HAT_SP_320, 182_HAT_ID_610, 611, 612 and specification K10/185				
E	fermacell 3TP01 wall lining on dabs, fixed to concrete blockwork, including all jointing, finishing, beads and stops, strips, seals, angles, accessories and works to complete	1	Item	

<u>(Cont) INTERNAL WALLS</u>				
Column encasement; as drawing 182_HAT_SP_320, 182_HAT_ID_610, 611, 612 and 613 and specification K10/265				
A	2nr layers of fermacell; including all jointing, finishing, beads and stops, strips, seals, angles, accessories and works to complete			
	Acoustic sliding folding partition; including all tracks, chanel, guides, framing, finishing, packers, fixings, accessories to complete; as drawing 182_HAT_SP_320, 680 and 681 and Specification L20/545			
B	building additions series 100 operable wall; 50dB manually operated wall; including ironmongery including all necessary accessories and works to complete	1	Item	
	10.4N 190 wide blockwork walling; as drawing 182_HAT_SP_320, 670, 671, 672, 673 and 4569 102 and specification F30/221 and momentum specification			
C	to form lift shaft walls; including class M4 mortar, ancon AMR/S/D5.0/W150 bed joint reinforcement, wall ties and all necessary works to complete	1	Item	
	Fire protection; as drawing 182_HAT_SP_325			
D	30 minute fire protection cavity barrier; including all necessary works to complete; specification P10/433	1	Item	
E	60 minute fire protection cavity barrier; including all necessary works to complete; specification P10/433	1	Item	
F	mesh reinforced fire protection cavity barrier; including all necessary works to complete; specification P10/431	1	Item	
	Column encasement; as drawing 182_HAT_SP_325 and 610; specification K10/255			
G	including all necessary fixing, insulation, treatments, fire protection, jointing, finishing, beads and stops and accessories to complete	1	Item	

<u>(Cont) INTERNAL WALLS</u>				
Panelled WC ducted wall linings; as drawing 182_HAT_GA_110 and specification K32/160				
A	venesta vepps preplumbed panels and proprietary frames; including all sealant, mastic, connections, fittings, fixings and accessories necessary to complete	1	Item	
Boxings; generally				
B	boxings to services, including forming structure, board finish and the like to complete	1	Item	
Lintles; as drawing 4569 102				
C	naylor N2 lintles	1	Item	
Any other works, Contractor to state;				
D		1	Item	
<u>INTERNAL DOORS</u>				
Non fire rated timber internal doors and screens; as drawings 182_HAT_ID_630, 631, 632, 640 and 641 and specification L20/280, 281, 282, 283, 284, 285, 330, 331, 332, 333, 334, 335, 336				
E	doorset to suit 821 x 2204 structural opening; 739 x 2160 leaf single door including timber frame, lining, stops and the like to complete; D1 05, 06, 14, 15	4	Nr	
F	doorset to suit 899 x 2204 structural opening; 819 x 2160 leaf single door including timber frame, lining, stops and the like to complete; D0 32	1	Nr	
G	doorset to suit 928 x 2204 structural opening; 844 x 2160 leaf single door including timber frame, lining, stops and the like to complete; D0 22	1	Nr	
H	doorset to suit 1040 x 2204 structural opening; 953 x 2160 leaf double action pivot hinge timber door with glazed vision panel including timber frame, lining, stops and the like to complete; D0 07	1	Nr	
Jaywick Workspace Lotus Way, Brooklands C5918		SOW/34		To Collection £

(Cont) INTERNAL DOORS (Cont) Non fire rated timber internal doors and screens; as drawings 182_HAT_ID_630, 631, 632, 640 and 641 and specification L20/280, 281, 282, 283, 284, 285, 330, 331, 332, 333, 334, 335, 336				
A	doorset to suit 1035 x 2204 structural opening; 953 x 2160 leaf single door including timber frame, lining, stops and the like to complete; D0 03, 06, 15, 19, D1 04	5	Nr	
B	doorset to suit 1106 x 1800 structural opening; 1024 x 1600 leaf (door cut short at the bottom) single door including timber frame, lining, stops and the like to complete; D0 21, 23, 24	3	Nr	
FD30s 35dB timber internal doors and screens; as drawings 182_HAT_ID_630, 631, 632, 640 and 641 and specification L20/280, 281, 282, 283, 284, 285, 330, 331, 332, 333, 334, 335, 336				
C	FD30s 35dB rated doorset to suit 821 x 2204 structural opening; glazed door leaf 739 x 2150 within glazed screen, plus fire rated side glazed vision panel including timber frame, lining, stops, intumescent seals and the like to complete; D1 12	1	Nr	
D	FD30s 35dB doorset to suit 1058 x 2204 structural opening; 962 x 2150 leaf single door with vision panel including timber frame, lining, stops and the like to complete; D1 01, 02, 14	3	Nr	
E	FD30s 35dB doorset to suit 1058 x 2204 structural opening; 962 x 2150 leaf single door with vision panel and glazed clerestory panel above including timber frame, lining, stops and the like to complete; D1 09, 10, 11, 16, 17, 18, 19, 20, 21, 22	10	Nr	
F	FD30s 35dB rated doorset to suit 1656 x 2204 structural opening; G1 26 glazed door and screen, door leaf 962 x 2150 including timber frame, lining, stops, manifestation, intumescent seals and the like to complete; D1 08	1	Nr	

(Cont) INTERNAL DOORS

(Cont) FD30s 35dB timber internal doors and screens; as drawings 182_HAT_ID_630, 631, 632, 640 and 641 and specification L20/280, 281, 282, 283, 284, 285, 330, 331, 332, 333, 334, 335, 336

A	FD30s 35dB rated doorset to suit 1656 x 2204 structural opening; G1 25 glazed door and screen, door leaf 962 x 2150 including timber frame, lining, stops, manifestation, intumescent seals and the like to complete; D1 07	1	Nr
B	FD30s 35dB rated doorset to suit 2570 x 2204 structural opening; G0 20 glazed door and screen, door leaf 962 x 2150 including timber frame, lining, stops, manifestation, intumescent seals and the like to complete; D0 04	1	Nr
C	FD30s 35dB rated doorset to suit 2572 x 2204 structural opening; G1 24 glazed door and screen, door leaf 962 x 2150 including timber frame, lining, stops, manifestation, intumescent seals and the like to complete; D1 03	1	Nr
FD60s timber internal doors and screens; as drawings 182_HAT_ID_630, 631, 632, 640 and 641 and specification L20/280, 281, 282, 283, 284, 285, 330, 331, 332, 333, 334, 335, 336			
D	FD60s doorset to suit 821 x 2207 structural opening; 739 x 1974 leaf single door including timber frame, lining, stops and the like to complete; D0 31	1	Nr
E	FD60s doorset to suit 835 x 2204 structural opening; 739 x 2150 leaf single door including timber frame, lining, stops and the like to complete; D0 30	1	Nr
F	FD60s rated doorset to suit 1061 x 2204 structural opening; 973 x 2150 leaf single door including timber frame, lining, stops, intumescent seals and the like to complete; D0 02, 16	2	Nr
G	FD60s 35dB rated doorset to suit 2361 x 2204 structural opening; G0 19 glazed door and screen, door leaf 962 x 2150 including timber frame, lining, stops, manifestation, intumescent seals and the like to complete; D0 05	1	Nr

<u>(Cont) INTERNAL DOORS</u>			
Ironmongery; as door schedule 182_HAT_ DoorScheduleA3 and A. C Leigh Ironmongery Schedule REF q7015174/4			
A	set 1	2	Nr
B	set 2	4	Nr
C	set 3	16	Nr
D	set 4	1	Nr
E	set 5	4	Nr
F	set 6	1	Nr
G	set 7	1	Nr
H	set 8	3	Nr
J	set 9	1	Nr
K	set 10	2	Nr
L	set 11	2	Nr
M	set 12	1	Nr
Access panels; as drawing 182_HAT_SP_346			
N	type a, 150 x 150 as specification K10/427	1	Item
P	type b, 200 x 200 as specification K10/428	1	Item
Q	type c, 300 x 300 as specification K10/429	1	Item
R	type d, 900 x 550 as specification K10/430	1	Item
S	type d, 600 x 300 as specification K10/431	1	Item
Any other works, Contractor to state;			
T		1	Item
<u>INTERNAL FINISHES</u>			
Wall finishes			
<u>Decoration to plasterboard; as drawing 182_HAT SP_330 and specification M60/110</u>			
U	dulux matt emulsion	1	Item
Jaywick Workspace Lotus Way, Brooklands C5918		SOW/37	
		To Collection £	

(Cont) INTERNAL FINISHES (Cont) Wall finishes <u>Decoration to blockwork; as drawing 182 HAT SP 330 and specification M60/170</u>				
A	dulux weathershield smooth masonry paint	1	Item	
<u>Wall tiling; as drawing 182 HAT SP 330 and specification M40/110 and 112</u>				
B	150 x 150 johnsons prismatics glazed wall tiling; including adhesive, grout, bedding, trims, accessories and the like to complete	1	Item	
<u>Sheet wall lining; as drawing 182 HAT SP 330 and specification M50/154</u>				
C	2.5 thick altro whiterock to wet areas; including all fixings, jointing, beads, trims and the like to complete	1	Item	
<u>Wall coating to plywood as drawing 182 HAT SP 330 and specification M60/182</u>				
D	bona limited traffic neutral <u>plaster skim as K10/680</u>	1	Item	
E	2-3 thick; applied on surfaces	1	Item	
<u>Any other works. Contractor to state:</u>				
F		1	Item	
Ceiling finishes <u>Fire resistant suspended ceiling system; as drawing 182 HAT SP 340 and specification K10/230</u>				
G	british gypsum casoline MF ceiling system C106051 comprising 2 x 15 thick fireline board, taped and jointed 30 thick insulation, 100 thick stand off from underside of joists; including all necessary joints, seals, strips, trims, preparation and the like to complete the works	1	Item	

(Cont) INTERNAL FINISHES (Cont) Ceiling finishes <u>(Cont) Fire resistant suspended ceiling system;</u> <u>as drawing 182 HAT SP 340 and specification</u> <u>K10/230</u>				
A	british gypsum casoline MF ceiling system C106051 comprising 2 x 15 thick fireline board, taped and jointed 30 thick insulation, 250 thick stand off from underside of joists; including all necessary joints, seals, strips, trims, preparation and the like to complete the works	1	Item	
<u>Plasterboard suspended ceiling system to pitch</u> <u>as drawing 182 HAT SP 330 and specification</u> <u>K10/235</u>				
B	british gypsum casoline MF ceiling system comprising 2 x 12.5 thick wallboard, taped and jointed 50 thick insulation; including all necessary joints, seals, strips, trims, preparation, finishing and the like to complete the works	1	Item	
<u>Insulated suspended ceiling system as drawing</u> <u>182 HAT SP 330 and specification K10/225</u>				
C	british gypsum casoline MF ceiling system C106051 comprising 2 x 15 thick fireline board, taped and jointed 200 thick insulation; including all necessary joints, seals, strips, trims, preparation, finishing and the like to complete the works	1	Item	
<u>Ceiling lining system on timber as drawing 182</u> <u>HAT SP 330 and specification K10/205</u>				
D	fermacell ceiling system comprising 1 x 15 thick tapered edge board, taped and jointed; including all necessary joints, seals, strips, trims, preparation, treatment and the like to complete the works	1	Item	
<u>Decoration to finishes: as drawing 182 HAT SP</u> <u>330 and specification M60/110</u>				
E	dulux matt emulsion	1	Item	

(Cont) INTERNAL FINISHES				
(Cont) Ceiling finishes				
<u>Beam encasement; as drawing 182 HAT SP 325 and 610; specification K10/255 and 265</u>				
A	including all necessary fixing, insulation, treatments, fire protection, jointing, finishing, beads and stops and accessories to complete	1	Item	
<u>plaster skim as K10/680</u>				
B	2-3 thick; applied on surfaces	1	Item	
<u>Any other works. Contractor to state:</u>				
C		1	Item	
Floor finishes				
<u>Screed: as drawing 182 HAT SP 31 and specification M10/160, 115, 130, 135</u>				
D	floating screed to ground floor construction; including all necessary stops, beads, reinforcement as necessary to complete the works and include for works for recessed mattwell	1	Item	
E	self levelling screed; including all necessary stops, beads, reinforcement as necessary to complete the works	1	Item	
<u>Mattwells; as drawing 182 HAT SP 315 and specification N10/290 and 300</u>				
F	recessed aluminium jaymart mattwell frame with polyrib insert internal matting; recessed into screed, including all necessary accessories and fittings to complete	1	Item	
<u>Rubber flooring as drawing 182 HAT SP 315 and specification M50/150, 151 and 740</u>				
G	noraplan iona 6917 2 thick flooring laid on floor structure; including adhesive, all necessary accessories, cutting, fillets, angles, sealing and the like to complete	1	Item	
H	noraplan unita 2 thick flooring laid on floor structure; including adhesive, all necessary accessories, cutting, fillets, angles, sealing and the like to complete	1	Item	
Jaywick Workspace Lotus Way, Brooklands C5918				To Collection £
SOW/40				

SUPERSTRUCTURE

<p>(Cont) INTERNAL FINISHES (Cont) Floor finishes <u>(Cont) Rubber flooring as drawing 182 HAT SP 315 and specification M50/150, 151 and 740</u></p>				
A	thresholds	1	Item	
<p><u>Non slip vinyl flooring; as drawing 182 HAT SP 315 and specification M50/155, 156, 740 and 770</u></p>				
B	2.5 thick altro reliance 25 laid on floor structure; including adhesive, welding, all necessary accessories, cutting, fillets, angles, sealing and the like to complete	1	Item	
C	2.5 thick altro marine 20 laid on floor structure; including adhesive, welding, all necessary accessories, cutting, fillets, angles, sealing and the like to complete	1	Item	
D	coved skirting	1	Item	
E	thresholds	1	Item	
<p><u>Sealer to structural plywood; as drawing 182 HAT SP 315 and specification M60/180</u></p>				
F	bona limited traffic HD	1	Item	
<p><u>Softwood skirting; as drawing 182 HAT SP 318 and specification P20/200 and M60/150. 152</u></p>				
G	15 x 100 mdf skirting with 2 thick aris prepared to receive dulux satin decoration, including all necessary works to complete	1	Item	
<p><u>Any other works, Contractor to state;</u></p>				
H		1	Item	

FURNITURE, FITTINGS AND EQUIPMENT				
Tea Point Arrangement; as drawing 182_HAT_ID_690 and Specification N10/110				
A	tea point consisting of high level storage, built-in microwave, cutlery drawer, accessible storage, cupboard fronts to be Luca matt bespoke painted doors in orange, full height integrated fridge, panel boxing out to match unit fronts, U11102 Chalk XP white laminate worktop from Duropal, bin store, sink with drainage board, storage for boiling water tap and storage for cleaning supplies; including all fittings, fixings as described on drawings; metalwork materials and workmanship as section Z11; accessories, mastic and the like	1	Item	
Seating; as drawing 182_HAT_ID_690 and Specification Q50/225 finished as M60/181				
B	seating consisting of 100x50 PFC bolted to posts painted as M60/139; 75x75 SHS post painted as M60/139; including all fittings, accessories, and the like	1	Item	
Changing bench; as drawing 182_HAT_ID_620				
C	changing bench	1	Item	
Mirror; as drawings 182_HAT_ID_620 and 622; silvered float glass to BS EN 1036-1; including fixings, accessories, mastic, and the like				
D	mirror as S22	1	Item	
E	mirror as S23	1	Item	
Coat hooks; as drawings 182_HAT_ID_620 and 621; including fixings, accessories, and the like				
F	coat hooks as S18	1	Item	
Soap dispenser; as drawings 182_HAT_ID_620 and 621; including fixings, accessories, and the like				
G	soap dispenser as S14	1	Item	
Baby changing area; as drawings 182_HAT_ID_620 and 621				
H	including fixings, accessories, and the like	1	Item	
Jaywick Workspace Lotus Way, Brooklands C5918				To Collection £
SOW/42				

<u>(Cont) FURNITURE, FITTINGS AND EQUIPMENT</u>				
Mailboxes				
A	mailboxes GB console as specification N10/400	1	Item	
<p>NOT WITHSTANDING THE CONDITIONS OF CONTRACT, THIS WORK HAS NOT BEEN MEASURED IN ACCORDANCE WITH THE NEW RULES OF MEASUREMENT</p> <p>THE WORK IN THIS SECTION IS TO BE EXECUTED BY SPECIALIST SUBCONTRACTORS. PRICES ARE TO INCLUDE FOR ALL COSTS INCURRED BY THE SUBCONTRACTOR IN EXECUTING THE WORKS DURING AND OUTSIDE NORMAL WORKING HOURS. THE CONTRACTOR SHALL LIAISE WITH THE SUBCONTRACTOR REGARDING THE CONSTRUCTION PROGRAMME AND PROVIDE ALL NECESSARY SUPERVISION TO SUIT THE SUBCONTRACTORS WORKING HOURS. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF ALL WORKS ON SITE</p>				
<u>Building signage</u>				
B	signage, including fixings, support, supplies, accessories and the like to complete	1	Item	
C	add for profit		%	
D	add for attendance	1	Item	
<u>Please write the name of the selected subcontractor below</u>				
E				
Any other works, Contractor to state;				
F		1	Item	
<u>SANITARY APPLIANCES</u>				
WC				
G	WC; S02; standard; including pan, seat and cistern; including all fittings, accessories, sealants, mastic, and the like; as drawing 182_HAT_ID_620 and 621	1	Item	
H	WC; S03; standard; including pan, seat and cistern; including all fittings, accessories, sealants, mastic, and the like; as drawing 182_HAT_ID_620 and 621	1	item	
Jaywick Workspace Lotus Way, Brooklands C5918				To Collection £ SOW/43

<u>(Cont) SANITARY APPLIANCES</u>				
Basin; as drawing 182_HAT_ID_620 and 621				
A	basin; S05; including waste, trap, and taps; including all fittings, accessories, sealants, mastic, and the like	1	Item	
B	basin; S06; including waste, trap, and taps; including all fittings, accessories, sealants, mastic, and the like; as drawing 182_HAT_ID_620 and 621	1	Item	
Shower; as drawing 182_HAT_ID_620				
C	shower; S19; including screen, shower head, mixer, waste and trap; including all fittings, accessories, sealants, mastic, and the like	1	Item	
Doc M Pack; as drawing 182_HAT_ID_620 and 621				
D	Doc M pack including S02 toilet, basin and tap, all wall mounted grab rails as S07; including all fittings, accessories, mastic, and the like	1	Item	
E	G+0 WC and shower room - east; as drawing 182_HAT_ID_620; consisting of Doc M pack with toilet, basin and tap, all wall mounted grab rails as S07; mirror as S23 above soap dispenser as S14, drain/floor former as S20	1	Item	
F	G+1 tenant WC - west; as drawing 182_HAT_ID_621; WC with toilet, basin and tap, all wall mounted grab rails as S07; mirror as S22, soap dispenser as S14, coat hook as 18, including all fittings, accessories, mastic, and the like	1	Item	
G	G+1 tenant WC - east; as drawing 182_HAT_ID_621; WC with toilet, basin and tap, all wall mounted grab rails as S07; mirror as S22, soap dispenser as S14, coat hook as 18, including all fittings, accessories, mastic, and the like	1	Item	
Jaywick Workspace Lotus Way, Brooklands C5918		SOW/44		To Collection £

	<p><u>(Cont) SANITARY APPLIANCES</u> (Cont) Doc M Pack; as drawing 182_HAT_ID_620 and 621</p> <p>A G+1 tenant WC - east; as drawing 182_HAT_ID_621; consisting of Doc M Pack with toilet, basin and tap, all wall mounted grab rails as S07; mirror as S23 above soap dispenser as S14, coat hook as S18, hand dryer as S12, fixed above waste bin as S13; including all fittings, accessories, mastic, and the like</p> <p>Any other works, Contractor to state;</p> <p>B</p> <p><u>MECHANICAL AND ELECTRICAL</u></p> <p>NOT WITHSTANDING THE CONDITIONS OF CONTRACT, THIS WORK HAS NOT BEEN MEASURED IN ACCORDANCE WITH THE NEW RULES OF MEASUREMENT</p> <p>THE WORK IN THIS SECTION IS TO BE EXECUTED BY SPECIALIST SUBCONTRACTORS. PRICES ARE TO INCLUDE FOR ALL COSTS INCURRED BY THE SUBCONTRACTOR IN EXECUTING THE WORKS DURING AND OUTSIDE NORMAL WORKING HOURS. THE CONTRACTOR SHALL LIAISE WITH THE SUBCONTRACTOR REGARDING THE CONSTRUCTION PROGRAMME AND PROVIDE ALL NECESSARY SUPERVISION TO SUIT THE SUBCONTRACTORS WORKING HOURS. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF ALL WORKS ON SITE</p> <p><u>Mechanical services; as drawings</u></p> <p>C the Contractor is to insert a lump sum for carrying out the mechanical services all in accordance with the tender documents prepared by Ingleton Wood LLP. The Mechanical Sub-Contractor will provide a tender summary to support this priced Schedule of Works</p> <p>D add for profit</p> <p>E add for attendance</p> <p><u>Please write the name of the selected subcontractor below</u></p> <p>F</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p>	<p>Item</p> <p>Item</p> <p></p> <p>%</p> <p>Item</p>		
	<p>Jaywick Workspace Lotus Way, Brooklands C5918</p>	SOW/45		To Collection £	

(Cont) MECHANICAL AND ELECTRICAL

(Cont) THE WORK IN THIS SECTION IS TO BE EXECUTED BY SPECIALIST SUBCONTRACTORS. PRICES ARE TO INCLUDE FOR ALL COSTS INCURRED BY THE SUBCONTRACTOR IN EXECUTING THE WORKS DURING AND OUTSIDE NORMAL WORKING HOURS. THE CONTRACTOR SHALL LIAISE WITH THE SUBCONTRACTOR REGARDING THE CONSTRUCTION PROGRAMME AND PROVIDE ALL NECESSARY SUPERVISION TO SUIT THE SUBCONTRACTORS WORKING HOURS. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF ALL WORKS ON SITE

BWIC with Mechanical Services

A	allow for all general builders work necessary in connection with the mechanical services	1	Item
B	marking position of holes, mortices and chases in the works	1	Item
C	add for profit		%
D	add for attendance	1	Item

Please write the name of the selected subcontractor below

E			
	<u>Underfloor Heating services; as drawings</u>		
F	the Contractor is to insert a lump sum for carrying out the underfloor heating services all in accordance with the tender documents prepared by Ingleton Wood LLP. The underfloor heating Sub-Contractor will provide a tender summary to support this priced Schedule of Works	1	Item
G	add for profit		%
H	add for attendance	1	Item

Please write the name of the selected subcontractor below

J			
	<u>BWIC with Underfloor Heating Services</u>		
K	allow for all general builders work necessary in connection with the underfloor heating services	1	Item

<p><u>(Cont) MECHANICAL AND ELECTRICAL</u> (Cont) THE WORK IN THIS SECTION IS TO BE EXECUTED BY SPECIALIST SUBCONTRACTORS. PRICES ARE TO INCLUDE FOR ALL COSTS INCURRED BY THE SUBCONTRACTOR IN EXECUTING THE WORKS DURING AND OUTSIDE NORMAL WORKING HOURS. THE CONTRACTOR SHALL LIAISE WITH THE SUBCONTRACTOR REGARDING THE CONSTRUCTION PROGRAMME AND PROVIDE ALL NECESSARY SUPERVISION TO SUIT THE SUBCONTRACTORS WORKING HOURS. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF ALL WORKS ON SITE (Cont) BWIC with Underfloor Heating Services</p>				
A	marking position of holes, mortices and chases in the works	1	Item	
B	add for profit		%	
C	add for attendance	1	Item	
<p><u>Please write the name of the selected subcontractor below</u></p>				
D				
<p><u>Electrical services: as drawings</u></p>				
E	the Contractor is to insert a lump sum for carrying out the Electrical services all in accordance with the tender documents prepared by Ingleton Wood LLP. The Mechanical Sub-Contractor will provide a tender summary to support this priced Schedule of Works	1	Item	
F	add for profit		%	
G	add for attendance	1	Item	
<p><u>Please write the name of the selected subcontractor below</u></p>				
H				
<p><u>BWIC with Electrical Services</u></p>				
J	allow for all general builders work necessary in connection with the electrical services	1	Item	
K	marking position of holes, mortices and chases in the works	1	Item	
L	add for profit		%	
<p>Jaywick Workspace Lotus Way, Brooklands C5918</p>				<p>To Collection £</p>

<p><u>(Cont) MECHANICAL AND ELECTRICAL</u> (Cont) THE WORK IN THIS SECTION IS TO BE EXECUTED BY SPECIALIST SUBCONTRACTORS. PRICES ARE TO INCLUDE FOR ALL COSTS INCURRED BY THE SUBCONTRACTOR IN EXECUTING THE WORKS DURING AND OUTSIDE NORMAL WORKING HOURS. THE CONTRACTOR SHALL LIAISE WITH THE SUBCONTRACTOR REGARDING THE CONSTRUCTION PROGRAMME AND PROVIDE ALL NECESSARY SUPERVISION TO SUIT THE SUBCONTRACTORS WORKING HOURS. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF ALL WORKS ON SITE <u>(Cont) BWIC with Electrical Services</u></p>				
A	add for attendance	1	Item	
<p><u>Please write the name of the selected subcontractor below</u></p>				
B				
<p><u>Electric Heating services; as drawings</u></p>				
C	the Contractor is to insert a lump sum for carrying out the electric heating services all in accordance with the tender documents prepared by Ingleton Wood LLP. The electric heating Sub-Contractor will provide a tender summary to support this priced Schedule of Works	1	Item	
D	add for profit		%	
E	add for attendance	1	Item	
<p><u>Please write the name of the selected subcontractor below</u></p>				
F				
<p><u>BWIC with Electric Heating Services</u></p>				
G	allow for all general builders work necessary in connection with the electric heating services	1	Item	
H	marking position of holes, mortices and chases in the works	1	Item	
J	add for profit		%	
K	add for attendance	1	Item	
<p>Jaywick Workspace Lotus Way, Brooklands C5918</p>				<p>To Collection £</p>
SOW/48				

<p><u>(Cont) MECHANICAL AND ELECTRICAL</u> (Cont) THE WORK IN THIS SECTION IS TO BE EXECUTED BY SPECIALIST SUBCONTRACTORS. PRICES ARE TO INCLUDE FOR ALL COSTS INCURRED BY THE SUBCONTRACTOR IN EXECUTINGTHE WORKS DURING AND OUTSIDE NORMAL WORKING HOURS. THE CONTRACTOR SHALL LIAISE WITH THE SUBCONTRACTOR REGARDING THE CONSTRUCTION PROGRAMME AND PROVIDE ALL NECESSARY SUPERVISION TO SUIT THE SUBCONTRACTORS WORKING HOURS. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF ALL WORKS ON SITE</p> <p><u>Please write the name of the selected subcontractor below</u></p>				
A	<p>LIFT</p> <p><u>as drawings 182 HAT ID 670, 671, 672 and 673 and Specification XX</u></p>			
B	lift; complete, including cars, gear, doors, controls, accessories and the like to complete	1	Item	
C	comissioning	1	Item	
D	Any other works, Contractor to state;	1	Item	
Jaywick Workspace Lotus Way, Brooklands C5918		SOW/49		To Collection £

<div><div>COLLECTION</div><div><div>Page No. SOW/12</div><div>Page No. SOW/13</div><div>Page No. SOW/14</div><div>Page No. SOW/15</div><div>Page No. SOW/16</div><div>Page No. SOW/17</div><div>Page No. SOW/18</div><div>Page No. SOW/19</div><div>Page No. SOW/20</div><div>Page No. SOW/21</div><div>Page No. SOW/22</div><div>Page No. SOW/23</div><div>Page No. SOW/24</div><div>Page No. SOW/25</div><div>Page No. SOW/26</div><div>Page No. SOW/27</div><div>Page No. SOW/28</div><div>Page No. SOW/29</div><div>Page No. SOW/30</div><div>Page No. SOW/31</div><div>Page No. SOW/32</div><div>Page No. SOW/33</div><div>Page No. SOW/34</div><div>Page No. SOW/35</div></div></div>				
Jaywick Workspace Lotus Way, Brooklands C5918	SOW/50			

<div><div>COLLECTION</div><div>Page No. SOW/36</div><div>Page No. SOW/37</div><div>Page No. SOW/38</div><div>Page No. SOW/39</div><div>Page No. SOW/40</div><div>Page No. SOW/41</div><div>Page No. SOW/42</div><div>Page No. SOW/43</div><div>Page No. SOW/44</div><div>Page No. SOW/45</div><div>Page No. SOW/46</div><div>Page No. SOW/47</div><div>Page No. SOW/48</div><div>Page No. SOW/49</div><div>SUPERSTRUCTURE</div><div>Carried to Summary</div></div>				
Jaywick Workspace Lotus Way, Brooklands C5918	SOW/51			

<u>EXTERNAL WORKS</u>				
<u>NOT WITHSTANDING THE CONDITIONS OF CONTRACT</u>				
<u>THIS WORK HAS NOT BEEN MEASURED IN ACCORDANCE</u>				
<u>WITH THE NEW RULES OF MEASUREMENT</u>				
<u>Hard Landscaping Finishes; as drawing 182 HAT</u>				
<u>EW 255</u>				
Steps; Fixtures; as drawing 182_HAT_EW_255;				
280, 282				
A	Concrete steps as specified by Structural Engineer; including concrete upstand as specified by Structural Engineer, in-situ concrete step; including all necessary excavations, treatment, support, disposal off site, filling, concrete, reinforcement, sub base and backfilling; concrete finished to an exposed final standard	1	Item	
B	Balustrading system as specification L30/560; including all fixings, fittings and accessories	1	Item	
C	Applied nosing as specification L30/591	1	Item	
D	Handrail on stanchions as specification L30/580; including all fixings, fittings and accessories	1	Item	
E	Handrail as specification L30/560; including all fixings, fittings and accessories	1	Item	
Roads, Pavings and Paths; Fixtures; as drawing				
182_HAT_EW_255				
F	Carriage way to be made good - standard Highways build up and spec; as specification Q28/155	1	Item	
G	Existing pavement to be maintained; Build up of sand covering pavement to be removed and disposed of to reveal full 2m width of pavement	1	Item	
H	Asphalt paving with binder layer as specification Q22/110; permeable asphalt to parking and access road; Tarmac; Subgrade improvement layer: Type 1 unbound mixture, as section Q20; Geotextile as D20/550; granular sub-base 200mm ULTIFLOW; Base/binder: 115mm ULTIsuDS; surface course: 35mm ULTIsuDS	1	Item	
Jaywick Workspace Lotus Way, Brooklands C5918				To Collection £

(Cont) Hard Landscaping Finishes; as drawing 182_HAT_EW_255 (Cont) Roads, Pavings and Paths; Fixtures; as drawing 182_HAT_EW_255				
A	Concrete raft slab to form base for landscape buildings / furniture	1	Item	
B	Blistered paving as specification Q10/416; Marshalls; natural colour; square; 3:1 sand and cement ratio of 30-35mm	1	Item	
C	Corduroy paving as specification Q10/415; for top and bottom of steps; Marshalls; hazard warning; 400 x 400 x 50; Finish: corduroy; Colour: natural; bedding: 3:1 sand and cement ratio of 30-35 mm	1	Item	
D	Concrete capping to sheet piles as specified by Structural Engineer	1	Item	
E	car parking lines; applied to surfaces as specification Q10/390	1	Item	
Kerbs; Fixtures; as drawing 182_HAT_EW_255 and 260				
F	Concrete kerb as specification Q10/112; Kerb - bullnose; standard: to BS EN 1340; 125x150x915; internal radius kerbs as shown on drawings; external radius kerbs as shown on drawings; dropper kerbs RK43350010 and RK43500020 to footway crossings	1	Item	
G	Flush concrete kerb as specification Q10/113; precast concrete; straight edge to be installed flush with surrounding finishes; Marshalls; To BS EN 1340; 125 x 150 x 915; British Standard Grey; Grey; cement mortar	1	Item	
H	Transition concrete kerb as Q10/x; as drawing 182_HAT_EW_255	1	Item	
J	Pavement extenders for bus stop as specification Q10/205; precast concrete; Brett; 995 x 435 x 314; Finish: as cast; Colour: natural; including fixing: haunching in concrete	1	Item	
K	Galvanised steel edging as specification Q10/200; Kinley; 150mm; including accessories, bedding, anchors	1	Item	
L	Vehicle stop as specificaiton Q41/212	1	Item	
Jaywick Workspace Lotus Way, Brooklands C5918				To Collection £

<u>Planting Arrangement; as drawing 182 HAT EW 260</u>				
A	Topsoil as specification Q28/115 seeded as specification Q30/310; for all grassed areas; imported topsoil to BS 3882; Accessories: Mulch dressing	1	Item	
B	Planting bed topsoil as specification Q28/135; for planting beds; topsoil: imported manufactured topsoil; custom mix of 1:5 manure / topsoil; organic materials	1	Item	
C	Resin bound rubber chippings as Q23/195; to pedestrian areas; MOT type 1; 160mm; Colour: terracota; additional requirement: 'V' groove detail along perimeter condition as manufacturer's recommendations	1	Item	
D	Hard binding gravel as specification Q23/110	1	Item	
E	galvanised steel angle edging as specification Q10/200	1	Item	
<u>Walls</u>				
F	sheet piling; as Momentum drawings and specifications; complete	1	Item	
G	Reinforced concrete walls, including excavation, disposal off site, formwork, support, concrete fill, reinforcement sub bases, and backfill; as drawings 182_HAT_EW_255, 260, 280, 281, 282, 286 and 290 and Momentum specification	1	Item	
<u>Fixtures; as drawing 182 HAT EW 255</u>				
H	Concrete bollards as specification Q50/190; including all necessary trenching, supplies, services, disposal, backfill, bases and the like to complete	1	Item	
J	Folding bollard as specification Q50/192; including all necessary trenching, supplies, services, disposal, backfill, bases and the like to complete	1	Item	
K	Sheffield stands as specification Q50/211; Turvec; Cycle Sheffield Stand; roll top design; galvanised steel; including all necessary trenching, supplies, services, disposal, backfill, bases and the like to complete	1	Item	

<u>(Cont) Fixtures; as drawing 182 HAT EW 255</u>				
A	Cycle shelter as specification Q50/211; including all necessary trenching, supplies, services, disposal, backfill, bases and the like to complete	1	Item	
B	Bus signage pole; including all necessary trenching, supplies, services, disposal, backfill, bases and the like to complete	1	Item	
C	Market store as specification B91/105; complete	1	Item	
D	Entrance barrier as specification Q50/140; automatic barrier; Product ref: Traffic Island Barrier System; to allow for all associated below ground ductwork, excavation, disposal off site, treatment, support, fill and backfill	1	item	
E	play boulders as specification Q50	1	Item	
<u>External site lighting</u>				
Lighting and Electrical; Fixtures; as drawing 182_HAT_EW_255, Ingleton wood Specification, momentum specification				
F	Car charging points as specified by Services Engineer; including all necessary trenching, supplies, services, disposal, backfill, bases and the like to complete	1	item	
G	Lighting column as specified by Services Engineer; including all necessary trenching, supplies, services, disposal, backfill, bases and the like to complete	1	Item	
<u>Enclosures; complete structures</u>				
Enclosures; Fixtures; as drawing 182_HAT_EW_255				
H	Plant enclosure as specification B91/326; complete	1	Item	
J	Refuse enclosures as specification B91/325; complete	1	Item	
K	Free standing external power enclosure as specified by Services Engineer; complete	1	Item	

<u>Incoming services</u>				
A	incoming water; provision of incoming services; including all on/off site works required to complete, including connections, trenching, pipes, ducting, protection, support, backfilling, disposal off site, braking up, traffic management, repairs as necessary to complete the works	1	Item	
B	incoming power; provision of incoming services; including all on/off site works required to complete, including connections, trenching, cables, ducting, protection, support, backfilling, disposal off site, braking up, traffic management, repairs as necessary to complete the works	1	Item	
<u>Any other works, Contractor to state:</u>				
C		1	Item	

<div><div>COLLECTION</div><div>Page No. SOW/52</div><div>Page No. SOW/53</div><div>Page No. SOW/54</div><div>Page No. SOW/55</div><div>Page No. SOW/56</div><div>EXTERNAL WORKS Carried to Summary</div></div>				

<u>DRAINAGE</u>				
A	NOT WITHSTANDING THE CONDITIONS OF CONTRACT THIS WORK HAS NOT BEEN MEASURED IN ACCORDANCE WITH THE NEW RULES OF MEASUREMENT			
	<u>Drainage Items as Drawing Ref 601 SuDS Scheme and GA Plan and momentum drawings 4569 601, 610, 611; 182 HAT SU 200 and Momentum specifications</u>			
	Supply and installation of the surface water drainage system; including excavations and associated works, excavations, support, backfilling, below ground perforated and solid pipework, downpipes and gullies			
B	Rodding Access to SC01	1	Item	
C	SC01 to SC02	1	Item	
D	SC02 to SC03	1	Item	
E	Rodding Access to SC03	1	Item	
F	SC03 to SC04	1	Item	
G	Rodding Access to SC04	1	Item	
H	SC04 to SC05	1	Item	
J	SC05 to SC06	1	Item	
K	RA to SC06	1	Item	
L	SC06 to FCC.01	1	Item	
M	Flow Control Chamber to SC07	1	Item	
N	Rodding Access to SC07	1	Item	
P	RWP +G to last	1	Item	
Q	RWP +G to SC07	1	Item	
R	RWP +G to last perforated collector pipe	1	Item	
S	Rodding Access to SC08	1	Item	
T	SC08 to SC09	1	Item	
U	SC09 to SC10	1	Item	
V	Rodding Access to SC11	1	Item	
Jaywick Workspace Lotus Way, Brooklands C5918		SOW/58		To Collection £

(Cont) Drainage Items as Drawing Ref 601 SuDS Scheme and GA Plan and momentum drawings 4569 601, 610, 611; 182 HAT SU 200 and Momentum specifications (Cont) Supply and installation of the surface water drainage system; including excavations and associated works, excavations, support, backfilling, below ground perforated and solid pipework, downpipes and gullies				
A	SC11 to SC12	1	Item	
B	Rodding Access to SC12	1	Item	
C	Rodding Access to last perforated collector pipe	1	Item	
D	SC10 to FCC.02	1	Item	
E	FFC.01 to FFC.02	1	Item	
F	FFC.02 to FFC.03	1	Item	
G	FFC.03 to plastic crate type attenuation storage	1	Item	
H	FFC.03 to existing chamber	1	Item	
Supply and install plastic crate type attenuation storage; 11m x 4m x 0.4m dp; cover to top of tank to be 1.1m min; surround in concrete				
J	attenuation tank; including all excavations, support, disposal off site, treatment and backfilling	1	Item	
Supply and install linear drainage channel CL = 3.164 appx.; check dam within depth of granular sub-base				
K	linear drainage channel; including excavation, support, treatment, disposal off site, bed and backfill	1	Item	
Supply and install inspection chambers NB located at appx 45 crs; to connect to gullies; including excavation, support, treatment, disposal off site, bed and backfill				
L	inspection chambers	1	Item	
M	gullies	1	Item	
Jaywick Workspace Lotus Way, Brooklands C5918		SOW/59	To Collection £	

(Cont) Drainage Items as Drawing Ref 601 SuDS Scheme and GA Plan and momentum drawings 4569 601, 610, 611; 182 HAT SU 200 and Momentum specifications Supply and install foul waste gravity drain - solid pipe; including excavations and associated works, excavations, support, backfilling, below ground perforated and solid pipework				
A	FC.01 to FC.02	1	Item	
B	FC.02 to FC.03	1	Item	
C	FC.03 to FC.04	1	Item	
D	FC.05 to FC.06	1	Item	
E	Demarcation chamber to FC.05	1	Item	
F	Existing chamber to Demarcation chamber FC.06	1	Item	
Supply and install surface water manholes; including excavation, support, treatment, disposal off site, bed and backfill				
G	SC.01	1	Item	
H	SC.02	1	Item	
J	SC.03	1	Item	
K	SC.04	1	Item	
L	SC.05	1	Item	
M	SC.06	1	Item	
N	SC.07	1	Item	
P	SC.08	1	Item	
Q	SC.09	1	Item	
R	SC.10	1	Item	
S	SC.11	1	Item	
T	SC.12	1	Item	
U	FCC.01	1	Item	
V	FCC.02; including backdrop	1	Item	
Jaywick Workspace Lotus Way, Brooklands C5918		SOW/60	To Collection £	

DRAINAGE

<p>(Cont) Drainage Items as Drawing Ref 601 SuDS Scheme and GA Plan and momentum drawings 4569 601, 610, 611; 182 HAT SU 200 and Momentum specifications</p> <p>(Cont) Supply and install surface water manholes; including excavation, support, treatment, disposal off site, bed and backfill</p>				
A	FCC.03; including hydrobrake	1	Item	
<p>Supply and install new foul drainage manholes; including excavation, support, treatment, disposal off site, bed and backfill</p>				
B	FC.01	1	Item	
C	FC.02	1	Item	
D	FC.03	1	Item	
E	FC.04	1	Item	
F	FC.05	1	Item	
G	FC.06	1	Item	
<p>Any other works, Contractor to state;</p>				
H		1	Item	
<p>Jaywick Workspace Lotus Way, Brooklands C5918</p>				
SOW/61			To Collection £	

<div><div>COLLECTION</div><div>Page No. SOW/58</div><div>Page No. SOW/59</div><div>Page No. SOW/60</div><div>Page No. SOW/61</div><div>DRAINAGE</div><div>Carried to Summary</div></div>				

<p style="text-align: center;"><u>DAYWORKS</u></p> <p><u>GENERALLY</u></p> <p><u>The definition of Prime Cost of Daywork carried out under a building contract (Third Edition - June 2007) published by the Royal Institution of Chartered Surveyors and the National Federation of Building Trades Employers applies subject to the amendments and clarifications stated in the following paragraphs.</u></p> <p><u>Any reimbursement of Value Added Tax shall be by separate calculation under Clause 4.6 of the Conditions of Contract.</u></p> <p><u>Particular attention is drawn to the allocation of charges between Section 3 (Labour) and Section 6 (Incidental Costs Overheads and Profit) as detailed in the Definition.</u></p> <p><u>The percentage on-cost of labour which the tenderer inserts in accordance with Section 6 must make allowance for the fact that the hourly base rates calculated in accordance with Section 3.2 are not adjusted on account of their being based on the standard working week (and not the hours usually worked on site) and that they thus over include for weekly and annually based payments and contributions. All wage payments and contributions for the calculation of hourly base rates shall be at the standard rates current at the time and in the area where the daywork is executed.</u></p> <p><u>In the case of Plumbing operatives, the National Working Rules of the joint Industry Boards for Plumbing and Mechanical Engineering Services shall apply. Hourly rates shall include contributions to the Plumbing and Mechanical Services Industry Pension Scheme for normal working hours.</u></p> <p><u>Where an Employer's Instruction is issued requiring a variation which is not of a similar character or executed under similar conditions to work included in the Contract and where work cannot properly be measured and valued, the Contractor shall be allowed payment on a daywork basis at the rates detailed below.</u></p> <p><u>Labour</u></p>				
Jaywick Workspace Lotus Way, Brooklands C5918	SOW/63		To Collection £	

DAYWORKS

<u>(Cont) Labour</u>				
A	Trade: Carpenter	hrs		EXCL
B	Trade: Bricklayer	hrs		EXCL
C	Trade: Painter/Decorator	hrs		EXCL
D	Trade: Plumber	hrs		EXCL
E	Trade: Electrician	hrs		EXCL
F	Trade: Site Labourer	hrs		EXCL
G	Trade: Roofer	hrs		EXCL
H	Trade: Roofer Labourer	hrs		EXCL
J	Trade: Plasterer	hrs		EXCL
K	Trade: Plasterer Labourer	hrs		EXCL
L	Site Manager	hrs		EXCL
M	Assistant Site Manager	hrs		EXCL
N	Project Surveyor	hrs		EXCL
P	Contracts Manager	hrs		EXCL
Q	Provide the Provisional Sum of £5,000.00 for wages at the standard rates applicable where work is carried out and other payments all as defined in Section (3) of Definition of Prime Cost of Daywork		5,000.00	
R	The Contractor shall insert here the percentage adjustment required to cover incidental costs, overheads and profit which will be added to the prime cost of labour for any Employer authorised Daywork that may arise during the Contract:	%		
<u>Material</u>				
S	Provide the Provisional Sum of £2,000.00 for materials or goods as defined in Section (4) of Definition of Prime Cost of Daywork		2,000.00	
Jaywick Workspace Lotus Way, Brooklands C5918		SOW/64	To Collection £	

[illegible]

<div><div>COLLECTION</div><div>Page No. SOW/63</div><div>Page No. SOW/64</div><div>Page No. SOW/65</div><div>DAYWORKS</div><div>Carried to Summary</div></div>				

PROVISIONAL SUMS

PROVISIONAL SUMS				
A	THE CONTRACTOR IS TO INCLUDE THE FOLLOWING PROVISIONAL SUMS WITHIN THEIR TENDER			
	<u>Defined Provisional Sums</u>			
B	planting	PS	15,000.00	
C	community garden benches	PS	5,000.00	
D	community garden additional features	PS	5,000.00	
E	pond	PS	10,000.00	
F	bench to shower	PS	500.00	
G	external building signage	PS	5,000.00	
H	manifestation and internal building signage	PS	5,000.00	
J	Cafe kitchen ventilation equipment	PS	30,000.00	
K	underground obstructions	PS	10,000.00	
	<u>Undefined Provisional Sums</u>			
	General			
L	Contingency	PS	100,000.00	
			To Collection £	

<div><div>COLLECTION</div><div>Page No. SOW/67</div><div>PROVISIONAL SUMS Carried to Summary</div></div>				

SUMMARY

SUMMARY	Page No.		
GENERALLY	SOW/3		
PRELIMINARIES	SOW/5		
FACILITATING WORKS	SOW/8		
SUBSTRUCTURE	SOW/11		
SUPERSTRUCTURE	SOW/51		
EXTERNAL WORKS	SOW/57		
DRAINAGE	SOW/62		
DAYWORKS	SOW/66		
PROVISIONAL SUMS	SOW/68		
TOTAL AMOUNT TO FORM OF TENDER			
Note: This Schedule of Works contains pages numbered SOW/1 to SOW/68.			

C5918 - JAYWICK SANDS WORKSHOP

SCHEDULE OF WORKS



SOCIAL VALUE QUESTIONS		SECTION 3
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SOCIAL VALUE QUESTIONS

<p>Does your company have a policy to employ :</p> <p>local people</p> <p>local sub-contractors</p> <p>local suppliers</p> <p>on work site's.(local refers to Tendring)</p> <p>0 points for No, 3 points for Yes</p> <p>Max 9 points</p>	<p>Yes <input type="text"/> No <input type="text"/></p> <p>Yes <input type="text"/> No <input type="text"/></p> <p>Yes <input type="text"/> No <input type="text"/></p>	
<p>Has your company achieved, Investors In People Accreditation?</p> <p>0 points will be awarded for no Accreditation. (Evidence to be provided)</p> <p>Insert date of Accreditation :</p> <p>2 Points will be awarded for each level achieved : Standard, Silver, Gold and Platinum</p> <p>Max 8 Points</p>	<p>Yes <input type="text"/> No <input type="text"/></p> <p>Date <input type="text"/></p> <p>Level of Accreditation achieved : <input type="text"/></p>	
<p>State the number of employment opportunities created relating to the contract for those living in the Tendring District.</p> <p>State the number of employment opportunities relating to the contract you would be prepared to offer to Tendring District residents currently not in employment.</p> <p>Each question has a max of 2 points with 0 points for no score and 1 point for one opportunity and 2 points for two or more opportunities. .</p> <p>Max 4 Points</p>	<p>Number of Opportunities</p> <p><input type="text"/></p> <p><input type="text"/></p>	
<p>State the estimated number of training opportunities created relating to the contract for those in Tendring DC facing barriers to employment.</p> <p>Max 5 points awarded for the highest, and a reducing number of points for the lower numbers, with 0 points for the lowest, equal points will be awarded for the same score . Max 5 Points</p>	<p>Number of Training Opportunities</p> <p><input type="text"/></p>	

Provide a statement below setting out steps you will take to mitigate the environmental impacts of the construction phase, including how you will limit greenhouse gas emissions.

1 Point will be awarded for the lowest assessed statement and Max 4 points for the highest. If two statements are equal they will be awarded the same number of points.

Max 4 Points

Total Points Awarded 30

C5918 - JAYWICK SANDS WORKSHOP

SCHEDULE OF WORKS



COMPETENCY AND QUALITY QUESTIONS		SECTION 4
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Invitation to Tender - General, Capability, Competency, Economic, Financial Standing and Quality – Our Ref: D000098

Question Area	Question	Answers
General	<ol style="list-style-type: none"> 1) Registered Company / Organisation Number 2) Where relevant, name of parent company 3) Type of Company <ol style="list-style-type: none"> i) Public Limited Company ii) Limited Company iii) Limited Liability Partnership iv) Other Partnership v) Sole Trader vi) Other (please specify) 4) Which of the following apply to you <ol style="list-style-type: none"> i) Voluntary, Community and Social Enterprise (VCSE) ii) Small or Medium Enterprise (SME) iii) Sheltered Workshop iv) Public Service Mutual 	
Capability / Competency	<ol style="list-style-type: none"> 1) Is your business registered with the appropriate trade or professional register(s)? 2) If it is a legal requirement for your business to be licenced or a member of a relevant organisation in order for you to provide the requirement in this procurement, then have you fully complied with this requirement? 3) The Council will assess the past performance of your organisation and take into account any 	

	<p>failure to discharge obligations under any previous contracts awarded to you.</p> <p>To enable the Council to carry out this assessment, please provide details of previous contracts (in last 5 years) you have won and delivered that are relevant to the Council's requirements (please include organisation name and contact details wherever possible).</p> <p>4) Please confirm whether you already have, or can commit to obtain, prior to the commencement of the contract, the levels of insurance cover indicated below:</p> <p>Employer's Liability Insurance = £5m Public Liability Insurance = £10m Professional Indemnity Insurance = £5m</p> <p>5) Does your organisation have a Health and Safety Policy that complies with current legislative requirements.</p> <p>6) Has your organisation or any of its Directors or Executive Officers been in receipt of enforcement/remedial orders in relation to the Health and Safety Executive (or equivalent body) in the last 3 years?</p> <p>If your answer to this question is "Yes", please provide details in of any enforcement/remedial orders served and give details of any remedial action or changes to procedures you have made as a result.</p>	
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	<p>The Council will exclude bidder(s) that have been in receipt of enforcement/remedial action orders unless the bidder(s) can demonstrate to the authority's satisfaction that appropriate remedial action has been taken to prevent future occurrences or breaches.</p> <p>If you use sub-contractors, do you have processes in place to check whether any of the above circumstances apply to these other organisations?</p>	
Economic /Financial Standing	<p>Please provide the following financial information for the most recent year of trading:</p> <ol style="list-style-type: none"> 1) Turnover 2) Annual Profit or Loss 3) Current Liabilities 4) Current Assets 5) Other means of demonstrating financial status where relevant e.g. charity accounts or funds provided by owners / external body <p>Please also state the name of your Auditors who would be able to confirm the above.</p>	
Quality	<p>Does your company have an established Quality Assurance Policy and Procedures for Construction Works and Services</p>	

Quality	<p>Has your company achieved Quality Assurance Accreditation with a recognised body</p> <p>State the Quality Assurance Body your Company is accredited with and date accreditation was obtained.</p> <p>State the Quality Assurance Inspectors & Audit Body your Company is registered with to maintain Accreditation.</p> <p>State the number of “Client Complaints” received out of the number of sites audited as recorded on the system in the past 2 years.</p>	

The next section sets out questions which could, on a 'pass/fail' basis, exclude you from any further evaluation as part of the Council's procurement processes

	Please indicate your answer by marking 'X' in the relevant box.	
	Yes	No
Has your organisation or its directors or any other person who has powers of representation, decision or control of the economic operator been convicted of any of the following offences		
a) conspiracy within the meaning of section 1 of the Criminal Law Act 1977(1) where that conspiracy relates to participation in a criminal organisation as defined in Article 2(1) of Council Joint Action 98/733/JHA(2);		
b) corruption within the meaning of section 1 of the Public Bodies Corrupt Practices Act 1889(3) or section 1 of the Prevention of Corruption Act 1906(4);		
c) the offence of bribery;		
(d) fraud, where the offence relates to fraud affecting the financial interests of the European Communities as defined by Article 1 of the Convention relating to the protection of the financial interests of the European Union, within the meaning of— (i)the offence of cheating the Revenue; (ii)the offence of conspiracy to defraud; (iii)fraud or theft within the meaning of the Theft Act 1968(5) and the Theft Act 1978(6); (iv)fraudulent trading within the meaning of section 458 of the Companies Act 1985(7); (v)defrauding the Customs within the meaning of the Customs and Excise Management Act 1979(8) and the Value Added Tax Act 1994(9); (vi)an offence in connection with taxation in the European Community within the meaning of section 71 of the Criminal Justice Act 1993(10); or		

(vii)destroying, defacing or concealing of documents or procuring the extension of a valuable security within the meaning of section 20 of the Theft Act 1968;		
(e)money laundering within the meaning of the Money Laundering Regulations 2003(11)		
(f)any other offence within the meaning of Article 45(1) of the Public Sector Directive as defined by the national law of any relevant State.		
If you as an economic operator:		
are an individual are you bankrupt or have had a receiving order or administration order or bankruptcy restrictions order made against you or has made any composition or arrangement with or for the benefit of your creditors or has made any conveyance or assignment for the benefit of your creditors or appears unable to pay, or to have no reasonable prospect of being able to pay, a debt within the meaning of section 268 of the Insolvency Act 1986(12), or article 242 of the Insolvency (Northern Ireland) Order 1989(13), or in Scotland has granted a trust deed for creditors or become otherwise apparently insolvent, or is the subject of a petition presented for sequestration of your estate, or is the subject of any similar procedure under the law of any other state;		
are a partnership constituted under Scots law have you been granted a trust deed or become otherwise apparently insolvent, or are the subject of a petition presented for sequestration of its estate;		
are a company or any other entity within the meaning of section 255 of the Enterprise Act 2002(14) and have passed a resolution or is the subject of an order by the court for the company's winding up otherwise than for the purpose of bona fide reconstruction or amalgamation, or has had a receiver, manager or administrator on behalf of a creditor appointed in respect of the company's business or any part thereof or is the subject of the above procedures or is the subject of similar procedures under the law of any other state;		

If you have answered 'yes' to any of the above but have taken remedial action etc. then please provide additional details as necessary.

Feb 18

C5918 - JAYWICK SANDS WORKSHOP

SCHEDULE OF WORKS

CDM QUESTIONS		SECTION 5
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The Construction (Design & Management) Regulations 2015

ASSESSMENT OF ORGANISATIONAL SKILLS, KNOWLEDGE, EXPERIENCE AND CAPABILITY TO MANAGE HEALTH AND SAFETY

Please complete the following:-

1. Name of Organisation
2. Address:
.....
.....
Tel:
Email:

Please provide examples of work carried out previously, which is comparable in size and nature to this project. (Description/ Value/ Contract Dates).

Are you aware of your duties and responsibilities as a Principal Contractor under the Construction (Design & Management) Regulations 2015?

Please provide a summary of how will you resource and manage the project, with a short CV or summary for each core member detailing relevant qualifications, experience, skills and technical expertise.

Please provide a summary of how you will liaise with the Client/ Client project representatives in respect of any anticipated disruption to the surrounding area.

Please describe your proposed site set up location and facilities, to include routes for vehicles, plant, materials and any particular wheel wash arrangements to protect the surrounding environment.

Please describe how you will you engage with the Client and design team during the early stages of the project to finalise and achieve sign-off for all CDP elements? This should include anything the Client should be made aware of for future use and maintenance.

Please describe your process for vetting specialist sub-contractors, to include arrangements for specialist sub-contractors approach to vetting any sub-contractors, should they themselves engage other contractors.

Please describe your approach to monitoring specialist contractors performance.

What is your process for reviewing Risk Assessments/ Method Statements for significant project risks for example, any works associated with coming into contact with potential Asbestos Containing Material's within the ground.

Please provide a Gantt chart detailing programme of works, with key milestones and lead in times clearly shown

Please outline you experience of working on sites with contaminated grounds and summarise your approach to submissions of RAMS and proposed arrangements for undertaking the watching brief.

Please confirm if you have "in-house" competent health and safety advice or engaged the services of an external consultant.

Please provide an analysis of accidents for the past three years to include Fatal accidents/ Major Accidents/ Over Seven Day Accidents/ Dangerous Occurrences:

Have any Prohibition, Improvement or other enforcement notices been issued against your organisation in the last three years?

Please confirm if you are a member of Safe Contractor, CHAS or Constructionline, please provide a copy of your current certificate and confirm below on the expiry date.

--

DECLARATION

Signed:

Position:

For and on behalf of:

Date:

This form should be signed by a Director or other authorised Senior Representative of the Company.

Our Ref 02866.CQ.TDC.Jaywick.Tendering.pl.JR

September 2021

FAO
Tendering Contractor

Dear Sirs

JAYWICK SANDS WORKSPACE: THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015 – PRINCIPAL CONTRACTOR ASSESSMENT OF COMPETENCE

Under the Construction (Design & Management) Regulations 2015, the Client is duty bound to ensure appointees have the necessary skills, knowledge, training and experience to fulfil their role.

As CDM Advisor to the Client (Tendring District Council), we would request you complete the enclosed assessment of competence questionnaire and return, within your tender submission.

Should you have any queries in respect of the attached, we would request you raise these by the appropriate procurement route.

Yours faithfully



Jon Rensink Grad.IOSH MIIRSM IMaPS AIFireE
for and on behalf of
DANIEL CONNAL PARTNERSHIP

C5918 - JAYWICK SANDS WORKSHOP

SCHEDULE OF WORKS



VALUE ENGINEERING PROPOSALS		SECTION 6
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C5918 - JAYWICK SANDS WORKSHOP

SCHEDULE OF WORKS



ITEM	DESCRIPTION	NET ADJUSTMENT (£)
1		£.....
2		£.....
3		£.....
4		£.....
5		£.....
6		£.....
7		£.....
8		£.....
9		£.....
10		£.....