

The Bishop of Hereford's Bluecoat School

Specification & Schedule of Works

For

**Works to existing outdoor swimming pool
& adjacent areas**

At

**The Bishop of Hereford's Bluecoat School
Hampton Dene Road
Hereford
HR1 1UU**

June 2024

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1). Introduction

1.0 Introduction

1.1 The Client for the scheme is The Bishop of Hereford's Bluecoat School. The works are to be carried out at The Bishop of Hereford's Bluecoat School, Hampton Dene Road, Hereford, HR1 1UU.

1.2 The scheme involves the following works:-

- Infilling of existing swimming pool;
- Removal of paving slabs to pool surrounds;
- Removal of existing timber pool plant room and 2No sheds;
- Removal of concrete surfacing and bund walls;
- New surface water drainage;
- New sub-base, tarmac and concrete surfacing;
- Reduction in height of existing screen wall, new copings and new railings;
- Fencing works;
- New double doors to Sports Hall;
- Associated mechanical, electrical and security works.

1.3 The works will be carried out during the summer holiday period. Other areas of the school may be occupied during periods of the works and full regard shall be given to pupils, staff, parents and visitors throughout the works.

1.4 The Contractor will be allocated a site compound area within which all necessary welfare accommodation, site compound, storage etc. will need to be located. The site compound area shall be surrounded by 2 metre high compound fencing with lockable gates. Temporary cordons shall be provided to prevent unauthorised access to the works. Contractor parking will be allocated on site.

1.5 The Contractor shall include for a self-contained welfare unit with WC for use by operatives during the works.

1.6 Mechanical, electrical and security works will also form part of the contract. Provisional sums have been included for these works.

1.7 The Schedule of Works shall be priced and returned with the tender.

1.8 The following drawings accompany this Schedule and should be used in conjunction with this document in order to provide a final tender figure for the works:

Education Property Partnership Ltd drawings:

447-01	Existing plan
447-02	Proposed plan

1.9 The Construction (Design and Management) Regulations 2015 will apply to this scheme. Full details are included within the Pre-Construction Information section of this document. The Principal Contractor will be required to fulfil the requirements of the CDM Regulations 2015, including the preparation of a Construction Phase Health and Safety Plan.

1.10 Proposed contract dates are as follows:

Commencement on-site:	Monday 22 nd July 2024
Contract duration:	6 weeks
Completion:	Friday 30 th August 2024

2). Preliminaries/General Conditions

A10 PROJECT PARTICULARS

110 THE PROJECT

- Name: The Bishop of Hereford's Bluecoat School.
- Nature: Works to existing outdoor swimming pool and adjacent areas.
- Location: The Bishop of Hereford's Bluecoat School, Hampton Dene Road, Hereford, HR1 1UU.
- Length of contract: 6 weeks.

120 EMPLOYER (CLIENT)

- Name: The Bishop of Hereford's Bluecoat School.
- Address: The Bishop of Hereford's Bluecoat School, Hampton Dene Road, Hereford, HR1 1UU.
- Telephone: 01432 347500.

130 PRINCIPAL CONTRACTOR

- Name: The Contractor.
- Address: TBC.
- Telephone: TBC.

140 CONTRACT ADMINISTRATOR (HEREIN REFERRED TO AS 'CA')

- Name: Education Property Partnership Ltd.
- Address: Easters Court, Leominster, Herefordshire, HR6 0DE.
- Telephone: 07966 000686.

140A ARCHITECT

- Name: Education Property Partnership Ltd.
- Address: Easters Court, Leominster, Herefordshire, HR6 0DE .
- Telephone: 07966 000686.

150 PRINCIPAL DESIGNER

- Name: Education Property Partnership Ltd.
- Address: Easters Court, Leominster, Herefordshire, HR6 0DE.
- Telephone: 07966 000686.

160 QUANTITY SURVEYOR

- Name: Education Property Partnership Ltd.
- Address: Easters Court, Leominster, Herefordshire, HR6 0DE.
- Telephone: 07966 000686.

A11 TENDER AND CONTRACT DOCUMENTS

110 TENDER DRAWINGS

- The tender drawings are:

Education Property Partnership Ltd drawings:

447-01	Existing plan
447-02	Proposed plan

120 CONTRACT DRAWINGS

- The Contract Drawings: The same as the tender drawings.

160 PRECONSTRUCTION INFORMATION

- Format: The Preconstruction information is included in these preliminaries in Section A34. It refers to information given elsewhere in the preliminaries, schedules and drawings.

A12 THE SITE/ EXISTING BUILDINGS

110 THE SITE

- Description: The Bishop of Hereford's Bluecoat School an established secondary school located on Hampton Dene Road, Hereford, HR1 1UU.

120 EXISTING BUILDINGS ON/ ADJACENT TO THE SITE

- Description: The existing building is a high school and areas will continue to operate during periods of the construction phase. Full regard must therefore be given to pupils, parents, staff and users of the site during the construction phase.

140 EXISTING MAINS AND SERVICES

- Drawings: (Information shown is indicative only): Existing mains/services known to exist on the site are shown on the tender drawings. The Employer accepts no responsibility for the accuracy of the information and the Contractor is to make his own arrangements for determining the position of services which are in the vicinity of the works or which are likely to be affected in any way by the execution of the works. The Contractor will be deemed to have included in his tender for all costs which may be incurred in carrying out his building operations in the vicinity of any such Public or Statutory Authorities in this respect.
- Other information: None.

200 ACCESS TO THE SITE

- Description: Access to be via the main entrance drive.
- Limitations: Site visit required by contractor to determine this prior to tender.

210 PARKING

- Restrictions on parking of the Contractor's and employees' vehicles: Parking to be allocated on the site.

220 USE OF THE SITE

- General: Do not use the site for any purpose other than carrying out the Works.
- Limitations: n/a

230 SURROUNDING LAND/ BUILDING USES

- General: Adjacent or nearby uses or activities are as follows: Residential properties.

240 HEALTH AND SAFETY HAZARDS

- General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. However the following hazards are or may be present: Refer to Pre-Construction Information.
- Information: The accuracy and sufficiency of this information is not guaranteed by the Employer or the Employer's representative. Ascertain if any additional information is required to ensure the safety of all persons and the Works.
- Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.

250 SITE VISIT

- Before tendering: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.
- Arrangements for visit: Contract Administrator.

A13 DESCRIPTION OF THE WORK

120 THE WORKS

- Description: Works to existing outdoor swimming pool and adjacent areas.

A20 JCT MINOR WORKS BUILDING CONTRACT (MW)

JCT MINOR WORKS BUILDING CONTRACT

- The Contract: JCT Minor Works Building Contract 2016.
- Requirement: Allow for the obligations, liabilities and services described therein against the headings following:

THE RECITALS

First - THE WORKS AND THE CONTRACT ADMINISTRATOR

- The work comprises: Works to existing outdoor swimming pool and adjacent areas.
- Architect/ Contract Administrator: See clause A10/140.
- Second - CONTRACT DOCUMENTS
- Contract drawings: As listed in clause A11/120.
- Contract documents: The following have not been prepared and will be deleted from this recital: Nil.
- Third - PRICED DOCUMENTS
- Nil.

THE ARTICLES

3 - ARCHITECT/ CONTRACT ADMINISTRATOR

- Architect/ Contract Administrator: See clause A10/140.
- 4 and 5 - CDM COORDINATOR/ PRINCIPAL CONTRACTOR
- Principal Designer: See clause A10/150
- Principal Contractor: See clause A10/130

CONTRACT PARTICULARS

Fourth Recital and Schedule 2 - BASE DATE

- Base date: 1st May 2024.
- Fourth Recital and clause 4.2 - CONSTRUCTION INDUSTRY SCHEME (CIS)
- Employer at the Base Date is not a 'contractor' for the purposes of the CIS.

Fifth Recital - CDM REGULATIONS

- The project is 'notifiable' under the terms of the CDM Regulations.
- Article 7 - ARBITRATION
- Article 7 and Schedule 1 will apply.

Clause 2.2 - COMMENCEMENT AND COMPLETION

- Date for Commencement of the Works: 22nd July 2024.
- Date for Completion: 30th August 2024.

Clause 2.8 – DAMAGES FOR NON-COMPLETION

- n/a

Clause 2.10 - RECTIFICATION PERIOD

- Period: 12 months.

Clause 4.3 - PERCENTAGE OF THE TOTAL VALUE OF THE WORK ETC.

- Percentage: 95 per cent.

Clause 4.5 - PERCENTAGE OF THE TOTAL AMOUNT TO BE PAID TO THE CONTRACTOR

- Percentage: 97½ per cent.

Clause 4.8.1 - SUPPLY OF DOCUMENTATION

- Period: Three months.

Clause 4.11 and Schedule 2 - CONTRIBUTION, LEVY AND TAX CHANGES

- Clause 4.11 and Schedule 2 will be deleted.

Clause 5.3.2 - CONTRACTOR'S INSURANCE - INJURY TO PERSONS OR PROPERTY

- Insurance cover (for any one occurrence or series of occurrences arising out of one event):
Not less than £5,000,000.

Clauses 5.4A, 5.4B and 5.4C - INSURANCE OF THE WORKS ETC – ALTERNATIVE PROVISIONS

- Clause 5.4B (Works and existing structures insurance by Employer in Joint Names) applies.

Clauses 5.4A.1 and 5.4B.1.2 - PERCENTAGE TO COVER PROFESSIONAL FEES

- Addition: 15 per cent.

Clause 7.2 - ADJUDICATION

- The Adjudicator is: Royal Institution of Chartered Surveyors.
- Nominator of Adjudicator: President or a Vice president or Chairman or Vice Chairman of the: Royal Institution of Chartered Surveyors

Schedule 1 paragraph 2.1 - ARBITRATION

- Appointor of Arbitrator (and of any replacement): President or a Vice president of the: Royal Institution of Chartered Surveyors

THE CONDITIONS

SECTION 1: DEFINITIONS AND INTERPRETATION

1.4 - RECKONING PERIODS OF DAYS

- Amendments: none.

1.7 - APPLICABLE LAW

- Amendments: none.

SECTION 2: CARRYING OUT THE WORKS

SECTION 3: CONTROL OF THE WORKS

SECTION 4: PAYMENT

SECTION 5: INJURY, DAMAGE AND INSURANCE

SECTION 6: TERMINATION

SECTION 7: SETTLEMENT OF DISPUTES

EXECUTION

- The Contract: Will be executed under hand.

A30 TENDERING/ SUBLETTING/ SUPPLY

MAIN CONTRACT TENDERING

110 SCOPE

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

145 TENDERING PROCEDURE

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

160 EXCLUSIONS

- Inability to tender: Immediately inform if any parts of the work as defined in the tender documents cannot be tendered.
- Relevant parts of the work: Define those parts, stating reasons for the inability to tender.

170 ACCEPTANCE OF TENDER

- The Employer and Employer's representatives:
 - Offer no guarantee that any tender will be recommended for acceptance or be accepted.
 - Will not be responsible for any cost incurred in the preparation of any tender.

190 PERIOD OF VALIDITY

- Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 3 months.

- Date for possession/ commencement: See section A20.
- PRICING/ SUBMISSION OF DOCUMENTS**
- 210 PRELIMINARIES IN THE SPECIFICATION
- The Preliminaries/ General conditions sections (A10-A56 inclusive) must not be relied on as complying with SMM7.
- 250 PRICED DOCUMENTS
- Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.
 - Measurements: Where not stated, ascertain from the drawings.
 - Deemed included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.
 - Submit: With tender.
- 310 TENDER
- General: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.
- 440 SCHEDULE OF RATES
- Content: Provide rates for all significant items of work including at least the following:
 - TBC
 - Fully priced copy: Submit within one week of request.
- 510 ALTERNATIVE METHOD TENDERS
- General: In addition to and at the same time as tendering for the Works as defined in the tender documents, alternative methods of construction/ installation may be submitted for consideration. Alternatives, which would involve significant changes to other work, may not be considered.
 - Alternative tenders: Such alternatives will be deemed to be alternative tenders and each must include a complete and precise statement of the effects on cost and programme.
 - Safety method statement: Carry out a health and safety risk assessment for each alternative and where appropriate provide a safety method statement suitable for incorporation in the Health and Safety Plan.
 - Full technical data: Submit for each alternative together with details of any consequential amendments to the design and/ or construction of other parts of the Works.
 - Submit: Within one week of request.
- 530 SUBSTITUTE PRODUCTS
- Details: If products of different manufacture to those specified are proposed, submit details with the tender giving reasons for each proposed substitution. Substitutions, which have not been notified at tender stage, may not be considered.
 - Compliance: Substitutions accepted will be subject to the verification requirements of clause A31/200.
- 550 HEALTH AND SAFETY INFORMATION
- Content: Describe the organisation and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the Works may affect.
 - Include:
 - A copy of the contractor's health and safety policy document, including risk assessment procedures.
 - Accident and sickness records for the past five years.
 - Records of previous Health and Safety Executive enforcement action.
 - Records of training and training policy.
 - The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.
 - Submit: Within one week of request.
- 590 SITE WASTE MANAGEMENT PLAN
- Content: As a minimum, the plan should contain details of:
 - Person responsible for resource management
 - Types and quantities of waste that will be generated
 - Resource management options for these wastes
 - The use of appropriate and licensed waste management contractors
 - A plan for monitoring and reporting on resource use and the quantity of waste
 - Additional requirements: n/a.
 - Format: hard copy.
 - Final version: Submit one week from request.

SUBLETTING/ SUPPLY

- 630 DOMESTIC SUBCONTRACTS
- General: Comply with the Construction Industry Board 'Code of Practice for the selection of subcontractors'.

A31 PROVISION, CONTENT AND USE OF DOCUMENTS

DEFINITIONS AND INTERPRETATIONS

- 110 DEFINITIONS
- Meaning: Terms, derived terms and synonyms used in the preliminaries/ general conditions and specification are as stated therein or in the appropriate British Standard or British Standard glossary.
- 120 COMMUNICATION
- Definition: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek or obtain information, consent or instructions, or make arrangements.
 - Format: In writing to the person named in clause A10/140 unless specified otherwise.
 - Response: Do not proceed until response has been received.
- 130 PRODUCTS
- Definition: Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the Works.
 - Includes: Goods, plant, materials, site materials and things for incorporation into the Works.
- 135 SITE EQUIPMENT
- Definition: 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.
 - Includes: Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.
- 160 TERMS USED IN SPECIFICATION
- Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes taking out and disposing of associated pipework, wiring, ductwork or other services.
 - Fix: Unload, handle, store, place and fasten in position including all labours and use of site equipment.
 - Supply and fix: Includes all labour and site equipment for unloading, handling, storing and execution. All products to be supplied and fixed unless stated otherwise.
 - Keep for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed.
 - Make good: Execute local remedial work to designated work. Make secure, sound and neat. 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 of designated products or work to achieve free movement and good fit in open and closed positions.
 - Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.
 - System: Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.
- 170 MANUFACTURER AND PRODUCT REFERENCE
- Definition: When used in this combination:
 - Manufacturer: The firm under whose name the particular product is marketed.
 - Product reference: The proprietary brand name and/ or reference by which the particular product is identified.
 - Currency: References are to the particular product as specified in the manufacturer's technical literature current on the date of the invitation to tender.

- 200 **SUBSTITUTION OF PRODUCTS**
- Products: If an alternative product to that specified is proposed, obtain approval before ordering the product.
 - Reasons: Submit reasons for the proposed substitution.
 - Documentation: Submit relevant information, including:
 - manufacturer and product reference;
 - cost;
 - availability;
 - relevant standards;
 - performance;
 - function;
 - compatibility of accessories;
 - proposed revisions to drawings and specification;
 - compatibility with adjacent work;
 - appearance;
 - copy of warranty/ guarantee.
 - Alterations to adjacent work: If needed, advise scope, nature and cost.
 - Manufacturers' guarantees: If substitution is accepted, submit before ordering products.
- 210 **CROSS REFERENCES**
- Accuracy: Check remainder of the annotation or item description against the terminology used in the section or clause referred to.
 - Related terminology: Where a numerical cross-reference is not given the relevant sections and clauses of the specification will apply.
 - Relevant clauses: Clauses in the referred to specification section dealing with general matters, ancillary products and execution also apply.
 - Discrepancy or ambiguity: Before proceeding, obtain clarification or instructions.
- 220 **REFERENCED DOCUMENTS**
- Conflicts: Specification prevails over referenced documents.
- 230 **EQUIVALENT PRODUCTS**
- Inadvertent omission: Wherever products are specified by proprietary name the phrase 'or equivalent' is to be deemed included.
- 250 **CURRENCY OF DOCUMENTS**
- Currency: References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.
- 260 **SIZES**
- General dimensions: Products are specified by their co-ordinating sizes.
 - Timber: Cross section dimensions shown on drawings are:
 - Target sizes as defined in BS EN 336 for structural softwood and hardwood sections.
 - Finished sizes for non-structural softwood or hardwood sawn and further processed sections.
- DOCUMENTS PROVIDED ON BEHALF OF THE EMPLOYER**
- 410 **ADDITIONAL COPIES OF DRAWINGS/ DOCUMENTS**
- Additional copies: Issued free of charge.
- 440 **DIMENSIONS**
- Scaled dimensions: Do not rely on.
- 450 **MEASURED QUANTITIES**
- Ordering products and constructing the Works: The accuracy and sufficiency of the measured quantities is not guaranteed.
 - Precedence: The specification and drawings shall override the measured quantities.
- 460 **THE SPECIFICATION**
- Coordination: All sections must be read in conjunction with Main Contract Preliminaries/ General conditions.
- DOCUMENTS PROVIDED BY CONTRACTOR/ SUBCONTRACTORS/ SUPPLIERS**
- 630 **TECHNICAL LITERATURE**
- Information: Keep on site for reference by all supervisory personnel:
 - Manufacturers' current literature relating to all products to be used in the Works.

- 640 - Relevant British, EN or ISO Standards.
MAINTENANCE INSTRUCTIONS AND GUARANTEES
 - Components and equipment: Obtain or retain copies, register with manufacturer and hand over on or before completion of the Works.
 - Information location: O&M/H&S Manual
 - Emergency call out services: Provide telephone numbers for use after completion. Extent of cover: twenty four hours seven days a week.

A32 MANAGEMENT OF THE WORKS

GENERALLY

- 110 SUPERVISION
 - General: Accept responsibility for coordination, supervision and administration of the Works, including subcontracts.
 - Coordination: Arrange and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work.
- 120 INSURANCE
 - Documentary evidence: Before starting work on site submit details, and/ or policies and receipts for the insurances required by the Conditions of Contract.
- 130 INSURANCE CLAIMS
 - Notice: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, immediately give notice to the Employer, the person named in clause A10/140 and the Insurers.
 - Failure to notify: Indemnify the Employer against any loss, which may be caused by failure to give such notice.
- 140 CLIMATIC CONDITIONS
 - Information: Record accurately and retain:
 - Daily maximum and minimum air temperatures (including overnight).
 - Delays due to adverse weather, including description of the weather, types of work affected and number of hours lost.
- 150 OWNERSHIP
 - Alteration/ clearance work: Materials arising become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.

PROGRAMME/ PROGRESS

- 210 PROGRAMME
 - Master programme: Immediately when requested and before starting work on site submit in an approved form a master programme for the Works, which must include details of:
 - Planning and mobilisation by the Contractor
 - Subcontractor's work.
 - Running in, adjustment, commissioning and testing of all engineering services and installations.
 - Work resulting from instructions issued in regard to the expenditure of provisional sums.
 - Work by others concurrent with the Contract.
 - Submit two copies.
- 245 START OF WORK ON SITE
 - Notice: Before the proposed date for start of work on site give minimum notice of one week.
- 250 MONITORING
 - Progress: Record on a copy of the programme kept on site.
 - Avoiding delays: If any circumstances arise which may affect the progress of the Works submit proposals or take other action as appropriate to minimize any delay and to recover any lost time.
- 260 SITE MEETINGS
 - General: Site meetings will be held to review progress and other matters arising from administration of the Contract.
 - Frequency: Fortnightly.
 - Location: On Site.
 - Accommodation: Ensure availability at the time of such meetings.
 - Attendees: Attend meetings and inform subcontractors and suppliers when their presence is required.

- Chairperson (who will also take and distribute minutes): Contract Administrator.
- 290 NOTICE OF COMPLETION
- Requirement: Give notice of the anticipated dates of completion of the whole or parts of the Works.
 - Associated works: Ensure necessary access, services and facilities are complete.
 - Period of notice (minimum): Two weeks.
- 310 EXTENSIONS OF TIME
- Notice: When a notice of the cause of any delay or likely delay in the progress of the works is given under the contract, written notice must also be given of all other causes which apply concurrently.
 - Details: As soon as possible submit:
 - Relevant particulars of the expected effects, if appropriate, related to the concurrent causes.
 - An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion.
 - All other relevant information required.
- CONTROL OF COST
- 420 REMOVAL/ REPLACEMENT OF EXISTING WORK
- Extent and location: Agree before commencement.
 - Execution: Carry out in ways that minimize the extent of work.
- 430 PROPOSED INSTRUCTIONS
- Estimates: If a proposed instruction requests an estimate of cost, submit without delay and in any case within seven days.
- 440 MEASUREMENT
- Covered work: Give notice before covering work required to be measured.
- 450 DAYWORK VOUCHERS
- Before commencing work: Give reasonable notice to person countersigning daywork vouchers.
 - Content: Before delivery each voucher must be:
 - Referenced to the instruction under which the work is authorised.
 - Signed by the Contractor's person in charge as evidence that the operatives' names, the time daily spent by each and the equipment and products employed are correct.
- 460 INTERIM VALUATIONS
- Applications: Include details of amounts due under the Contract together with all necessary supporting information.
 - Submission: At least seven days before established dates.
- 470 PRODUCTS NOT INCORPORATED INTO THE WORKS
- Ownership: At the time of each valuation, supply details of those products not incorporated into the Works which are subject to any reservation of title inconsistent with passing of property as required by the Conditions of Contract, together with their respective values.
 - Evidence: When requested, provide evidence of freedom of reservation of title.
- A33 QUALITY STANDARDS/ CONTROL**
- STANDARDS OF PRODUCTS AND EXECUTIONS**
- 110 INCOMPLETE DOCUMENTATION
- General: Where and to the extent that products or work are not fully documented, they are to be:
 - 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.
 - Contract documents: Omissions or errors in description and/ or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract.
- 120 WORKMANSHIP SKILLS
- Operatives: Appropriately skilled and experienced for the type and quality of work.
 - Registration: With Construction Skills Certification Scheme.
 - Evidence: Operatives must produce evidence of skills/ qualifications when requested.
- 130 QUALITY OF PRODUCTS
- Generally: New. (Proposals for recycled products may be considered).
 - Supply of each product: From the same source or manufacturer.
 - Whole quantity of each product required to complete the Works: Consistent kind, size, quality and overall appearance.

- Tolerances: Where critical, measure a sufficient quantity to determine compliance.
 - Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence.
- 135 QUALITY OF EXECUTION
- Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.
 - Colour batching: Do not use different colour batches where they can be seen together.
 - Dimensions: Check on-site dimensions.
 - Finished work: Without defects, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.
 - Location and fixing of products: Adjust joints open to view so they are even and regular.
- 140 COMPLIANCE
- Compliance with proprietary specifications: Retain on site evidence that the proprietary product specified has been supplied.
 - Compliance with performance specifications: Submit evidence of compliance, including test reports indicating:
 - Properties tested.
 - Pass/ fail criteria.
 - Test methods and procedures.
 - Test results.
 - Identity of testing agency.
 - Test dates and times.
 - Identities of witnesses.
 - Analysis of results.
- 150 INSPECTIONS
- Products and executions: Inspection or any other action must not be taken as approval unless confirmed in writing referring to:
 - Date of inspection.
 - Part of the work inspected.
 - Respects or characteristics which are approved.
 - Extent and purpose of the approval.
 - Any associated conditions.
- 160 RELATED WORK
- Details: Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is:
 - Appropriately complete.
 - In accordance with the project documents.
 - To a suitable standard.
 - In a suitable condition to receive the new work.
 - Preparatory work: Ensure all necessary preparatory work has been carried out.
- 170 MANUFACTURER'S RECOMMENDATIONS/ INSTRUCTIONS
- General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.
 - Changes to recommendations or instructions: Submit details.
 - Ancillary products and accessories: Use those supplied or recommended by main product manufacturer.
 - Agrément certified products: Comply with limitations, recommendations and requirements of relevant valid certificates.
- 180 WATER FOR THE WORKS
- Mains supply: Clean and uncontaminated.
 - Other: Do not use until:
 - Evidence of suitability is provided.
 - Tested to BS EN 1008 if instructed.
- 210 SAMPLES
- Products or executions: Comply with all other specification requirements and in respect of the stated or implied characteristics either:
 - To an express approval.
 - To match a sample expressly approved as a standard for the purpose.
- 220 APPROVAL OF PRODUCTS
- Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
 - Approval: Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained.
 - Complying sample: Retain in good, clean condition on site. Remove when no longer required.

- 230 **APPROVAL OF EXECUTION**
- Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
 - Approval: Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required this is specified separately). Do not conceal, or proceed with affected work until compliance with requirements is confirmed.
 - Complying sample: Retain in good, clean condition on site. Remove when no longer required.
- ACCURACY/ SETTING OUT GENERALLY**
- 320 **SETTING OUT**
- General: Submit details of methods and equipment to be used in setting out the Works.
 - Levels and dimensions: Check and record the results on a copy of drawings. Notify discrepancies and obtain instructions before proceeding.
 - Inform: When complete and before commencing construction.
- 330 **APPEARANCE AND FIT**
- Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:
 - Submit proposals; or
 - Arrange for inspection of appearance of relevant aspects of partially finished work.
 - General tolerances (maximum): To BS 5606, tables 1 and 2.
- 340 **CRITICAL DIMENSIONS**
- Critical dimensions: Set out and construct the Works to ensure compliance with the tolerances stated.
 - Location: Detailed on drawings tender drawings.
- 350 **LEVELS OF STRUCTURAL FLOORS**
- Maximum tolerances for designed levels to be:
 - Floors to be self-finished, and floors to receive sheet or tile finishes directly bedded in adhesive: +/- 10 mm.
 - Floors to receive dry board/ panel construction with little or no tolerance on thickness: +/- 10 mm.
 - Floors to receive mastic asphalt flooring/ underlays directly: +/- 10 mm.
 - Floors to receive mastic asphalt flooring/ underlays laid on mastic asphalt levelling coat(s): +/- 15 mm.
 - Floors to receive fully bonded screeds/ toppings/ beds: +/- 15 mm.
 - Floors to receive unbonded or floating screeds/ beds: +/- 20 mm.
- SERVICES GENERALLY**
- 410 **SERVICES REGULATIONS**
- New or existing services: Comply with the Byelaws or Regulations of the relevant Statutory Authority.
- 420 **WATER REGULATIONS/ BYELAWS NOTIFICATION**
- Requirements: Notify Water Undertaker of any work carried out to or which affects new or existing services and submit any required plans, diagrams and details.
 - Consent: Allow adequate time to receive Undertaker's consent before starting work. Inform immediately if consent is withheld or is granted subject to significant conditions.
- 430 **WATER REGULATIONS/ BYELAWS CONTRACTOR'S CERTIFICATE**
- On completion of the work: Submit (copy where also required to the Water Undertaker) a certificate including:
 - The address of the premises.
 - A brief description of the new installation and/ or work carried out to an existing installation.
 - The Contractor's name and address.
 - A statement that the installation complies with the relevant Water Regulations or Byelaws.
 - The name and signature of the individual responsible for checking compliance.
 - The date on which the installation was checked.
- 435 **ELECTRICAL INSTALLATION CERTIFICATE**
- Issue: When work is completed.
 - Original certificate: To be lodged in the O&M Manual.
- 440 **GAS, OIL AND SOLID FUEL APPLIANCE INSTALLATION CERTIFICATE**
- Before the completion date stated in the Contract: Submit a certificate stating:
 - The address of the premises.
 - A brief description of the new installation and/ or work carried out to an existing installation.
 - Any special recommendations or instructions for the safe use and operation of appliances and flues.

- The Contractor's name and address.
- A statement that the installation complies with the appropriate safety, installation and use regulations.
- The name, qualification and signature of the competent person responsible for checking compliance.
- The date on which the installation was checked.

445 SERVICE RUNS

- General: Provide adequate space and support for services, including unobstructed routes and fixings.
- Ducts, chases and holes: Form during construction rather than cut.
- Coordination with other works: Submit details of locations, types/ methods of fixing of services to fabric and identification of runs and fittings.

450 MECHANICAL AND ELECTRICAL SERVICES

- Final tests and commissioning: Carry out so that services are in full working order at completion of the Works.
- Building Regulations notice: Copy to be lodged in O&M/H&S File.

SUPERVISION/ INSPECTION/ DEFECTIVE WORK

525 ACCESS

- Extent: Provide at all reasonable times access to the Works and to other places of the Contractor or subcontractors where work is being prepared for the Contract.
- Designate: Architect.

530 OVERTIME WORKING

- Notice: Prior to overtime being worked, submit details of times, types and locations of work to be done.
 - Minimum period of notice: Two days.
- Concealed work: If executed during overtime for which notice has not been given, it may be required to be opened up for inspection and reinstated at the Contractor's expense.

540 DEFECTS IN EXISTING WORK

- Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.
- Documented remedial work: Do not execute work which may:
 - Hinder access to defective products or work; or
 - Be rendered abortive by remedial work.

560 TESTS AND INSPECTIONS

- Timing: Agree and record dates and times of tests and inspections to enable all affected parties to be represented.
- Confirmation: One working day prior to each such test or inspection. If sample or test is not ready, agree a new date and time.
- Records: Submit a copy of test certificates and retain copies on site.

580 CONTINUITY OF THERMAL INSULATION

- Record and report: Confirm that work to new, renovated or upgraded thermal elements has been carried out to conform to specification. Include:
 - The address of the premises.
 - The Contractor's name and address.
 - The name, qualification and signature of the competent person responsible for checking compliance.
 - The date on which the installation was checked.
- Submit: Before completion of the Works.
- Copy: To be lodged in O&M/H&S File.

610 DEFECTIVE PRODUCTS/ EXECUTIONS

- Proposals: Immediately any work or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.
- Acceptability: Such proposals may be unacceptable and contrary instructions may be issued.

WORK AT OR AFTER COMPLETION

710 WORK BEFORE COMPLETION

- General: Make good all damage consequent upon the Works. Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.
- Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.
- Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and

- must not damage or disfigure other materials or construction.
 - COSHH dated data sheets: Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.
 - Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.
 - Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.
- 720 SECURITY AT COMPLETION
- General: Leave the Works secure with, where appropriate, all accesses closed and locked.
 - Keys: Account for and adequately label all keys and hand over to Employer with itemised schedule, retaining duplicate schedule signed by Employer as a receipt.
- 730 MAKING GOOD DEFECTS
- Remedial work: Arrange access with Employer.
 - Rectification: Give reasonable notice for access to the various parts of the Works.
 - Completion: Notify when remedial works have been completed.
- A34 SECURITY/ SAFETY/ PROTECTION**
- SECURITY, HEALTH AND SAFETY**
- 110 PRECONSTRUCTION INFORMATION
- Location: Integral with the project Preliminaries, including but not restricted to the following sections:
 - Description of project: Sections A10 and A11.
 - Client's consideration and management requirements: Sections A12, A13 and A36.
 - Environmental restrictions and on-site risks: Section A12, A35 and A34.
 - Significant design and construction hazards: Section A34.
 - The Health and Safety File: Section A37.
- 120 EXECUTION HAZARDS
- Common hazards: Not listed. Control by good management and site practice.
- 130 PRODUCT HAZARDS
- Hazardous substances: Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document EH40: Occupational Exposure Limits.
 - Common hazards: Not listed. Control by good management and site practice.
- 150 SECURITY
- Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.
 - Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.
 - Special requirements: none.
- 160 STABILITY
- Responsibility: Maintain the stability and structural integrity of the Works during the Contract.
 - Design loads: Obtain details, support as necessary and prevent overloading.
- PROTECT AGAINST THE FOLLOWING**
- 340 POLLUTION
- Prevention: Protect the site, the Works and the general environment including the atmosphere, land, streams and waterways against pollution.
 - Contamination: If pollution occurs inform immediately, including to the appropriate Authorities and provide relevant information.
- 350 PESTICIDES
- Use: Not permitted.
- 360 NUISANCE
- Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes.
 - Surface water: Prevent hazardous build-up on site, in excavations and to surrounding areas and roads.
- 370 ASBESTOS CONTAINING MATERIALS

- Duty: Report immediately any suspected materials discovered during execution of the Works.
 - Do not disturb.
 - Agree methods for safe removal or encapsulation.
- 375 ANTIQUITIES
- Duty: Report immediately any fossils, antiquities and other objects of interest or value discovered during execution of the Works.
 - Preservation: Keep objects in the exact position and condition in which they were found.
 - Special requirements: n/a.
- 380 FIRE PREVENTION
- Duty: Prevent personal injury or death, and damage to the Works or other property from fire.
 - Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by the Construction Confederation and The Fire Protection Association (The 'Joint Fire Code').
- 390 SMOKING ON SITE
- Smoking on site: Not permitted.
- 400 BURNING ON SITE
- Burning on site: Not permitted.
- 410 MOISTURE
- Wetness or dampness: Prevent, where this may cause damage to the Works.
 - Drying out: Control humidity and the application of heat to prevent:
 - Blistering and failure of adhesion.
 - Damage due to trapped moisture.
 - Excessive movement.
- 430 WASTE
- Includes: Rubbish, debris, spoil, containers and surplus material.
 - Minimize: Keep the site and Works clean and tidy.
 - Remove: Frequently and dispose off site in a safe and competent manner:
 - Non-hazardous material: In a manner approved by the Waste Regulation Authority.
 - Hazardous material: As directed by the Waste Regulation Authority and in accordance with relevant regulations.
 - Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in.
 - Waste transfer documentation: Retain on site.
- PROTECT THE FOLLOWING
- 510 EXISTING SERVICES
- Confirmation: Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.
 - Identification: Before starting work, check and mark positions of mains/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.
 - Work adjacent to services:
 - Comply with service authority's/ statutory undertaker's recommendations.
 - Adequately protect, and prevent damage to services: Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.
 - Identifying services:
 - Below ground: Use signboards, giving type and depth;
 - Overhead: Use headroom markers.
 - Damage to services: If any results from execution of the Works:
 - Immediately give notice and notify appropriate service authority/ statutory undertaker.
 - Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.
 - Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.
 - Marker tapes or protective covers: Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.
- 520 ROADS AND FOOTPATHS
- Duty: Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris.
 - Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owner.
- 530 EXISTING TOPSOIL/ SUBSOIL

- Duty: Prevent over compaction of existing topsoil and subsoil in those areas which may be damaged by construction traffic, parking of vehicles, temporary site accommodation or storage of materials and which will require reinstatement prior to completion of the Works.
 - Protection: Before starting work submit proposals for protective measures.
- 540 **RETAINED TREES/ SHRUBS/ GRASSED AREAS**
- Protection: Preserve and prevent damage, except those not required.
 - Replacement: Mature trees and shrubs if uprooted, destroyed, or damaged beyond reasonable chance of survival in their original shape, as a consequence of the Contractor's negligence, must be replaced with those of a similar type and age at the Contractor's expense.
- 560 **EXISTING FEATURES**
- Protection: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.
 - Special requirements: none.
- 610 **ESPECIALLY VALUABLE/ VULNERABLE ITEMS**
- Protection: Ensure provision and maintenance of special protective measures to prevent damage to the following:
 - Trees and Hedges to be retained.
 - Method statement: Submit within one week of request describing special protection to be provided.
- 620 **ADJOINING PROPERTY**
- Permission: Obtain as necessary from owners if requiring to erect scaffolding on or otherwise use adjoining property.
- 625 **ADJOINING PROPERTY RESTRICTIONS**
- Precautions:
 - Prevent trespass of workpeople and take precautions to prevent damage to adjoining property.
 - Pay all charges.
 - Remove and make good on completion or when directed.
 - Damage: Bear cost of repairing damage arising from execution of the Works.
- 630 **EXISTING STRUCTURES**
- Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.
 - Supports: During execution of the Works:
 - Provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining, that may be endangered or affected by the Works.
 - Do not remove until new work is strong enough to support existing structure.
 - Prevent overstressing of completed work when removing supports.
 - Adjacent structures: Monitor and immediately report excessive movement.
 - Standard: Comply with BS 5975 and BS EN 12812.
- A35 SPECIFIC LIMITATIONS ON METHOD/ SEQUENCE/ TIMING**
- 170 **WORKING HOURS**
- Specific limitations: The Contractor shall comply with the requirements on all aspects of regulations governing building operations as laid down by the Local Authority. In particular, the Contractor will be required to agree with adjoining owners and with adjoining sites the hours in which noisy operations may be executed and deliveries scheduled to minimise any disturbance.
- A36 FACILITIES/ TEMPORARY WORK/ SERVICES**
- GENERALLY**
- 110 **SPOIL HEAPS, TEMPORARY WORKS AND SERVICES**
- Location: Give notice of intended siting.
 - Maintenance: Alter, adapt and move as necessary. Remove when no longer required and make good.
- ACCOMMODATION**
- 210 **ROOM FOR MEETINGS**
- Facilities: The Client shall provide accommodation for the site meetings.

- 230 **TEMPORARY ACCOMMODATION**
- Proposals for temporary accommodation and storage for the Works: Submit prior to the Commencement Date.
 - Details to be included: Type of accommodation and storage, its siting and the programme for site installation and removal.
- TEMPORARY WORKS**
- SERVICES AND FACILITIES**
- 410 **LIGHTING**
- Finishing work and inspection: Provide temporary lighting, the intensity and direction of which closely resembles that delivered by the permanent installation.
- 420 **LIGHTING AND POWER**
- Supply: Electricity from the Employer's mains may be used for the Works as follows:
 - Metering: FOC
 - Point of supply: TBC
 - Available capacity: TBC
 - Frequency: 50 Hz.
 - Phase: single.
 - Current: Alternating.
 - Continuity: The Employer will not be responsible for the consequences of failure or restriction in supply.
- 430 **WATER**
- Supply: The Employer's mains may be used for the Works as follows:
 - Metering: FOC
 - Source: TBC
 - Location of supply point: TBC
 - Conditions/ Restrictions: TBC
 - Continuity: The Employer will not be responsible for the consequences of failure or restriction in supply.
- 440 **TELEPHONES**
- Direct communication: As soon as practicable after the Date of Possession provide the Contractor's person in charge with a mobile telephone.
- 530 **BENEFICIAL USE OF INSTALLED SYSTEMS**
- Permanent systems: Do not use for the Works.
- 540 **METER READINGS**
- Charges for service supplies: Where to be apportioned ensure that:
 - Meter readings are taken by relevant authority at possession and/ or completion as appropriate.
 - Copies of readings are supplied to interested parties.
- 550 **THERMOMETERS**
- General: Provide on site and maintain in accurate condition a maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.
- A37 OPERATION/ MAINTENANCE OF THE FINISHED WORKS**
GENERALLY
- 115 **THE HEALTH AND SAFETY FILE**
- Responsibility: the contractor.
 - Content: Obtain and Provide the following information: a record containing information relating to the project which is likely to be needed during any subsequent construction work to ensure the health and safety of any person.
 - Format: hard copy
 - Delivery to: Architect By (date): On completion.
- A40 CONTRACTOR'S GENERAL COST ITEMS: MANAGEMENT AND STAFF**
- 110 **MANAGEMENT AND STAFF**
- Cost significant items: Management and Staff.

A41 CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION

- 110 SITE ACCOMMODATION
- Details: Site accommodation required or made/ not made available by the Employer: See section A36.
 - Cost significant items: Welfare Facilities including WC Facilities.

A42 CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES

- 110 SERVICES AND FACILITIES
- Details: Services or facilities required or made/ not made available by the Employer: See section A36.
 - Cost significant items: Temporary Power, i.e generators etc, if required.

A43 CONTRACTOR'S GENERAL COST ITEMS: MECHANICAL PLANT

- 110 MECHANICAL PLANT
- Cost significant items: All mechanical plant to complete the works.

A44 CONTRACTOR'S GENERAL COST ITEMS: TEMPORARY WORKS

- 110 TEMPORARY WORKS
- Details: Temporary works required or made/ not made available by the Employer: See section A36.
 - Cost significant items: All temporary works required to complete the works.

A54 PROVISIONAL WORK/ ITEMS

- 110 PROVISIONAL SUMS FOR DEFINED WORK
- All Provisional sums detailed within Schedule of Works.
- 590 CONTINGENCIES
- Contingency Sum detailed within Schedule of Works.

3). Workmanship & Materials

To be read in conjunction with Preliminaries/General Conditions and Schedule of Works

C20 DEMOLITION

GENERAL REQUIREMENTS

- 110 DESK STUDY/ SURVEY
- Scope: Before starting demolition work, examine all available information, carry out a survey of the structures, site and surrounding area.
- 120 EXTENT OF DEMOLITION
- General: Formation of new structural openings in external walls together with removal of sections of existing external walls.
- 130 GROUNDWORKS
- General:
 - Old foundations, slabs and the like: Break out completely.
 - Contaminated earth: Remove and disinfect as required by Local Authority.
- 140 BENCH MARKS
- Unrecorded bench marks and other survey information: Give notice when found.
 - Do not remove or destroy.
- 150 FEATURES TO BE RETAINED
- General: Keep in place and protect the following: Existing playground and road hard surfacing.

SERVICES AFFECTED BY DEMOLITION

- 210 SERVICES REGULATIONS
- Work carried out to or which affects new or existing services: Carry out in accordance with the Byelaws or Regulations of the relevant Statutory Authority.
- 220 LOCATION OF SERVICES
- Services affected by the Works: Locate and mark positions.
 - Mains services: Arrange with the appropriate authorities for location and marking of positions.
- 230 DISCONNECTION - ARRANGED BY CONTRACTOR
- General: Arrange with the appropriate authorities for disconnection of services and removal of fittings and equipment prior to starting demolition.
 - Timing: Do not start demolition until disconnections are completed.
- 240 DISCONNECTION OF DRAINS
- General: Locate disconnect and seal disused drain connections.
 - Sealing: Within the site and permanent.
- 250 DRAINS IN USE
- General: Protect drains, manholes, inspection chambers, gullies, vent pipes and fittings still in use and ensure that they are kept free of debris.
 - Damage: Make good any damage arising from demolition work. Leave clean and in working order at completion.
- 270 SERVICES WHICH ARE TO REMAIN
- Damage: Give notice and notify service authority or owner of any damage arising from the execution of the works.
 - Repairs: To the satisfaction of the CA and service authority or owner.

DEMOLITION WORK

- 310 WORKMANSHIP
- Standard: Demolish structures in accordance with BS 6187.
 - Operatives: Appropriately skilled and experienced for the type of work and hold or be training to obtain relevant CITB Certificates of Competence.
 - Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of demolition to be used.
- 320 GAS OR VAPOUR RISKS
- Precautions: Adequate to prevent fire or explosion caused by gas or vapour.

- 330 DUST CONTROL
 - Method: Reduce by periodically spraying demolition works with water.
- 340 HEALTH HAZARDS
 - Precautions: Protect site operatives and general public from hazards associated with vibration, dangerous fumes and dust arising during the course of the Works.
- 380 DANGEROUS OPENINGS
 - General: Illuminate and protect. Keep safe outside working hours.
- 391 ASBESTOS BASED MATERIALS
 - Discovery: Give notice immediately of any suspected asbestos based materials discovered during demolition work. Avoid disturbing such materials.
 - Methods for safe removal. Submit details.
- 410 UNFORESEEN HAZARDS
 - Unrecorded voids, tanks, chemicals, etc. discovered during demolition: Give notice.
 - Methods for safe removal, filling, etc: Submit details.
- 440 SITE CONDITION AT COMPLETION
 - Debris: Clear away and leave the site in a tidy condition.
- 441 SITE LEVELS AT COMPLETION
 - Levels: Grade the site to follow the levels of adjacent areas.
- MATERIALS ARISING
- 510 CONTRACTOR'S PROPERTY
 - Components and materials arising from the demolition work: Property of the Contractor except where otherwise provided.
 - Remove from site as work proceeds.
- 520 RECYCLED MATERIALS
 - Materials arising from demolition work: May be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification.
 - Evidence of compliance: Submit full details and supporting documentation.
 - CA's approval: Allow 7 days.
- D20 EXCAVATING AND FILLING
- 04 SITE INVESTIGATION
 - Report: Not available.
- 10 PREPARATORY WORK
 - Trees, shrubs and hedges to be removed: Cut down, grub up main roots and fill voids.
 - Clear site of rubbish and vegetation. Grub up large roots.
 - Arisings: Remove from site.
- 20 STRIPPING TOPSOIL
 - General: Excavate from required areas to an average depth of 150 mm and keep separate.
- 25 INSPECTING FORMATIONS
 - Notice: Make advance arrangements for inspection of formations for all foundations and the lower ground floor
- 30 OBSTRUCTIONS
 - Recorded foundations, beds, drains, etc: Break out and seal off drain ends. Remove contaminated earth.
 - Unrecorded foundations, beds, basements, filling, tanks, service pipes, drains, etc: Give notice.
- 35 EXCESS EXCAVATIONS
 - Excavation taken wider than required: Backfill with foundation concrete
 - Excavation taken deeper than required: Backfill with foundation concrete
- 40 SURPLUS EXCAVATED MATERIAL
 - Topsoil: Spread and level on site as required, cart away surplus
 - Material not specified to be spread and leveled: Remove from site.

- 50 HAZARDOUS, AGGRESSIVE OR UNSTABLE MATERIALS
- Generally: Do not import or use fill materials which would, either in themselves or in combination with other material or ground water, give rise to a health hazard, damage to building structures or instability in the filling.
 - Soluble sulfate content of imported materials for filling when tested to BS 1377-3, clause 5, using a 2:1 water-soil extract (maximum): 1 g/litre.
- 53 WATER
- Generally: Keep excavations free from water until foundations and below ground constructions are completed.
- 55 PLACING FILL GENERALLY
- Excavations and areas to be filled: Free from loose soil, rubbish and standing water.
 - Freezing conditions: Do not use frozen materials or materials containing ice. Do not place fill on frozen surfaces.
 - Fill against structures, membranes or buried services: Place and compact in a sequence and manner which will ensure stability and avoid damage.
- 61 BACKFILLING TO GROUND BEARING FLOOR SLAB & EXTERNAL AREAS
- Under floor slab and external pavings (not including courtyard): Hardcore as clause 65.
 - Under grassed or landscaped areas: Material excavated from the trench, laid and compacted in 300 mm layers.
- 62 FROST SUSCEPTIBILITY
- General: Fill must be non frost-susceptible as defined in Transport Research Laboratory Report SR 829 'Specification for the TRRL frost-heave test'.
- 65 HARDCORE
- Fill: Granular material, free from harmful matter and excessive dust or clay, well graded, passing a 75 mm BS sieve and one of the following:
 - Crushed hard rock or quarry waste.
 - Crushed concrete, brick or tile, free from plaster.
 - Gravel or hoggin.
 - Filling: Spread and level both backfilling and general filling in layers not exceeding 150 mm. Thoroughly compact each layer.
- 75 BLINDING TO HARDCORE
- Surfaces to receive sheet overlays or concrete: Blind with:
 - Sand, fine gravel, or other approved fine material applied to provide a close smooth surface.
 - Permissible deviation on surface level: +0 -25 mm.
- E10 IN SITU CONCRETE
- 10 DESIGNATED & DESIGNED MIXES FOR FOUNDATIONS & FLOOR SLAB
- Mix to BS 8500:Part 2:2002.
- 35 SUBSTITUTION OF STANDARD FOR DESIGNATED MIXES:
- Any substitution of specified mixes should be approved by the Architect.
- 45 PROPERTIES OF FRESH CONCRETE to be determined by the Contractor in consultation with the concrete supplier to suit the on site circumstances and methods, but in all respects maintaining compliance with this specification.
- 60 PLACING AND COMPACTING:
- At time of placing ensure that all surfaces on which concrete is to be placed are clean, with no debris, tying wire clippings, fastenings or free water.
 - Place while sufficiently plastic for full compaction. Do not add water or retemper mixes. The temperature of concrete at time of placing must be not less than 5°C. Do not place against frozen or frost covered surfaces.
 - Fully compact to full depth (until air bubbles cease to appear on the top surface), especially around reinforcement, cast-in accessories, into corners of formwork and at joints. Use mechanical vibration to compact floor slabs and reinforced concrete retaining walls.
- 70 CURING AND PROTECTING:
- Prevent surface evaporation from concrete surfaces as specified below by covering with polyethylene sheeting as soon as practicable after completion of placing and compacting, removing only to permit any finishing operations and replacing immediately thereafter:

- Surfaces which will be exposed to frost, and wearing surfaces of floors and pavements, regardless of weather conditions: not less than 10 days
 - Other structural concrete surfaces: not less than 5 days.
 - Adequately protect concrete from shock, indentation and physical damage.
- E20 FORMWORK FOR IN SITU CONCRETE
- 10 WORK BELOW GROUND: Vertical faces of strip footings, bases and slabs may be cast against faces of excavation, provided the faces are sufficiently accurate and stable and adequate measures are taken to prevent contamination of concrete.
- 41 BLOCKWORK FORMWORK:
- Construct accurately and robustly to produce finished concrete to the required dimensions. Formed surfaces must be free from twist and bow, all intersections, lines and angles being square, plumb and true.
 - Construct (including joints between forms and completed work), to prevent loss of grout, using seals when necessary. Secure tight against adjacent concrete to prevent formation of steps.
 - Fix inserts or box out as required in correct positions before placing concrete. Form all holes and chases. Do not cut hardened concrete without approval.
- E41 WORKED FINISHES TO IN SITU CONCRETE
- 10 FINISHING GENERALLY
- Timing: Carry out finishing operations at optimum times in relation to the setting and hardening of the concrete.
 - Prohibited treatments to surfaces: Wetting to assist working and sprinkling cement.
- 20 SMOOTH FLOATED FINISH
- Floating: Use a power float to give an even surface with no ridge of steps.
- Q20 GRANULAR SUB-BASES TO ROADS/ PAVINGS
- 110 THICKNESSES OF SUB-BASE/ SUBGRADE IMPROVEMENT LAYERS
- Thicknesses: See section Q25 .
 -
- 140 EXCAVATION OF SUBGRADES
- Final excavation to formation/ subformation level: Carry out immediately before compaction of subgrade.
 - Soft spots and voids: Give notice.
 - Wet conditions: Do not excavate or compact when the subgrade may be damaged or destabilized.
- 145 PREPARATION/ COMPACTION OF SUBGRADES
- Timing: Immediately before placing sub-base.
 - Compaction: Thoroughly, by roller or other suitable means, adequate to resist subsidence or deformation of the subgrade during construction and of the completed roads/ pavings when in use. Take particular care to compact fully at intrusions, perimeters and where local excavation and backfilling has taken place.
- 210 HIGHWAYS AGENCY TYPE 1 GRANULAR MATERIAL
- Material: Highways Agency 'Specification for highway works', clause 803 (Type 1) or approved equivalent.
 - Testing (if required): As clause 803.5.
- 211 GRANULAR MATERIAL
- Quality: Free from excessive dust, well graded, all pieces less than 75 mm in any direction, minimum 10% fines value of 50 kN when tested in a soaked condition to BS 812-111, and in any one layer only one of the following:
 - Crushed rock (other than argillaceous rock) or quarry waste with not more binding material than is required to help hold the stone together.
 - Crushed concrete, crushed brick or tile, free from plaster, timber and metal.
 - Crushed non-expansive slag.
 - Gravel or hoggin with not more clay content than is required to bind the material together, and with no large lumps of clay.
 - Well-burned non-plastic colliery shale.
 - Natural gravel.
 - Natural sand.
 - Filling: Spread and levelled in 150 mm maximum layers, each layer thoroughly compacted.
- 230 PLACING GRANULAR MATERIAL GENERALLY

- Preparation: Loose soil, rubbish and standing water removed.
 - Structures, membranes and buried services: Ensure stability and avoid damage.
- 241 LAYING GRANULAR SUB-BASES FOR VEHICULAR AREAS
- Proposals: Well in advance of starting work submit details of:
 - Maximum depth of each compacted layer.
 - Type of plant.
 - Minimum number of passes per layer. For the courtyard area there should be a minimum of 3 to 4 passes of a 2.5ton vibrating roller.
 - General: Spread and levelled in layers. As soon as possible thereafter compact each layer.
 - At drainage fittings, inspection covers, perimeters and where local excavation and backfilling has taken place: Take particular care to compact fully.
 - Sub-base surface after compaction and immediately before overlaying: Uniformly well closed and free from loose material, cracks, ruts or hollows.
- 310 ACCURACY
- Permissible deviation (maximum) from required levels, falls and cambers:

	Parking areas
Subgrade	+ 20 mm
	- 30 mm
- 330 COLD WEATHER WORKING
- Frozen materials: Do not use.
 - Freezing conditions: Do not place fill on frozen surfaces. Remove material affected by frost. Replace and recompact if not damaged after thawing.
- 340 PROTECTION
- Sub-bases: As soon as practicable, cover with subsequent layers, specified elsewhere.
 - Subgrades and sub-bases: Prevent damage from construction traffic, construction operations and inclement weather.
- R12 DRAINAGE BELOW GROUND
- GENERALLY
- 100 EXISTING DRAINS
- Setting out: Before starting work, check invert levels and positions of existing drains, sewers, inspection chambers and manholes against drawings. Report discrepancies.
 - Protection: Protect existing drains to be retained and maintain normal operation.
- 106 IN SITU CONCRETE FOR USE IN DRAINAGE BELOW GROUND
- Standard: To BS 5328-1, -2, -3 and -4, or to BS 8500-1, -2 and BS EN 206-1.
 - Mix: GEN 1 .
 - Equivalent or better mix: Submit proposals.
 - Different mixes may be used for different parts of the drainage work.
- TYPES OF PIPELINE
- 151 PLAIN WALL PLASTICS PIPELINES FOR FOUL AND SURFACE WATER DRAINAGE
- Pipes, bends and junctions: PVC-U to BS EN 1401-1, class SN4, with flexible joints, Kitemark certified.
 - Manufacturer: Osma.
 - Product reference: Osmadrain .
 - Sizes: As noted on the drawings .
 - Bedding class: O .
 - Warning marker tape: Not required .
- EXCAVATING/ BACKFILLING
- 205 EXCAVATED MATERIAL
- Turf, topsoil, hardcore, etc: Set aside for use in reinstatement.
- 210 LOWER PART OF TRENCH - GENERAL
- Trench from bottom up to 300 mm above crown of pipe: With vertical sides and of a width as small as practicable but not less than external diameter of pipe plus 300 mm.
- 230 TYPE OF SUBSOIL

- General: Where type of subsoil at level of crown of pipe differs from that stated for the type of pipeline, obtain instructions before proceeding.
- 240 FORMATION FOR BEDS
- Timing: Excavate to formation immediately before laying beds or pipes.
 - Mud, rock projections, boulders and hard spots: Remove. Replace with consolidated bedding material.
 - Local soft spots: Harden by tamping in bedding material.
 - Inspection of excavated formations: Give notice.
- 270 BACKFILLING TO PIPELINES
- Backfilling from top of surround or protective cushion: Material excavated from trench, compacted in layers 300 mm (maximum) thick.
 - Heavy compactors: Do not use before there is 600 mm of material over pipes.
- 280 BACKFILLING UNDER ROADS AND PAVINGS
- Backfilling from top of surround or protective cushion up to formation level: Granular Subbase Material Type 1 to HA Specification for Highway Works, Clause 803, laid and compacted in 150 mm layers.
- BEDDING/ JOINTING
- 310 INSTALLATION GENERALLY
- Pipes and fittings: From same manufacturer for each pipeline.
 - Jointing: Use recommended lubricants. Leave recommended gaps at ends of spigots to allow for movement.
 - Jointing differing pipes and fittings: With adaptors recommended by pipe manufacturer.
 - Laying pipes: To true line and regular gradient on even bed for full length of barrel with sockets (if any) facing up the gradient.
 - Protect from damage and ingress of debris. Seal all exposed ends during construction.
 - Timing: Minimize time between laying and testing. Backfill after successful initial testing.
- 380 CLASS O FULL DEPTH GRANULAR SUPPORT
- Granular material to BS 882:

Pipe size (DN)	Nominal single size (mm)
100 & 150	10
225 & 300	10 or 20
 - Bedding: Granular material, compacted over full width of trench.
 - Thickness (minimum): 100 mm.
 - Pipes: Digging slightly into bed, resting uniformly on their barrels and adjusted to line and gradient.
 - Granular support:
 - Timing: Laid after successful initial testing.
 - Depth: To slightly above crown of pipe.
 - Compaction: By hand.
 - Backfilling:
 - Material/ Depth: Either:
 - Protective cushion of selected fill, free from vegetable matter, rubbish, frozen soil and material retained on a 40 mm sieve, to 300 mm above crown of pipe, or:
 - Additional granular material, to 100 mm above crown of pipe.
 - Compaction: By hand in 100 mm layers.
- 470 PIPE RUNS NEAR FOUNDATIONS
- Class Z concrete surround: Provide in locations where bottom of trench is lower than bottom of foundation. Measurements are horizontal clear distances between nearest edges of foundations and pipe trenches.
 - Trenches less than one metre from foundations: Top of concrete surround not lower than bottom of foundation.
 - Trenches more than one metre from foundations: Top of concrete surround not lower than D mm below bottom of foundation, where D mm is horizontal distance of trench from foundation, less 150 mm.
- 512 PIPELINES PASSING THROUGH STRUCTURES
- Pipelines that must be cast in or fixed to structures (including manholes, catchpits and inspection chambers): Provide short length (rocker) pipes near each external face, with flexible joint at each end:

Pipe size (DN)	Distance to first joint from structure (mm)	Short length (mm)
100 & 150	150	600
 - Pipelines that need not be cast in or fixed to structures (e.g. walls to footings): Provide either:
 - Short length (rocker) pipes as specified above, or
 - Openings in the structures to give 50 mm minimum clearance around the pipeline. Closely fit a rigid sheet to each side of opening to prevent ingress of fill or vermin.

- 520 BENDS AT BASE OF SOIL STACKS
- Type: Nominal 90° rest bend .
 - Radius to centreline of pipe (minimum): 200mm.
 - Height of invert of horizontal drain at base of stack below centreline of lowest branch pipe (minimum): 450mm .
 - Stabilizing bends: Bed in concrete without impairing flexibility of couplings.

TERMINAL/ ACCESS FITTINGS

- 605 GULLIES - BACK INLET FOR FOUL DRAINAGE
- PVCu with sealed cover and back inlet to take 50ø inlet.
 - To be compatible with connecting to Osma plastic below ground drainage

- 690 INSTALLATION OF FITTINGS
- Setting out: Square with and tightly jointed to adjacent construction.
 - Bedding and surrounds: Concrete, 150 mm thick.
 - Permissible deviation in level of gully gratings: +0 to -10 mm.
 - Exposed openings in fittings: Fit purpose made temporary caps. Protect from site traffic.

MANHOLES/ CHAMBERS/ SOAKAWAYS/ TANKS

- 700 MANHOLES/INSPECTION CHAMBERS
- Type of manhole/Inspection chamber as clause 740.

- 740 PLASTICS INSPECTION CHAMBERS
- Standard: To BS 7158 or Agrément certified.
 - Manufacturer: Osma or similar approved .
 - Product reference: multi-base shallow inspection chamber and universal inspection chamber or similar approved.
 - Bedding: 150mm GEN3 concrete.
 - Surround: Selected as dug material or granular material in garden areas, 150mm GEN3 concrete in road/driveway.
 - Backfilling: in accordance with manufacturers recommendations.
 - Concrete collar: concrete surround in areas accessible to vehicles.
 - Access covers and seating: Cast iron.

- 762 PREFORMED PLASTICS CHANNELS, BRANCHES AND BENCHING
- Manufacturer: Osma.
 - Sizes and integral branches: To suit each manhole.
 - Temporary caps: Remove as necessary.
 - Bedding: 1:3 cement:sand mortar.
 - Benching: Form in concrete, with 10% fall from manhole walls to component rim.
 - Topping: Grade C20 concrete applied before benching concrete has set and with dense smooth uniform finish.

- 811 CAST IRON ACCESS COVERS AND SEATING
- Covers: Grey iron or ductile iron to BS EN 124.
 - Manufacturer: Osma .
 - Types B125 .
 - Seating: Engineering bricks to BS 3921, Class B, laid in 1:3 cement:sand mortar, or precast concrete cover frame units, Type 1 or Type 2 to suit cover shape.
 - Bedding and haunching frame: Solidly in 1:3 cement:sand mortar over its whole area, centrally over opening, top level and square with joints in surrounding finishes. Cut back top of haunching to 30 mm below top of surface material.

CLEANING/ TESTING/ INSPECTION/ COMPLETION

- 900 REMOVAL OF DEBRIS AND CLEANING
- Preparation: Before cleaning, final testing, CCTV inspection if specified and immediately before handover, lift covers to manholes, inspection chambers and access points. Remove wrappings, mortar droppings and any other debris.
 - Cleaning: Thoroughly flush with water to remove silt and check for blockages. Rod pipelines between access points if there is any indication that they may be obstructed.
 - Washings and detritus: Do not discharge into sewers or watercourses.
 - Covers: Securely replace after cleaning and testing.

- 910 TESTING/ INSPECTION

- Dates for inspection: Give notice.
 - Attendance: Provide water, assistance and apparatus as required.
 - Remedial work: Repair leaks.
- 920 WATER/ AIR TESTING OF GRAVITY DRAINS AND PRIVATE SEWERS UP TO DN 300
- Initial testing: To ensure that pipelines are sound and properly installed, air test short lengths to BS 8301, clause 25.6.3 immediately after completion of bedding/ surround.
 - Final testing: For final checking and statutory authority approval, water test to BS 8301, clause 25.6.2 all lengths of pipeline from terminals and connections to manholes/ chambers and between manholes/ chambers.
- 925 WATER/ AIR TESTING OF GRAVITY DRAINS AND PRIVATE SEWERS UP TO DN 300
- Air testing preparation and method: To BS 8301, clauses 25.6.3.1 and 25.6.3.2.
 - Initial testing: To ensure that pipelines are sound and properly installed, air test short lengths to BS EN 1610, clauses 13.1 and 13.2 immediately after completion of bedding/ surround.
 - Final testing: For final checking and statutory authority approval, water test to BS EN 1610, clause 13.1 and 13.3 all lengths of pipeline from terminals and connections to manholes/ chambers and between manholes/ chambers.
- 940 WATER TESTING OF MANHOLES/ INSPECTION CHAMBERS
- Timing: Before backfilling.
 - Standard:
 - Exfiltration: To BS EN 1610, clause 13.3.
 - Infiltration: No identifiable flow of water penetrating the chamber

4). Schedule of Works

B 1		£	p
B	SCHEDULE OF WORKS		
1.0	WORKS TO SWIMMING POOL BASIN & POOLSIDE AREAS		
1.1	The Contractor shall include for temporary edge protection around the perimeter of the existing swimming pool basin during the works, together with a temporary access staircase.		
1.2	Remove existing small timber shed and dispose of off-site (Timber Shed A on plan).		
1.3	Form temporary stone ramp to allow plant to access the swimming pool basin.		
1.4	Existing service connections to the swimming pool to be isolated by mechanical and electrical contractors (Provisional Sums). Principal Contractor to include for excavation and breaking out of service pipework and ducts.		
1.5	Pump out existing pool basin as necessary to allow works to proceed.		
1.6	Carry out the perforation of the existing base to the swimming pool basin using mechanical plant. 100mm diameter holes to be punched through existing pool base to sub-base/ground below, set out on a 900mm x 900mm grid, to ensure pool basin drains once infilled.		
1.7	Prepare for and carry out the reduction in height of the existing swimming pool basin walls. Remove concrete copings. Remove nom 500mm from top of existing walls.		
1.8	Remove existing concrete paving slabs from complete poolside areas and dispose of. Consideration to be given to crushing slabs on-site.		
1.9	Excavate to reduced levels to poolside areas, nom 350mm.		
1.10	Infill pool basin to a depth of nom 400mm below proposed finished surface level using 6F2 aggregate, well compacted in max 150mm layers using vibrating roller.		
1.11	Finish top of pool basin excavation with 300mm MOT Type 1 aggregate, well compacted in max 150mm layers using vibrating roller.		
1.12	Finish top of pool surround areas with 200mm MOT Type 1 aggregate, well compacted in max 150mm layers using vibrating roller.		
1.13	Include for creating 1:80 falls to new surface water drainage gullies, as shown on the drawing.		
	B1 To Collection £		

B 2		£	p
2.0	WORKS TO EXISTING POOL SCREEN WALL & PALISADE FENCING		
2.1	Prepare for and remove existing steel palisade fencing, posts and gates to the southern end of the swimming pool area, adjacent to the quadrangle area. Retain fence panels and posts for re-use. Make good post holes and replace any damaged concrete slabs using slabs reclaimed from the pool surrounds.		
2.2	Prepare for and reduce the height of the existing brickwork pool screen wall to the southern end of the swimming pool area, nom 1800mm reduction in height from top of wall.		
2.3	Supply and lay pre-cast concrete once weathered coping stones to the head of the pool screen wall, nom 500mm width, min thickness 50mm rising to 90mm. Bed on mortar and provide mechanical fixings to each coping stone.		
2.4	Supply and install pedestrian safety barriers to pool side face of new coping stones (set 150mm off copings) to prevent falls due to lower ground levels. Safety barriers to be supplied by barriersdirect.co.uk product ID 7654 – 2m long galvanised steel pedestrian barriers nom 1372mm high. Top edge to be set 1100mm above ground level. Nom 12m total length. Set posts in 300mm x 300mm x 400mm concrete foundations to manufacturer’s specification.		
3.0	RE-LOCATE EXISTING PALISADE FENCING		
3.1	Prepare for and erect nom 4900mm length of existing steel palisade fencing on existing steel posts, to northern end of pool area to secure pool area from adjacent swimming pool plant room area. Include for removing angled sections from base of existing fence panels to suit. Set posts in 500 x 500 x 600mm concrete foundations.		
4.0	WORKS TO SITE STAFF AREA ADJACENT TO MAIN BUILDING		
4.1	Prepare for and remove existing plant and equipment from timber swimming pool plant room following de-commissioning by mechanical and electrical contractors (Provisional Sums). Include for removal of concrete plinths. Take down existing timber swimming pool plant room building and adjacent lean-to. Include for breaking out existing concrete and brickwork floor/base. Dispose of all arisings off-site.		
4.2	Prepare for and remove existing timber lean-to shed (Timber Shed B on plan) and dispose of all arisings off-site. Remove flashings to wall to main building and re-point as necessary.		
4.3	Prepare for and take down existing brickwork bund walls to former oil tank enclosure, including breaking out of foundations. Nom wall thickness 230mm and wall height 900mm above ground level. Include for removal of 3No brickwork sleeper tank support walls and foundations. Consideration to be given to crushing brickwork on-site.		
4.4	Remove 2No self-seeded Ash trees and root balls and dispose of off-site.		
4.5	Remove existing timber/Perspex canopy on steel support posts. Make good concrete where posts are removed.		
	B2 To Collection £		

B 3		£	p
4.6	Excavate to reduced levels to former oil tank enclosure and site of former timber swimming pool plant room, as indicated in blue on the plan, nom 300mm below existing paving level. Lay 200mm MOT Type 1 aggregate, well compacted in max 150mm layers using vibrating roller. Finish with 100mm in-situ concrete GEN3 with tamped finish.		
5.0	NEW SURFACE WATER DRAINAGE		
5.1	Supply and install new below ground surface water drainage, as shown on the plan. Supply and install 5No new 750mm internal depth by 450mm internal diameter gully chambers to BS 5911-230 with 150mm trapped outlets and stoppered rodding eyes. Gullies to be fitted with ductile iron gully gratings and frames to BS EN 124. Gullies to be surrounded by 150mm concrete (ST4).		
5.2	Include for 1No PPIC 450mm diameter inspection chamber with heavy duty cover, surrounded by 150mm concrete (ST4).		
5.3	Include for connecting new gullies to new inspection chamber using 110mm diameter PVCu below ground drainage pipework with granular bedding and surround and Type 1 backfill.		
5.4	Discharge new below ground pipework from new inspection chamber into existing inspection chamber. Include for dropper within existing inspection chamber, complete with rodding access to the top, due to invert level to existing drainage. Replace existing inspection chamber cover and frame with new heavy duty cast iron cover and frame.		
6.0	NEW TARMAC SURFACING		
6.1	Supply and machine lay new tarmac surfacing, as indicated in red on the plan. 75mm binder course 20mm aggregate followed by 30mm wearing course 6mm aggregate, laid to fall to new surface water drainage and taking into account existing door thresholds and entrances/gates.		
7.0	NEW DOUBLE DOORS TO SPORTS HALL		
7.1	Carefully remove existing part-glazed timber doors to Sports Hall entrance onto former swimming pool area. Supply and install new PPC aluminium double doors, with top and bottom glazed panels, to match existing. Glazed units to be doubled glazed in safety glass. Doors to be complete with concealed closers, push/pull handles, shoot bolts to slave leaf, europrofile cylinder with key to outer face and thumb turn to inner face (on school masterkey suite).		
8.0	EXISTING COPING STONES TO WALL BETWEEN SWIMMING POOL AREA AND SITE STAFF AREA		
8.1	Carry out works to re-point existing coping stones to wall between swimming pool area and site staff area. Re-bed as necessary to ensure safety.		
	B3 To Collection £		

B 4		£	p
9.0	PROVISIONAL SUMS		
9.1	The Contractor shall include the Provisional Sum of £6000 for mechanical works associated with the project.	6000	00
9.2	The Contractor shall include the Provisional Sum of £3000 for electrical works associated with the project.	3000	00
9.3	The Contractor shall include the Provisional Sum of £1500 for security/CCTV works associated with the project.	1500	00
10.0	CONTINGENCY SUM		
10.1	The Contractor shall include the Contingency Sum of £6000 .	6000	00
	B4 To Collection £		

5). Pre-Construction Information

5.0 Pre-Construction Information

5.1 Introduction

The Construction (Design and Management) Regulations 2015 will apply to this project. Due to the duration and scale of the project, it will not be notifiable to the HSE.

The Contractor will be required to prepare and submit a Construction Phase Health & Safety Plan for approval prior to works commencing on-site.

5.2 Project Description

5.2.1 Scope of Works

The scheme involves the following works:-

- Infilling of existing swimming pool;
- Removal of paving slabs to pool surrounds;
- Removal of existing timber pool plant room and 2No sheds;
- Removal of concrete surfacing and bund walls;
- New surface water drainage;
- New sub-base, tarmac and concrete surfacing;
- Reduction in height of existing screen wall, new copings and new railings;
- Fencing works;
- New double doors to Sports Hall;
- Associated mechanical, electrical and security works.

5.2.2 Location

The Bishop of Hereford's Bluecoat School, Hampton Dene Road, Hereford, HR1 1UU.

5.2.3 Programme Dates

- | | | |
|-----|-------------------------------------|-------------------------------------|
| (a) | Principal Contractor's appointment- | TBA |
| (b) | Start of construction phase- | Monday 22 nd July 2024 |
| (c) | Construction phase duration- | 6 weeks |
| (d) | Practical completion- | Friday 30 th August 2024 |

5.2.4 Details of Parties

Client: The Bishop of Hereford's Bluecoat School
Hampton Dene Road
Hereford
HR1 1UU
Tel: 01432 347500
Contact: Ms Joe Christopher (School Business Manager)

Principal Designer: Education Property Partnership Limited
Easters Court
Leominster
Herefordshire
HR6 0DE
Tel: 07966 000686
Contact: Andrew Baker

Contract Administrator: Education Property Partnership Limited
(As above)
Contact: Andrew Baker

5.2.5 Extent and Location of Existing Records and Plans

- (i) Health and Safety File

It is understood that a health and safety file is not available for the site of the proposed works.

(ii) Existing Drawings

Limited existing drawings available for the site.

5.2.6 Proposed Drawings and Information

Education Property Partnership Ltd drawings:

447 – 01 Existing plan
447 – 02 Proposed plan

5.3 Existing On-site Risks

5.3.1 Boundaries & Access

It should be noted that areas of the existing School will remain in operation during periods of the works. The construction/works areas shall be enclosed by 2m high compound fencing with lockable gates to prevent unauthorised access into the works area. The site compound shall be fenced off with 2 metre high compound fencing with lockable gates during the works. A fire management plan shall be put into place during the works to identify changes in exit routes etc.

5.3.2 Adjacent Land Uses

The site is located adjacent to St Paul's Primary School and residential properties. Full regard shall be given to the users of the site including pupils, staff, parents and visitors. Care shall be taken when entering and exiting the site with a safety man provided for large vehicles.

5.3.3 Existing Services

The Contractor shall establish the exact location of any existing services within the area of works prior to alterations taking place.

5.4 Significant Design and Construction Hazards

5.4.1 Designers' Information

Formal risk assessments are to be provided by the Designer.

5.4.2 Principal Designer's Comments

Notwithstanding the information provided by the designer, the Principal Contractor may wish to consider the following potential risks when developing their construction phase plan for the construction phase:

- (a) Separation of the works from occupied areas of the building.
- (b) Traffic and pedestrian control measures.
- (c) Safety measures during deliveries.
- (d) Manual handling.
- (e) Identification of existing services.
- (f) Falls from height/falling objects.

5.5 Site Facilities

The Contractor shall provide a self-contained welfare unit with WC for use by operatives during the works.

Mains power and water supplies are available on-site.

5.6 Site Compound & Parking

A site compound area will be made available which should contain all necessary site accommodation. The compound shall be protected by 2 metre high compound fencing with lockable gates. Contractor parking will be allocated on-site. All fire exit routes must be kept clear at all times.

5.7 Asbestos

An asbestos refurbishment survey has been commissioned and will be provided to the Contractor in advance of the commencement date.