

ONE HORTON HEATH



Design and Construction of the Low Voltage
Network and Service Connections at Lower Acre,
One Horton Heath.

Employer's Requirements

February 2024



Eastleigh Borough Council

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A Tender Document List

B Contract and Schedule of Amendments

C Contract Sum Analysis

D Form of Tender and Bona Fide Certificate

E Form of Collateral Warranty

A10

Project particulars

Clauses

110 The Project

1. Name: Design and Construction of the Low Voltage Network and Service Connections at Lower Acre, One Horton Heath.
2. Nature: Electrical installation and associated works
3. Location: Horton Heath, Hampshire
4. Timescale for construction work: August 2023 to August 2027

120 Employer (client)

1. Name: Eastleigh Borough Council
2. Address: Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN
3. Contact: Austen Wells
4. Telephone: 07407 879687
5. Email: austen.wells@eastleigh.gov.uk

130 Principal Contractor (CDM)

1. Name: TBC (The successful contractor)
2. Address: TBC
3. Contact: TBC
4. Telephone: TBC
5. Email: TBC

132 Principal Contractor (SWMP)

1. Name: TBC (The successful contractor)
2. Address: TBC
3. Contact: TBC
4. Telephone: TBC
5. Email: TBC

140 Employer's Agent (herein referred to as 'PM')

1. Name: Eastleigh Borough Council
2. Address: Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN
3. Contact: Kevin Bunday
4. Telephone: 023 8068 8000 Ext 3884
5. Email: kevin.bunday@eastleigh.gov.uk

150 Principal designer

1. Name: TBC
2. Address: TBC
3. Contact: TBC
4. Telephone: TBC
5. Email: TBC

200B Consultants

1. Description: Mechanical and Electrical Consultant Concept Design
2. Name: Hilson Moran
3. Contact: Jason Horner
4. Address: Shackleton House, Hay's Galleria, 4 Battlebridge Lane, London, SE1 2HP
5. Telephone: 020 7940 8888
6. Email: jhorner@hilsonmoran.com

Ω End of Section

A11

Tender and contract documents

Clauses

110 Tender documents

1. The tender documents are
 - 1.1. The Specification, comprising preliminaries, reference specification and contract data.
 - 1.2. Drawings numbered: Appendix A Tender Document List.
 - 1.3. Additional documents: Appendix A Tender Document List.

120 Contract drawings

1. The contract drawings: The same as the tender drawings.

160 Pre-construction information

1. **Format:** The pre-construction information is described in these Preliminaries in section A34. It refers to information given elsewhere in the Preliminaries, specification, drawings and associated documents.

180 Other documents

1. **Inspection:** Drawings and other documents relating to the Contract but not included in the tender documents may be seen by appointment during normal office hours at the office of Eastleigh House
2. The documents include: None

220 The BIM Information Requirements (EIR)

1. **Comprise:** Not required
2. **BIM objects:** Not required

Ω End of Section

The site/ existing buildings

Clauses

110 The site

1. **Description:** Land at Horton Heath to be used for the One Horton Heath scheme.

120 Existing buildings on/ adjacent to the site

1. **Description:** The following buildings are adjacent or close to the site: Chalcroft Business Park, Chalcroft Farm and residential properties on Burnetts Lane. Chalcroft Farm Solar Park

140 Existing utilities and services

1. **Drawings:** (Information shown is indicative only): ENC-030822-UHH1 Plot 1, ENC-030822-UHH1 Plot 2, ENC-030822-UHH1 Plot 3, ENC-030822-UHH1 Plot 4
2. **Other information:** As built drawings for services currently being constructed will be issued when they become available.

160 Soils and ground water

1. **Information:** Included in the tender documents.

170 Site investigation

1. **Report:** Included in the tender documents.

180 Health and safety file

1. **Availability for inspection:** The health and safety file for the site/ building may be seen by appointment during normal office hours at: location to be confirmed on request.
2. **Other documents:** None
3. **Arrangements for inspection:** kevin.bunday@easteligh.gov.uk

200 Access to the site

1. **Description:** Access to the southern section of the site is via the roundabout on Burnetts Lane. Access to the Northern Section of the site is from the roundabout on Allington Lane
2. **Limitations:** None
3. **Access for inspections:** Provide access at reasonable times for both on-site and off-site work.

210 Parking

1. **Restrictions on parking of the Contractor's and employees' vehicles:** None

220 Use of the site

1. **General:** Do not use the site for any purpose other than carrying out the Works.
2. **Limitations:** None

230 Surrounding land/ building uses

1. **General:** Adjacent or nearby uses or activities are as follows:
 - 1.1. Agriculture, solar energy production, retail, commercial and residential.

240 Health and safety hazards

1. **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:
 - 1.1. None currently known.

2. **Information:** The accuracy and sufficiency of this information is not guaranteed. Ascertain if any additional information is required to ensure the safety of all persons and the works.
3. **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

1. **Assessment:** Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.
2. Arrangements for visit: sean.mcdonagh@eastleigh.gov.uk tel:0744 298 1551

Ω End of Section

A13

Description of the work

Clauses

110 Preparatory work by others

1. Details: None
2. Timescale:

120 The works

1. **Description:** Design and Construction of the Low Voltage Network and Service Connections

130 Work by others concurrent with the Contract

1. **Description:** No works to run concurrent other than stated in A36/330.

140 Completion work by others

1. **Description:** None

Ω End of Section

A20

JCT Design & Build Contract (2016)

1. FORM OF CONTRACT

The Contractor shall enter into a Contract with the Employer; the Form of Contract will be the JCT Design and Build Contract 2016 and the further amendments recorded in Appendix B to these Employer's Requirements.

The Contractor shall allow for the obligations, liabilities and services described therein.

First Recital: The Employer wishes to have the design and construction of the following work carried out:

Design and Construction of Private Wire Network, One Horton heath

Article 3: The Employer's Agent - see Section A10 Project Particulars.

Article 5: The Principal Designer - see Section A10 Project Particulars.

Article 6: The Principal Contractor – see Section A10 Project Particulars.

2. SCHEDULE OF CONTRACT CONDITIONS

The following is a schedule of the Contract Conditions.

Section 1: Definitions and Interpretation

Definitions
Interpretation

Section 2: Carrying out the Works

Contractor's Obligations
Possession
Supply of Documents, Setting Out etc.
Discrepancies and Divergences
Design Work – liabilities and limitation
Fees, Royalties and Patent Rights
Unfixed Materials and Goods – property, risk etc
Adjustment of Completion Date
Practical Completion, Lateness and Liquidated Damages
Partial Possession by Employer
Defects
Contractor's Design Documents

Section 3: Control of the Works

Access and Representatives
Sub-Contracting
Employer's Instructions
CDM Regulations

Section 4: Payment

Contract Sum and Adjustments

Payments
Gross Valuation
Retention
Fluctuations – choice of provisions
Loss and Expense

Section 5: Changes

General
The Valuation Rules

Section 6: Injury, Damage and Insurance

Injury to Persons and Property
Insurance against Personal Injury and Property Damage
Insurance of the Works
Professional Indemnity Insurance
Joint Fire Code – compliance

Section 7: Assignment, Third Party Rights and Collateral Warranties

Assignment
Clauses 7A to 7E – Preliminary
Third Party Rights from Contractor
Collateral Warranties

Section 8: Termination

General
Termination by Employer
Termination by Contractor
Termination by either Party
Consequences of Termination under Clauses 8-9 to 8-11, etc.

Section 9: Settlement of Disputes

Mediation
Adjudication
Arbitration

3. CONTRACT PARTICULARS

Attestation

The Contract will be executed as a deed.

The contract conditions will be completed as follows:

PART 1 General

Clause etc. Subject

Fourth Recital and
clause 4.5 Construction Industry Scheme (CIS)

Employer at the Base Date is a
'contractor' for the purposes of the CIS

Fifth Recital Description of Sections (if any)
(If not shown or described in the Employer's
Requirements, state the reference numbers and

	dates or other identifiers of documents in which they are shown.)	
Sixth Recital	Framework Agreement (if applicable) (State date, title and parties.)	Not applicable
Seventh Recital and Part 1 of Schedule 2	Supplemental Provisions – Part 1	
	Named Sub-Contractors	does not apply
	Valuation of Changes - Contractor's estimates	does not apply
	Loss and expense – Contractor's estimates	does not apply
Seventh Recital and Part 2 of Schedule 2	Supplemental Provisions – Part 2	
	Acceleration Quotation	does not apply
	Collaborative working	applies
	Health and safety	applies
	Cost savings and value improvements	applies
	Sustainable development and environmental considerations	applies
	Performance Indicators and monitoring	does not apply
	Notification and negotiation of disputes	applies
	Where paragraph 12 applies, the respective nominees of the Parties are	Employer's nominee – Kevin Bunday Contractor's nominee - TBA or such replacement as each Party may notify to the other from time to time
Article 4	Employer's Requirements	As set out in the Employer's Requirements for the design and construction of Private Wire Network, One Horton Heath
Article 4	Contractor's Proposals	To be completed by the Contractor
Article 4	Contract Sum Analysis	To be completed by the Contractor, the format Contract Sum Analysis is included at Appendix C of the Employer's Requirements
Article 8	Arbitration	Article 8 and clauses 9.3 to 9. 8 (Arbitration) do not apply
1.1	Base Date	TBC
1.1	BIM Protocol	Not Applicable
1.1	Date for Completion of the Works	TBC
1.7	Addresses for service of notices by the Parties	Employer – Eastleigh Borough Council Contractor - TBA
2 .3	Date of Possession of the sections	TBC

Design and Construction of Private Wire Network,
One Horton Heath - Preliminaries

2.4	Deferment of possession of the site	Clause 2.4 - applies Maximum period of deferment is 6 weeks for each section
2.17.3	Limit of Contractor's liability for loss of use etc.	No limit
2.29.2	Liquidated damages	£3,400 per week and part thereof
2.35	Rectification Period	12 months from the date of practical/sectional completion of the Works
4.2, 4.12 and 4.13	Fluctuations Options	Fluctuations do not apply
4.6	Advance payment	Clause 4.6 - does not apply
4.6	Advance Payment Bond	An advance payment bond is not required
4.7	Method of payment	periodically in accordance with Alternative B (clause 4.14)
	Alternative B: Periodic Payments – Dates of Applications for Interim Payment	The first date is: Within one month of the date of possession (date to be advised) and thereafter the same date in each month or the nearest Business Day in that month
4.15.4	Listed Items – uniquely identified	Clause 4.15.4 will be deleted
4.15.5	Listed Items – not uniquely identified	Clause 4.15.5 will be deleted
4.17	Contractor's Retention Bond	Clause 4.17 does not apply
4.18.1	Retention Percentage	10% until a total of 3% of the contract sum is held as retention, and nil thereafter.
5.5	Daywork	As Section 3 of the BCIS "Definition of Prime Cost of Daywork carried Out Under a Building Contract (Third Edition)"
6.4.1.2	Contractor's insurance – injury to persons or Property - Insurance cover <i>(for any one occurrence or series of occurrences arising out of one event)</i>	£10,000,000.00
6.5.1	Insurance – liability of Employer	Minimum amount of indemnity for any one occurrence or series of occurrences arising out of one event £10,000,000.00
6.7 and Schedule 3	Insurance of the Works – Insurance Options	Principal Contractor will be responsible for maintaining Insurance of the Works
	Percentage to cover professional fees	N/A
6.15	Professional Indemnity insurance	

Design and Construction of Private Wire Network,

	Level of cover	One Horton Heath - Preliminaries Amount of indemnity required relates to claims or series of claims arising out of one event and is £10,000,000.00
	Cover for pollution and contamination claims	is required, with a limit of indemnity of £ 1,000,000.00
	Cover for asbestos claims	Not required
	Cover for fungal mould claims	Not required
	Expiry of required period of Professional Indemnity insurance is	12 years
6.17	Joint Fire Code If the Joint Fire Code applies, state whether the insurer under Schedule 3, Insurance Option A, B or C (paragraph C.2) has specified that the Works are a 'Large Project':	The Joint Fire Code does not apply
6.20	Joint Fire Code – amendments/revisions	Not applicable
7.2	Assignment/grant by Employer of rights under clause 7.2	Clause 7.2 applies
7.3.1	Performance Bond	Is not required
7.3.2	Guarantee from the Contractor's parent company	Is not required
7.4	Third Party Rights and Collateral Warranties	Collateral Warranty required for any design works carried out by any sub-contractor / sub-consultant. Third party rights are set out in Appendix B Schedule of Amendments. The form of Collateral warranty is set out in Appendix E
8.9.2	Period of suspension	2 months
8.11.1.1 to 8.11.1.6	Period of suspension	2 months
9.2.1	Adjudication Nominating body – where no Adjudicator is named or where the named Adjudicator is unwilling or unable to act (whenever that is established)	The Adjudicator is to be appointed by Nominator President or a Vice-President or Chairman or a Vice-Chairman of the Royal Institution of Chartered Surveyors.
9.4.1	Arbitration	Clause 9.4.1 shall be deleted

A30

Tendering/ subletting/ supply

Main contract tendering

110 Scope

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

145 Tendering procedure

1. **General:** In accordance with the principles of: Government guidelines for open tender procedure and OJEU
2. **Arithmetical errors:** Correction of the tender price is permitted.

160 Exclusions

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

170 Acceptance of tender

1. **Acceptance:** No guarantee is offered that any tender will be recommended for acceptance or be accepted, or that reasons for non-acceptance will be given.
2. **Costs:** No liability is accepted for any cost incurred in the preparation of any tender.

190 Period of validity

1. **Period:** After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 90 days.
2. **Date for possession/ commencement:** See section A20.

Pricing/ submission of documents

210 Preliminaries in the specification

1. The Preliminaries/ General conditions sections (A10-A56 inclusive) have been prepared in accordance with SMM7/ NRM2.

215 Tender documents

1. **Alterations and qualifications:** Do not alter or qualify tender documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.

220 Pricing of preliminaries

1. **Abbreviations:** The following have been used:
2. **F = Fixed charge item.**
 - 2.1. **TR = Time related charge item.**

220 Pricing of preliminaries

1. **Charges:** When pricing Preliminaries, identify separately for each item where, for the purpose of valuing the work, the charge for that item is considered to be:
 - 1.1. **Fixed:** (i.e. where the charge for the item does not depend on duration).
 - 1.2. **Time related:** (i.e. where the charge for the item is dependent on duration).

240 Pricing of performance specified work

1. **Scope:** Tenders must include for all associated and ancillary work shown or clearly apparent as being necessary to meet the requirements for the performance specified work and its completion and proper integration with the works generally.
2. **Quantities:** Where provided, these are indicative only.
3. **Price:** Deemed to include for all costs. Errors in measurement or calculation will be the Contractor's responsibility.

250 Priced documents

1. **Alterations:** Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.
2. **Measurements:** Where not stated, ascertain from the drawings.
3. **Deemed included:** Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.
4. **Submit:** with the tender submission

310 Tender

1. **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.

360 Priced activity schedule

1. **Submit:** with the tender submission

480 Programme

1. **First programme of work:** prepare a summary showing the sequence and timing of the principal parts of the works, periods for planning and design, and itemising any work which is excluded.
2. **Submit:** with the tender submission

490 Information release schedule

1. **Compatibility with programme:** At the same time as submitting the proposed programme or summary, confirm that it is compatible with the Information Release Schedule.
2. **Alternative proposals:** If any part of the programme is not compatible with the Schedule submit alternative proposals and reasons for varying the times for release of information.

500 Tender stage method statements

1. **Method statements:** Prepare, describing how and when the following is to be carried out:
 - 1.1. All site activities
2. **Statements:** submit on request

510 Alternative method tenders

1. **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.
2. **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.
3. **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.

4. **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.
5. **Submit:**

515 Alternative time tenders

1. **General:** In addition to and at the same time as tendering based upon the date or period specified in section A20, an alternative tender based upon a different date for completion or period may be submitted.
2. **Date for completion:** If any such tender is accepted the date for completion inserted in the Contract will be the date stated in the alternative tender or determined from the period stated in the alternative tender.

520 Design documents

1. **Scope:** Include the following in the Contractor's Proposals:
 - 1.1. **Design drawings:** If required
 - 1.2. **Technical information:** If required
2. **Submit:**

530 Substitute products

1. **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.
2. **Compliance:** Substitutions accepted will be subject to the verification requirements of clause A31/200.

540 Quality control resources

1. **Statement:** Describe the organisation and resources to control the quality of the Works, including the work of subcontractors.
2. **QA staff:** Identify in the statement the number and type of staff responsible for quality control, with details of their qualifications and duties.
3. **Submit:** on request.

550 Health and safety information

1. **Content:** Describe the organization and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the Works may affect.
2. **Include**
 - 2.1. A copy of the health and safety policy document, including risk assessment procedures.
 - 2.2. Accident and sickness records for the past five years.
 - 2.3. Records of previous Health and Safety Executive enforcement action.
 - 2.4. Records of training and training policy.
 - 2.5. The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.

3. Submit:

570 Outline construction phase health and safety plan

1. **Content:** Submit the following information within one week of request:
 - 1.1. Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed.
 - 1.2. Details of the management structure and responsibilities.
 - 1.3. Arrangements for issuing health and safety directions.
 - 1.4. Procedures for informing other contractors and employees of health and safety hazards.
 - 1.5. Selection procedures for ensuring competency of other contractors, the self-employed and designers.
 - 1.6. Procedures for communications between the project team, other contractors and site operatives.
 - 1.7. Arrangements for cooperation and coordination between contractors.
 - 1.8. Procedures for carrying out risk assessment and for managing and controlling the risk.
 - 1.9. Emergency procedures including those for fire prevention and escape.
 - 1.10. Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.
 - 1.11. Arrangements for welfare facilities.
 - 1.12. Procedures for ensuring that all persons on site have received relevant health and safety information and training.
 - 1.13. Arrangements for consulting with and taking the views of people on site.
 - 1.14. Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.
 - 1.15. Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.
 - 1.16. Review procedures to obtain feedback.

590 Site Waste Management Plan

1. **Details:** Refer to the CEMP

595 Environmental policy

1. **Environmental Policy**
 - 1.1. **Location:** See CEMP
 - 1.2. **Evidence of compliance:** Submit: as set out in the CEMP
2. **Project Environmental Management System:** Develop a system compatible with the existing policy.

596 Environmental targets

1. **BREEAM targets**
 - 1.1. Refer to CEMP
 - 1.2. 80% of site timber is responsibly sourced and 100% is legally sourced.
2. **Compliance:** Monitor and submit report: Within one week of request.

599 Freedom of Information Act

1. **Records:** Retain, make available for inspection and supply on request information reasonably required to allow response to requests made under the provisions of the Freedom of Information Act.

2. **Determination:** Submit requests received. Do not supply information to anyone other than the project participants without express written permission.
3. **Confidentiality:** Maintain at all times.

Subletting/ supply

630 Domestic subcontracts

1. **General:** Comply with the Construction Industry Board 'Code of Practice for the selection of subcontractors'.
2. **Details:** Provide details of all subcontractors and the work for which they will be responsible.
3. **Submit:** within 1 week of request

635 Supply chain agreements

1. **General:** All consultants, subcontractors and suppliers possibly involved in the tasks listed must agree to the principles of collaborative working.
2. **Agreements in place:** The contract
3. **Proposed agreements:** Provide details of all subcontractors/ suppliers who will be entering into framework agreements to undertake the tasks listed.
4. **Submittal date:** None

640 'Listed' domestic subcontractors

1. **General:** The work listed below and described in the Contract Documents must be carried out by persons identified in a list as provided for in clause A30/645:
 - 1.1. The work:
 - 1.2. Enter into a contract with one of the following:

A31

Provision, content and use of documents

Definitions and interpretations

110 Definitions

1. **Meaning:** Terms, derived terms and synonyms used in the preliminaries/ general conditions and specification are as stated here or in the appropriate referenced document.

120 Communication

1. **Definition:** Includes advise, inform, submit, give notice, instruct, agree, confirm, seek, provide or obtain information, consent or instructions, or make arrangements.
2. **Format:** In writing to the person named in clause A10/140 unless specified otherwise.
3. **Response:** Do not proceed until response has been received.

130 Products

1. **Definition:** Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the Works.
2. **Includes:** Goods, plant, materials, site materials and things for incorporation into the Works.

135 Site equipment

1. **Definition:** Apparatus, appliances, machinery, vehicles or things of whatsoever nature required in or about the construction for the execution and completion of the Works but not materials or other things intended to form or forming part of the Permanent Works.
2. **Includes:** Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.
3. **Excludes:** Products and equipment or anything intended to form or forming part of the permanent works.

140 Drawings

1. **Definitions:** To BSRIA BG 6, 'A design framework for building services: Design activities and drawing definitions'.
2. **CAD data:** In accordance with ISO 19650.

145 Contractor's choice

1. **Meaning:** Selection delegated to the Contractor, but liability to remain with the specifier.

150 Contractor's Design

1. **Meaning:** Design to be carried out or completed by the Contractor and supported by appropriate contractual arrangements, to correspond with specified requirements.

155 Submit proposals

1. **Meaning:** Submit information in response to specified requirements.

160 Terms used in specification

1. **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 removal and disposal of associated pipework, wiring, ductwork or other services.

2. **Remediate:** Action or measures taken to lessen, clean up, remove or mitigate the existence of hazardous materials; in accordance with standards, or requirements as may be set out by statutes, rules, regulations or specification.
3. **Fix:** Receive, unload, handle, store, protect, place and fasten in position; dispose of waste and surplus packaging. To include all labour, materials and site equipment for that purpose.
4. **Supply and fix:** As above, but including supply of products, components or systems to be fixed, together with everything necessary for their fixing. All products, components or systems are to be supplied and fixed unless stated otherwise.
5. **Keep for reuse:** Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, protect adequately and store until required by the employer/ purchaser, or until required for use in the works as instructed.
6. **Keep for recycling:** As 'keep for reuse', but relates to a naturally occurring material rather than a manufactured product.
7. **Make good:** Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.
8. **Replace:** Supply and fix new products matching those removed. Execute work to match original new state of that removed.
9. **Repair:** Execute remedial work to restore something to its original working state. Make secure, sound and neat. Excludes redecoration and/ or replacement.
10. **Refix:** Fix removed products.
11. **Ease:** Adjust moving parts of designated products, or work to achieve free movement and good fit in open and closed positions.
12. **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.
13. **System:** Equipment, accessories, controls, supports and ancillary items (including installation) necessary for that section of the work to function.

170 Manufacturer and product reference

1. **Definition:** When used in this combination:
 - 1.1. **Manufacturer:** the person or legal entity under whose name or trademark the particular product, component or system is marketed
 - 1.2. **Product reference:** the proprietary brand name and/ or identifier by which the particular product, component or system is described.
2. **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

1. **Products:** If an alternative product to that specified is proposed, obtain approval before ordering the product.
2. **Reasons:** Submit reasons for the proposed substitution.
3. **Documentation:** Submit relevant information, including:
 - 3.1. manufacturer and product reference;
 - 3.2. cost;
 - 3.3. availability;
 - 3.4. relevant standards;
 - 3.5. performance;
 - 3.6. function;
 - 3.7. compatibility of accessories;
 - 3.8. proposed revisions to drawings and specification;

- 3.9. compatibility with adjacent work;
- 3.10. appearance;
- 3.11. copy of warranty/ guarantee.
- 4. Alterations to adjacent work: If needed, advise scope, nature and cost.
- 5. Manufacturers' guarantees: If substitution is accepted, submit before ordering products.

210 Cross references

- 1. **Accuracy:** Check remainder of the annotation or item description against the terminology used in the section or clause referred to.
- 2. **Related terminology:** Where a numerical cross reference is not given, the relevant sections and clauses of the specification will apply.
- 3. **Relevant clauses:** Clauses in the referred to specification section dealing with general matters, ancillary products and execution also apply.
- 4. **Discrepancy or ambiguity:** Before proceeding, obtain clarification or instructions.

220 Referenced documents

- 1. **Conflicts:** Specification prevails over referenced documents.

230 Equivalent products

- 1. **Inadvertent omission:** Wherever products are specified by proprietary name the phrase 'or equivalent' is to be deemed included.

240 Substitution of standards

- 1. **Specification to British Standard or European Standard:** Substitution may be proposed complying with a grade or category within a national standard of another Member State of the European Community or an international standard recognised in the UK.
- 2. **Before ordering:** Submit notification of all such substitutions.
- 3. **Documentary evidence:** Submit for verification when requested as detailed in clause A31/200. Any submitted foreign language documents must be accompanied by certified translations into English.

250 Currency of documents and information

- 1. **Currency:** References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.

260 Sizes

- 1. **General dimensions:** Products are specified by their co-ordinating sizes.
- 2. **Timber:** Cross section dimensions shown on drawings are:
 - 2.1. Target sizes as defined in BS EN 336 for structural softwood and hardwood sections.
 - 2.2. Finished sizes for non-structural softwood or hardwood sawn and further processed sections.

Documents provided on behalf of employer

410 Additional copies of drawings/ documents

- 1. **Additional copies:** Issued free of charge.

440 Dimensions

- 1. **Scaled dimensions:** Do not rely on.

460 The specification

1. **Coordination:** All sections must be read in conjunction with Main Contract Preliminaries/ General conditions.

Documents provided by contractor/ subcontractors/ suppliers

510 Design and production information

1. **Master programme:** Make reasonable allowance for completing design/ production information, submission (including information relevant to the CDM Regulations), comment, inspection, amendment, resubmission and reinspection.
2. **Design/ production information:** Submit two copies; one can be returned with comments. Ensure that any necessary amendments are made without delay
3. **Contractor's changes to employer's requirements:** Support any request for substitution with relevant information.
4. **Employer's amendments to employer's requirements:** If considered to involve a change which has not already been acknowledged, notify without delay (maximum period seven days) and do not proceed until instructed. Claims for extra cost, if made after it has been carried out, may not be allowed.
5. **Final version of design/ production information**
 - 5.1. **Format:** to be agreed.
 - 5.2. **Submit:** within 1 week of request.

600 Contractor's Design information

1. **General:** Complete the design and detailing of parts of the Works as specified.
2. **Provide**
 - 2.1. Production information based on the drawings, specification and other information.
 - 2.2. Liaison to ensure coordination of the work with related building elements and services.
3. **Master programme:** Make reasonable allowance for completing design/ production information, submission (including information relevant to the CDM Regulations), comment, inspection, amendment, resubmission and reinspection.
4. **Information required:**
 - 4.1. **Format:** to be agreed.
 - 4.2. **Number of copies:** one digital copy.
5. **Submit:** Within one week of request.

610 Production information

1. **Contractor/ Domestic subcontractor provide:**
2. **Submit**
 - 2.1. For comment and make any necessary amendments.
 - 2.2. Sufficient copies of final version for distribution to all affected parties.

620 As-built drawings and information

1. **Contractor designed work:** Provide drawings/ information:
 - 1.1. Any design that has been provided by the Contractor
2. **Submit:** At least two weeks before date for completion.

630 Technical literature

1. **Information:** Keep on site for reference by all supervisory personnel:
 - 1.1. Manufacturers' current literature relating to all products to be used in the Works.
 - 1.2. Relevant British, EN or ISO Standards.

640 Maintenance instructions and guarantees

1. **Components and equipment:** Obtain or retain copies, register with manufacturer and hand over on or before completion of the Works.
2. **Information location:** In Building Manual.
3. **Emergency call out services:** Provide telephone numbers for use after completion.

650 Energy rating calculation

1. **Calculation documentation**
 - 1.1. Number of copies: Not required.
 - 1.2. Deliver to: Energy Performance Certificate Assessor and also lodge in the Building Manual.

Document/ data interchange

850 Electronic data interchange (EDI)

1. **Data:** Types and classes of communication: Project Vault document management system
2. **Parties:** Between: Eastleigh Borough Council, design consultants, main contractor, subcontractors, as required.
3. **Requirements:** Provide a dedicated trained person to manage the system on behalf of the Contractor and their subcontractors

Ω End of Section

A32 Management of the works

Generally

110 Supervision

1. **General:** Accept responsibility for coordination, supervision and administration of the Works, including subcontracts.
2. **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.

115 Considerate Constructors Scheme

1. **Registration:** Before starting work, register the site and pay the appropriate fee.
2. **Contact**
 - 2.1. **Address:** Considerate Constructors Scheme Office, PO Box 75, Great Amwell, Ware, Hertfordshire, SG12 0YX.
 - 2.2. **Tel:** 01920 485959.
 - 2.3. **Fax:** 01920 485958.
 - 2.4. **Free phone:** 0800 7831423.
 - 2.5. **Web:** www.ccscheme.org.uk.
 - 2.6. **E mail:** enquiries@ccscheme.org.uk.
3. **Standard:** Comply with the scheme's Code of Considerate Practice.
 - 3.1. **Minimum compliance level:**

117 Constructing Better Health scheme

1. **Membership:** Register and submit evidence of registration.
2. **Contact**
 - 2.1. **Constructing Better Health, B&CE Building, Manor Royal, Crawley, West Sussex RH10 9QP.**
 - 2.2. **Tel:** 0845 873 7726
 - 2.3. **Email:** info@cbhscheme.co.uk
 - 2.4. **Website:** www.cbhscheme.co.uk

118 Vehicle safety requirements

1. **Vehicle equipment:** Ensure that all vehicles have the following:
 - 1.1. Audible alert to other road users to the planned movement of the vehicle when the vehicle's indicators are in operation.
 - 1.2. Prominent signage at the rear of the vehicle to warn cyclists of the dangers of passing the vehicle on the inside.
 - 1.3. Properly adjusted class VI mirror/s or Fresnel lens to eliminate the near side blind spot.
 - 1.4. Side under run guards.
2. **Driver training**
 - 2.1. Drivers must be trained on vulnerable road user safety through an approved course and hold a current valid Certificate of Competence.
 - 2.2. Drivers must have a valid driving licence and be legally able to drive the vehicle.

3. **Scheme membership:** Submit evidence of registration with and accreditation to the Fleet Operator Recognition Scheme (FORS)

120 Insurance

1. **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

1. **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/ client, the person administering the Contract on their behalf and the Insurers.
2. **Failure to notify:** Indemnify the employer/ client against any loss, which may be caused by failure to give such notice.

140 Climatic conditions

1. **Information:** Record accurately and retain:
 - 1.1. Daily maximum and minimum air temperatures (including overnight)
 - 1.2. Delays due to adverse weather including description of the weather, types of work affected and number of hours lost.

150 Ownership

1. **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

1. **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:
 - 1.1. Design, production information and proposals provided by the contractor/ subcontractors/ suppliers, including inspection and checking (see section A31).
 - 1.2. Planning and mobilization by the contractor.
 - 1.3. Earliest and latest start and finish dates for each activity and identify all critical activities.
 - 1.4. Running in, adjustment, commissioning and testing of all engineering services and installations
 - 1.5. Work resulting from instructions issued in regard to the expenditure of provisional sums (see section A54)
 - 1.6. Work by or on behalf of the employer and concurrent with the contract (see section A50) the nature and scope of which, the relationship with preceding and following work and any relevant limitations are suitably defined in the contract documents.
2. **Exclusions:** Where and to the extent that the programme implications for work which is not so defined are impossible to assess, exclude it and confirm this when submitting the programme.
3. **Further information:** Submission of programme will not relieve the contractor of responsibility to advise of the need for further drawings or details or instructions in accordance with the contract.
4. **Submit:** in accordance with the contract

215 Revised Programme

1. Format and content: Compatible with master programme.
2. Revised programme interval: Described in the contract data part one.
5. Number of copies: in accordance with the contract
6. Special requirements: in accordance with the contract

230 Submission of programme

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

240 Notice of commencement of work

1. Part of the work: Bridge construction, earthworks, drainage trenching, drainage installation, pump stations, asphalt laying and any concealed works.
2. Notice period (minimum): to be reported at Progress Meetings / Site Meetings, to cover the coming month

255 Notification of compensation event

1. Content: Notwithstanding the Contractor's obligations under the Contract written notice must also be given of all other causes which apply concurrently.

260 Site meetings

1. General: Site meetings will be held to review progress and other matters arising from administration of the Contract.
2. Frequency: Monthly
3. Location: On site
4. Accommodation: Ensure availability at the time of such meetings.
5. Attendees: Attend meetings and inform subcontractors and suppliers when their presence is required.
6. Chairperson (who will also take and distribute minutes):

265 Contractor's progress report

1. Content: Notwithstanding the Contractor's obligations under the Contract the report must include:
 - 1.1. A progress statement by reference to the master programme for the Works.
 - 1.2. Details of any matters materially affecting the regular progress of the Works.
 - 1.3. Subcontractors' and suppliers' progress reports.
 - 1.4. Any requirements for further drawings or details or instructions.

270 Contractor's site meetings

1. General: Hold meetings with appropriate subcontractors and suppliers shortly before main site meetings to facilitate accurate reporting of progress.

280 Photographs

1. Number of locations: all significant construction works, tree protection, site security and all concealed works.
2. Frequency of intervals: weekly or as required for concealed works.
3. Image format: jpg
4. Number of images from each location: minimum of one.

5. Other requirements: none.

285 Early takeover

1. **Takeover of parts of the works:** As completed, provided that all necessary access, services and other associated facilities are also complete.

290 Notice of completion

1. **Requirement:** Give notice of the anticipated dates of completion of the whole or parts of the Works.
2. **Associated works:** Ensure necessary access, services and facilities are complete.
3. **Period of notice (minimum):** 2 weeks.

Control of cost

410 Cash flow forecast

1. **Submission:** Before starting work on site, submit a forecast showing the gross valuation of the Works at the date of each Interim Certificate throughout the Contract period. Base on the programme for the Works.

420 Removal/ replacement of existing work

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

430 Quotations for proposed instructions or compensation events

1. **Include**
 - 1.1. A detailed breakdown of the cost including any allowance for direct loss and expense.
 - 1.2. Details of any additional resources required.
 - 1.3. Details of any adjustments to be made to the programme for the Works.
 - 1.4. Any other information as is reasonably necessary to fully assess the implications of issuing such an instruction.
2. **Inability to comply:** Inform immediately if it is not possible to comply with any of the above requirements.

440 Measurement

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

450 Daywork vouchers

1. **Before commencing work:** Dayworks are not permitted without prior written consent from an Eastleigh Borough Council representative. Give reasonable notice to person countersigning daywork vouchers.
2. **Content:** Before delivery each voucher must be:
 - 2.1. Referenced to the instruction under which the work is authorised.
 - 2.2. Signed by the Contractor's person in charge as evidence that the operatives' names, the time spent by each, the plant and materials shown are correct.
3. **Submit:** within one day of request.

460 Payment assessments

1. **Application by Contractor:** include details of amounts considered due, together with the following supporting information:
 - 1.1. as specified in the contract

470 Products not incorporated into the Works

1. **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.
2. **Evidence:** When requested, provide evidence of freedom of reservation of title.

480 Labour and equipment returns

1. **Records:** Provide for verification at the beginning of each week in respect of each of the previous seven days.
2. **Records must show**
 - 2.1. The number and description of craftsmen, labourers and other persons directly or indirectly employed on or in connection with the Works or Services, including those employed by subcontractors.
 - 2.2. The number, type and capacity of all mechanical, electrical and power-operated equipment employed in connection with the Works or Services

Ω End of Section

A33

Quality standards/ control

Standards of products and executions

110 Incomplete documentation

1. **General:** Where and to the extent that products or work are not fully documented, they are to be:
 - 1.1. Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used.
 - 1.2. Suitable for the purposes stated or reasonably to be inferred from the project documents.
2. **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

1. **Operatives:** Appropriately skilled and experienced for the type and quality of work.
2. **Registration:** With Construction Skills Certification Scheme.
3. **Verification:** When requested, operatives must produce evidence of skills/ qualifications.

130 Quality of products

1. **Generally:** New. (Proposals for recycled products may be considered).
2. **Supply of each product:** From the same source or manufacturer.
3. **Whole quantity of each product required to complete the Works:** Consistent kind, size, quality and overall appearance.
4. **Tolerances:** Where critical, measure a sufficient quantity to determine compliance.
5. **Deterioration:** Prevent. Order in suitable quantities to a programme and use in appropriate sequence.

135 Quality of execution

1. **Generally:** Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.
2. **Colour batching:** Do not use different colour batches where they can be seen together.
3. **Dimensions:** Check on-site dimensions.
4. **Finished work:** Not defective, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.
5. **Location and fixing of products:** Adjust joints open to view so they are even and regular.

140 Evidence of Compliance

1. **Proprietary products:** Retain on site evidence that the proprietary product specified has been supplied.
2. **Performance specification:** Submit evidence of compliance, including test reports indicating:
 - 2.1. Properties tested.
 - 2.2. Pass/ fail criteria.
 - 2.3. Test methods and procedures.
 - 2.4. Test results.
 - 2.5. Identity of testing agency.
 - 2.6. Test dates and times.
 - 2.7. Identities of witnesses.
 - 2.8. Analysis of results.

150 Inspections

1. **Products and executions:** Inspection or any other action must not be taken as approval unless confirmed in writing referring to:
 - 1.1. Date of inspection.
 - 1.2. Part of the work inspected.
 - 1.3. Respects or characteristics which are approved.
 - 1.4. Extent and purpose of the approval.
 - 1.5. Any associated conditions.

160 Related work

1. **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:
 - 1.1. Appropriately complete.
 - 1.2. In accordance with the project documents.
 - 1.3. To a suitable standard.
 - 1.4. In a suitable condition to receive the new work.
2. **Preparatory work:** Ensure all necessary preparatory work has been carried out.

170 Manufacturer's recommendations/ instructions

1. **General:** Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.
2. **Exceptions:** Submit details of changes to recommendations or instructions.
3. **Execution:** Use ancillary products and accessories supplied or recommended by main product manufacturer.
4. **Products:** Comply with limitations, recommendations and requirements of relevant valid certificates.

180 Water for the works

1. **Mains supply:** Clean and uncontaminated.
2. **Other:** Do not use until:
 - 2.1. Evidence of suitability is provided.
 - 2.2. Tested to BS EN 1008 if instructed.

Samples/ approvals

210 Samples

1. **Products or executions:** Comply with all other specification requirements and in respect of the stated or implied characteristics either:
 - 1.1. To an express approval.
 - 1.2. To match a sample expressly approved as a standard for the purpose.

220 Approval of products

1. **Submissions, samples, inspections and tests:** Undertake or arrange to suit the Works programme.
2. **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.
3. **Complying sample:** Retain in good, clean condition on site. Remove when no longer required.

230 Approval of execution

1. Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
2. 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.
3. Complying sample: Retain in good, clean condition on site. Remove when no longer required.

Accuracy/ setting out generally

310 Accuracy of instruments

1. Accuracy in measurement: Use instruments and methods described in BS 5606.

320 Setting out

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

330 Appearance and fit

1. Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:
 - 1.1. Submit proposals; or
 - 1.2. Arrange for inspection of appearance of relevant aspects of partially finished work.
2. General tolerances (maximum): To BS 5606, tables 1 and 2.

340 Critical dimensions

1. Critical dimensions: Set out and construct the Works to ensure compliance with the tolerances stated.
2. Location: Detailed on drawings

350 Levels of structural floors

1. Maximum tolerances for designed levels to be
 - 1.1. Floors to be self-finished, and floors to receive sheet or tile finishes directly bedded in adhesive: +/- 10 mm.
 - 1.2. Floors to receive dry board/ panel construction with little or no tolerance on thickness: +/- 10 mm.
 - 1.3. Floors to receive mastic asphalt flooring/ underlays directly: +/- 10 mm.
 - 1.4. Floors to receive mastic asphalt flooring/ underlays laid on mastic asphalt levelling coat(s): +/- 15 mm.
 - 1.5. Floors to receive fully bonded screeds/ toppings/ beds: +/- 15 mm.
 - 1.6. Floors to receive unbonded or floating screeds/ beds: +/- 20 mm.

360 Record drawings

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

Services generally

410 Services regulations

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

420 Water regulations/ byelaws notification

1. **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.
2. **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

1. **On completion of the work:** Submit (copy where also required to the Water Undertaker) a certificate including:
 - 1.1. The address of the premises.
 - 1.2. A brief description of the new installation and/ or work carried out to an existing installation.
 - 1.3. The Contractor's name and address.
 - 1.4. A statement that the installation complies with the relevant Water Regulations or Byelaws.
 - 1.5. The name and signature of the individual responsible for checking compliance.
 - 1.6. The date on which the installation was checked.

435 Electrical installation certificate

1. **Submit:** When relevant electrical work is completed.
2. **Original certificate:** To be lodged in the Building Manual.

440 Gas, oil and solid fuel appliance installation certificate

1. **Before the completion date stated in the Contract:** Submit a certificate stating:
 - 1.1. The address of the premises.
 - 1.2. A brief description of the new installation and/ or work carried out to an existing installation.
 - 1.3. Any special recommendations or instructions for the safe use and operation of appliances and flues.
 - 1.4. The Contractor's name and address.
 - 1.5. A statement that the installation complies with the appropriate safety, installation and use regulations.
 - 1.6. The name, qualification and signature of the competent person responsible for checking compliance.
 - 1.7. The date on which the installation was checked.

445 Service runs

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

3. **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

1. **Final tests and commissioning:** Carry out so that services are in full working order at completion of the Works.
2. **Building Regulations notice:** Copy to be lodged in the Building Manual.

Supervision/ inspection/ defective work

510 Supervision

1. **General:** In addition to the constant management and supervision of the Works provided by the Contractor's person in charge, all significant types of work must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality and progress.
2. **Evidence:** Submit, including details of the person proposed, their relevant skills training and knowledge; practical experience; qualifications; membership or registration with professional bodies; employment history, work related assessments and management structure.
3. **Submittal date:** within 2 weeks of request.
4. **Replacement:** Give maximum possible notice before changing person in charge or site agent.

520 Coordination of engineering services

1. **Suitability:** 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 and the Works generally.
2. **Evidence:** Submit when requested CVs or other documentary evidence relating to the staff concerned.

530 Overtime working

1. **Notice:** Prior to overtime being worked, submit details of times, types and locations of work to be done.
 - 1.1. **Minimum period of notice:** 2 weeks
2. **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

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

550 Access for inspection

1. **Removal:** Before removing scaffolding or other facilities for access, give notice of not less than 2 weeks.

560 Tests and inspections

1. **Timing:** Agree and record dates and times of tests and inspections to enable all affected parties to be represented.
2. **Confirmation:** One working day prior to each such test or inspection. If sample or test is not ready, agree a new date and time.

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

570 Air permeability

1. **Testing organization:** UKAS accredited and registered with the Air Tightness Testing and Measurement Association (ATTMA) or the Independent Air Tightness Testing Scheme (iATS).
2. **Method**
 - 2.1. Pressure test in accordance with ATTMA or iATS
3. **Standard**
 - 3.1. Design airtightness value (maximum): as stated within the specification
4. **Results**
 - 4.1. **Content:** Include test results and all supporting data.
 - 4.2. **Copies:** Required for building control inspection and inclusion in Building Manual.
 - 4.3. **Electronic deposit:** Through the ATTMA lodgement database
 - 4.4. **Additional copies:** Provide on request.

580 Continuity of thermal insulation

1. **Record and report:** Confirm that work to new, renovated or upgraded thermal elements has been carried out to conform to specification. Include:
 - 1.1. The address of the premises.
 - 1.2. The Contractor's name and address.
 - 1.3. The name, qualification and signature of the competent person responsible for checking compliance.
 - 1.4. The date on which the installation was checked.
2. **Submit:** Before completion of the Works.
3. **Copy:** To be lodged in the building manual.

590 Resistance to passage of sound

1. **Method:** as stated within the specification
2. **Compliance:** as stated within the specification
 - 2.1. **Copies:** Incorporate in the Building Manual.

595 Energy performance certificate

1. **Assessment:** Undertaken by a member of an approved accreditation scheme. Submit details of scheme name and evidence of qualifications when requested.
 - 1.1. **Building Type:** Not required
 - 1.2. **Method:** Not required
2. **Format**
 - 2.1. **Certificate:** To be incorporated in the Building Manual.
 - 2.2. **Report:** Not required
3. **Submit:** Not required

610 Proposals for rectification of defective products/ executions

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

620 Measures to establish acceptability

1. **General:** Wherever inspection or testing shows that the work, materials or goods are not in accordance with the contract and measures (e.g. testing, opening up, experimental making good) are taken to help in establishing whether or not the work is acceptable, such measures:
 - 1.1. Will be at the expense of the Contractor.
 - 1.2. Will not be considered as grounds for revision of the completion date.

630 Quality control

1. **Procedures:** Establish and maintain to ensure that the Works, including the work of subcontractors, comply with specified requirements.
2. **Records:** Maintain full records, keep copies on site for inspection, and submit copies on request.
3. **Content of records**
 - 3.1. Identification of the element, item, batch or lot including location in the Works.
 - 3.2. Nature and dates of inspections, tests and approvals.
 - 3.3. Nature and extent of nonconforming work found.
 - 3.4. Details of corrective action.

Work at or after completion

710 Work before completion

1. **General:** Make good all damage consequent upon the Works.
2. **Temporary markings, coverings and protective wrappings:** Remove unless otherwise instructed.
3. **Cleaning:** Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.
4. **Cleaning materials and methods:** As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.
5. **COSHH dated data sheets:** Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.
6. **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.
7. **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

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

730 Making good defects

1. **Remedial work:** Arrange access with Eastleigh Borough Council representative.
2. **Rectification:** Give reasonable notice for access to the various parts of the Works.
3. **Completion:** Notify when remedial works have been completed.

740 Highway/ sewer adoption

1. **Adoption procedure:** The S38 agreement is organised by Eastleigh Borough Council
2. **Details:** Contractor to ensure works are inspected and signed off by the Hampshire County Council Highways Inspector.
3. **Standard:** To the technical approval of the relevant statutory authority

4. Defects liability/ rectification period: 12 months.
5. Maintenance
 - 5.1. Undertake to the satisfaction of the relevant statutory authority.
6. Making good of damage due to reasonable wear and tear occurring during the period.
 - 6.1. Clean at the end of the period.

Ω End of Section

A34

Security/ safety/ protection

Security, health and safety

110 Pre-construction information

1. **Location:** Integral with the project Preliminaries, including but not restricted to the following sections:
 - 1.1. **Description of project:** Sections A10 and A11.
 - 1.2. **Client's consideration and management requirements:** Sections A12, A13 and A36.
 - 1.3. **Environmental restrictions and on-site risks:** Section A12, A35 and A34.
 - 1.4. **Significant design and construction hazards:** Section A34.
 - 1.5. **The health and safety file:** Section A37.

120 Execution hazards

1. **Common hazards:** Not listed. Control by good management and site practice.
2. **Significant hazards:** The design of the project includes the following:
 - 2.1. **Hazard:** refer to the Pre-Construction Information Pack
 - 2.2. **Precautions assumed:** refer to the Pre-Construction Information Pack
 - 2.3. **Specification reference:** refer to the Pre-Construction Information Pack
 - 2.4. **Drawing reference:** refer to the Pre-Construction Information Pack

130 Product hazards

1. **Hazardous substances:** Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document EH40: 'Workplace Exposure Limits'.
2. **Common hazards:** Not listed. Control by good management and site practice.
3. **Significant hazards:** Specified construction materials include the following:
 - 3.1. **Hazard:** refer to the Pre-Construction Information Pack
 - 3.2. **Material:** refer to the Pre-Construction Information Pack
 - 3.3. **Specification reference:** refer to the Pre-Construction Information Pack

140 Construction phase health and safety plan

1. **Submission:** Present to the employer/ client no later than 2 weeks from award of contract.
2. **Confirmation:** Do not start construction work until the employer has confirmed in writing that the construction phase health and safety plan includes the procedures and arrangements required by the CDM Regulations.
3. **Content:** Develop the plan from, and draw on, the outline construction phase health and safety plan, clause A30/570, and the pre-tender health and safety plan/ pre-construction information.

150 Security

1. **Protection:** Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.
2. **Access:** Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.
3. **Special requirements:** None

160 Stability

1. **Responsibility:** Maintain the stability and structural integrity of the works and adjacent structures during the contract.
2. **Design loads:** Obtain details, support as necessary and prevent overloading.

170 Occupied premises

1. **Extent:** Existing buildings will be occupied and/ or used during the contract as follows: None
2. **Works:** Carry out without undue inconvenience and nuisance and without danger to occupants and users.
3. **Overtime:** If compliance with this clause requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be allowed, provided that such overtime is authorized in advance.

180 Access control

1. **Controlled areas:** None.
2. **Control type:** None.
3. **Authorised persons:** Submit a list of the names of all persons requiring access together with any other related information reasonably required.
4. **Return of credentials:** When requested or on completion of the work to which the controlled area relates.

190 Occupier's rules and regulations

1. **Compliance:** Conform to the occupier's rules and regulations affecting the site.
2. **Copies**
 - 2.1. **Location:** None.
 - 2.2. **Arrangements for inspection:** None.

200 Mobile telephones and portable electronic equipment

1. **Restrictions on use**
 - 1.1. Refer to the Pre-Construction Information Pack.

210 Safety provisions for site visits

1. **Safety:** Submit details in advance of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site.
2. **Protective clothing and/ or equipment:** Provide and maintain on site for visitors to the-site.

220 Working precautions/ restrictions

1. **Hazardous areas:** Operatives must take precautions as follows:
 - 1.1. **Work area:** Refer to the Pre-Construction Information Pack.
 - 1.2. **Precautions:** Refer to the Pre-Construction Information Pack.
2. **Permit to work:** Operatives must comply with procedures in the following areas:
 - 2.1. **Work area:** Refer to the Pre-Construction Information Pack.
 - 2.2. **Procedures:** Refer to the Pre-Construction Information Pack.

Protect against the following

310 Explosives

1. **Use:** Not permitted.

320 Noise consent by local authority

1. **Consent:** Granted by the local authority under Part III of the Control of Pollution Act relating to the works providing the following conditions are met:
 - 1.1. Refer to the Pre-Construction Information Pack

330 Noise and vibration

1. **Standard:** Comply with the recommendations of BS 5228-1, in particular clause 7.3, to minimize noise levels during the execution of the Works.
2. **Noise levels from the Works:** to comply with BS 5228:2009 (A1 2014) The code of Practice for Noise and Vibration Control on Construction and Open Space sites
3. **Equipment:** Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
4. **Restrictions:** Do not use:
 - 4.1. Percussion tools and other noisy appliances without consent during the hours of 17:00 to 08:00
 - 4.2. Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

340 Pollution

1. **Prevention:** Protect the site, the works and the general environment (including the atmosphere, land, streams and waterways) against pollution.
2. **Contamination:** If pollution occurs, report immediately, including to the appropriate authorities, and provide relevant information.

350 Pesticides

1. **Use:** Not permitted.

360 Nuisance

1. **Duty:** Prevent nuisance from smoke, dust, rubbish, vermin and other causes.
2. **Surface water:** Prevent hazardous build-up on-site, in excavations and to surrounding areas and roads.

370 Asbestos containing materials

1. **Duty:** Report immediately any suspected materials discovered during execution of the works.
 - 1.1. Do not disturb.
 - 1.2. Agree methods for safe removal or encapsulation.

371 Dangerous or hazardous substances

1. **Duty:** Report immediately suspected materials discovered during execution of the works.
 - 1.1. Do not disturb.
 - 1.2. Agree methods for safe removal or remediation.

380 Fire prevention

1. **Duty:** Prevent personal injury or death, and damage to the Works or other property from fire.
2. **Standard:** Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by Construction Industry Publications and The Fire Protection Association (The 'Joint Fire Code').

390 Smoking on-site

1. **Smoking on-site:** Not permitted.

400 Burning on-site

1. **Burning on-site:** Not permitted.

410 Moisture

1. **Wetness or dampness:** Prevent, where this may cause damage to the Works.
2. **Drying out:** Control humidity and the application of heat to prevent:
 - 2.1. Blistering and failure of adhesion.
 - 2.2. Damage due to trapped moisture.
 - 2.3. Excessive movement.

420 Infected timber/ Contaminated materials

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

430 Waste

1. **Waste:** Includes rubbish, debris, spoil, containers and packaging, and surplus material requiring disposal.
2. **Requirement:** Minimize production and prevent accumulation of waste. Keep the site and works clean and tidy. Clean out voids and cavities in the construction before closing.
3. **Disposal:** Collect and store in suitable containers. Remove from site and dispose of in a safe and competent manner, as approved and directed by the waste regulation authority.
4. **Recyclable material:** Sort and dispose of at a materials recycling facility approved by the waste regulation authority.
5. **Documentation:** Retain on-site.

440 Electromagnetic interference

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

450 Laser equipment

1. **Construction laser equipment:** Install, use and store in accordance with BS EN 60825-1 and the manufacturer's instructions.
2. **Class 1 or Class 2 laser equipment:** Ensure laser beam is not set at eye level and is terminated at the end of its useful path.
3. **Class 3A and Class 3B laser equipment:** Do not use without approval and subject to submission of a method statement on its safe use.

460 Powder actuated fixing systems

1. **Use:** Not permitted.

470 Invasive species

1. **General:** Prevent the spread of species (e.g. plants or animals) that may adversely affect the site or works economically, environmentally or ecologically.
2. **Special precautions:**
3. **Duty:** Report immediately any suspected invasive species discovered during execution of the works.
 - 3.1. Do not disturb.

- 3.2. Agree methods for safe eradication or removal.

Protect the following

510 Existing services

1. **Confirmation:** Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.
2. **Identification:** Before starting work, check and mark positions of utilities/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.
3. **Work adjacent to services**
 - 3.1. Comply with service authority's/ statutory undertaker's recommendations.
 - 3.2. **Adequately protect, and prevent damage to services:** Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.
4. **Identifying services**
 - 4.1. **Below ground:** Use signboards, giving type and depth;
 - 4.2. **Overhead:** Use headroom markers.
5. **Damage to services:** If any results from execution of the Works:
 - 5.1. Immediately give notice and notify appropriate service authority/ statutory undertaker.
 - 5.2. Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.
 - 5.3. Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.
6. **Marker tapes or protective covers:** Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.

520 Roads and footpaths

1. **Duty:** None
2. **Damage caused by site traffic or otherwise consequent upon the Works:** n/a

530 Existing topsoil/ subsoil

1. **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.
2. **Protection:** Before starting work submit proposals for protective measures.

540 Retained trees/ shrubs/ grassed areas

1. **Protection:** Preserve and prevent damage, except those not required.
2. **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.

550 Retained trees

1. **Protected area:** Unless agreed otherwise, do not:
 - 1.1. Dump spoil or rubbish, excavate or disturb topsoil, park vehicles or plant, store materials or place temporary accommodation within the root protection area.
 - 1.2. Sever roots exceeding 25 mm in diameter. If unintentionally severed, give notice and seek advice.

- 1.3. Change level of ground within an area 3 m beyond branch spread.

555 Wildlife species and habitats

1. General: Safeguard the following:
2. **Protected habitats and species:** Upon discovery immediately advise. Do not proceed until instruction is received.
3. **Education:** Ensure that employees and visitors to the site receive suitable instruction and awareness training.

560 Existing features

1. **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.
2. **Special requirements:** None.

570 Existing work

1. **Protection:** Prevent damage to existing work, structures or other property during the course of the work.
2. **Removal:** Minimum amount necessary.
3. **Replacement work:** To match existing.

580 Building interiors

1. **Protection:** Prevent damage from exposure to the environment, including weather, flora, fauna, and other causes of material degradation during the course of the work.

600 Existing furniture, fittings and equipment

1. **Protection:** Prevent damage or move as necessary to enable the Works to be executed. Reinstall in original positions.
2. **Extent:** Before work in each room starts, the following will be removed:
 - 2.1. None.

610 Especially valuable/ vulnerable items

1. **Protection:** Ensure provision and maintenance of special protective measures to prevent damage to the following:
 - 1.1. None.
2. **Method statement:** Submit within one week of request describing special protection to be provided.

620 Adjoining property

1. **Agreement:** Access to and/ or use of the following has been agreed with adjacent owners:
 - 1.1. None.
2. **Permission:** Obtain as necessary from other owners if requiring to erect scaffolding on or otherwise use adjoining property.

625 Adjoining property restrictions

1. **Precautions**
 - 1.1. Prevent trespass of workpeople and take precautions to prevent damage to adjoining property.
 - 1.2. Pay all charges.
 - 1.3. Remove and make good on completion or when directed.

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

630 Existing structures

1. **Duty:** Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.
2. **Supports:** During execution of the Works:
 - 2.1. 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.
 - 2.2. Do not remove until new work is strong enough to support existing structure.
 - 2.3. Prevent overstressing of completed work when removing supports.
3. **Adjacent structures:** Monitor and immediately report excessive movement.
4. **Standard:** Comply with BS 5975 and BS EN 12812.

640 Materials for recycling/ reuse

1. **Duty:** Sort and prevent damage to stated products or materials, clean off bedding and jointing materials and other contaminants.
2. **Storage:** Stack neatly and protect until required by the Employer or for use in the Works as instructed.

Ω End of Section

A35

Specific limitations on method/ sequence/ timing

Clauses

110 Scope

1. **General:** The limitations described in this section are supplementary to limitations described or implicit in information given in other sections or on the drawings.

120 Design constraints

1. **Details:** refer to the contract.

130 Method/ sequence of work

1. **Specific Limitations:** Include the following in the programme:
 - 1.1. refer to the contract.

160 Use or disposal of materials

1. **Specific limitations:** refer to the PCI and or the CEMP

170 Working Hours

1. **Specific limitations:** between 0800 to 1800 Mondays to Fridays excluding bank holidays.

180 Completion in sections or in parts

1. **General:** Where the Employer is to take over 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 take over to occur.
2. **Remainder of the Works:** During execution, ensure that completed Sections or parts of the Works have continuous and adequate provision of services, fire precautions, means of escape and safe access.

Ω End of Section

A36

Facilities/ temporary work/ services

Generally

110 Spoil heaps, temporary works and services

1. **Location:** Give notice and details of intended siting.
2. **Maintenance:** Alter, adapt and move as necessary. Remove when no longer required and make good.

Accommodation

210 Room for meetings

1. **Facilities:** to be provided by others (Principal Contractor)

220 Site Accommodation

1. **Purpose:** to be provided by others (Principal Contractor)

260 Sanitary accommodation

1. Requirement: to be provided by others (Principal Contractor)

270 Accommodation/ land not included in the site

1. General: The following may be used for the duration of the Contract without charge provided that:
 - 1.1. It is used solely for the purposes of carrying out the Contract work.
 - 1.2. The use to which it is put does not involve undue risk of damage.
 - 1.3. Any temporary adaptations are approved by or on behalf of the Employer/ Purchaser before being carried out.
 - 1.4. It is vacated on completion of the contract work or determination of the Contract.
 - 1.5. When vacated, its condition is at least equivalent to its condition at the start of the Contract.
2. The accommodation/ land: None.
3. Available services: None.

280 Accommodation Use/ Location

1. Restrictions
 - 1.1. None

290 Parking

1. Provide and maintain exclusively for use by Employer's representatives: None

Temporary works

310 Roads

1. Permanent roads, hard standings and footpaths on the site: The following may be used, subject to clause A34/520:
 - 1.1. Details: None.

320 Temporary works

1. Employer's specific requirements: Refer to the Pre-Construction Information Pack.

330 Temporary protection to existing trees/ vegetation

1. Temporary protection: Provide before starting work in locations shown within the tender documents.
2. Protective barriers and any other relevant physical protection measures: To BS 5837.
3. Design details of the proposed physical means of protection: within the tender documents
4. Areas of structural landscaping to be protected from construction operations: None
5. Integrity of protection: Maintain for the duration of the Works. Remove on completion of the works and make good disturbed area.

340 Name boards/ advertisements

1. Name boards/ advertisements: Not permitted.

Services and facilities

410 Lighting

1. **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

1. **Supply:** to be provided by others (Principal Contractor)
 - 1.1. **Current:** Alternating.
2. **Continuity:** No responsibility will be accepted for the consequences of failure or restriction in supply.

425 Gas

1. **Supply:** n/a

430 Water

1. **Supply:** to be provided by others (Principal Contractor)

2.

440 Telephones

1. **Temporary on site telephone:** not required.

480 Photocopier

1. **General:** Provide reasonably unrestricted access to and reasonably limited free use of an on site photocopier, which may be located in the Contractor's own site offices.

520 Use of permanent heating system

1. **Permanent heating installation:** to be provided by others (Principal Contractor)

530 Beneficial use of installed systems

1. **The following permanent systems may be used for the Works:** Select from list
2. **Details:** None.

540 Meter readings

1. **Charges for service supplies:** Where to be apportioned ensure that:
 - 1.1. Meter readings are taken by relevant authority at possession and/ or completion as appropriate.
 - 1.2. Copies of readings are supplied to interested parties.

550 Thermometers

1. **General:** Provide on site and maintain in accurate condition a maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.

560 Surveying Equipment

1. **General:** Provide on site and maintain in accurate condition: Not required.

570 Personal protective equipment

1. **General:** Provide for the sole use of other members of the project team, in sizes to be specified:

- 1.1. Safety helmets to BS EN 397, neither damaged nor time expired. Number required: 10
- 1.2. High visibility waistcoats to BS EN ISO 20471 Number required: 10
- 1.3. Safety boots with steel insole and toecap to BS EN ISO 20345. Pairs required: None
- 1.4. Disposable respirators to BS EN 149.FFP1S.
- 1.5. Eye protection to BS EN 166.
- 1.6. Ear protection - muffs to BS EN 352-1, plugs to BS EN 352-2
- 1.7. Hand protection - to BS EN 388, 407, 420 or 511, as appropriate.

Ω End of Section

A37

Operation/ maintenance of the finished works

Generally

110 The building manual

1. **Purpose:** The Manual is to be a comprehensive information source and guide for owners and users of the completed Works. It should provide an overview of the main design principles and describe key components and systems to enable proper understanding, efficient and safe operation and maintenance.
2. **Scope**
 - 2.1. **Part 1: General:** Content as clause 120.
 - 2.2. **Part 2: Fabric:** Content as clause 130.
 - 2.3. **Part 3: Services:** Content as clause 140.
 - 2.4. **Part 4: The Health and Safety File:** Content as clause 150.
 - 2.5. **Part 5: Building User Guide:** Content as clause 151.
 - 2.6. **Responsibility:** The Building Manual is to be produced by the Contractor and must be complete no later than 2 weeks prior to the date for completion stated in the contract.
3. **Information provided by others:** Details: None.
4. **Compilation**
 - 4.1. Prepare all information for Contractor designed or performance specified work including as-built drawings.
 - 4.2. Obtain or prepare all other information to be included in the Manual.
5. **Reviewing the Manual:** Submit a complete draft. Amend in the light of any comments and resubmit. Do not proceed with production of the final copies until authorized.
6. **Final copies of the Manual**
 - 6.1. **Number of copies:** Electronic version to be uploaded to Project Vault.
 - 6.2. **Format:** PDF
 - 6.3. **Latest date for submission:** 2 weeks before the date for completion stated in the contract.
7. **As-built drawings and schedules**
 - 7.1. **Number of copies:** one electronic copy only.
 - 7.2. **Format:** PDF and DWG.

115 The Health and Safety File

1. **Responsibility:** Refer to the Pre-Construction Information Pack.
 - 7.3. **Content:** Obtain and provide the following information: Refer to the Pre-Construction Information Pack.
2. **Format:** Refer to the Pre-Construction Information Pack.
3. **Delivery to:** Refer to the Pre-Construction Information Pack.

120 Content of the building manual part 1: General

1. **Content:** Obtain and Provide the following, including all relevant details not included in other parts of the manual:
2. **Index:** list the constituent parts of the manual, together with their location in the document.
3. **The Works**
 - 3.1. Description of the buildings and facilities.

- 3.2. Ownership and tenancy, where relevant
- 3.3. Health and Safety information – other than that specifically required by the Construction (Design and Management) Regulations.
4. The Contract
 - 4.1. Names and addresses and contact details of all significant consultants, contractors, subcontractors, suppliers and manufacturers.
 - 4.2. Overall design criteria.
 - 4.3. Environmental performance requirements
 - 4.4. Relevant authorities, consents and approvals.
 - 4.5. Third party certification, such as those made by “competent” persons in accordance with the Building Regulations
5. Operational requirements and constraints of a general nature
 - 5.1. Maintenance contracts and contractors.
 - 5.2. Fire safety strategy for the buildings and the site. Include drawings showing emergency escape and fire appliance routes, fire resisting doors location of emergency alarm and fire fighting systems, services, shut off valves switches, etc.
 - 5.3. Emergency procedures and contact details in case of emergency.
 - 5.4. Other specific requirements: None.
6. Description and location of other key documents.
7. Timescale for completion: 2 weeks prior to the date of completion in the contract.

130 Content of the building manual part 2: Building fabric

1. Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual:
2. Detailed design criteria, including
 - 2.1. Floor and roof loadings.
 - 2.2. Durability of individual components and elements.
 - 2.3. Loading restrictions.
 - 2.4. Insulation values.
 - 2.5. Fire ratings.
 - 2.6. Other relevant performance requirements.
3. Construction of the building
 - 3.1. A detailed description of methods and materials used.
 - 3.2. As-built drawings recording the construction, together with an index.
 - 3.3. Information and guidance concerning repair, renovation or demolition/ deconstruction.
4. Periodic building maintenance guide chart.
5. Inspection reports.
6. Manufacturer's instructions index, including relevant COSHH data sheets and recommendations for cleaning, repair and maintenance of components.
7. Fixtures, fittings and components schedule and index.
8. Guarantees, warranties and maintenance agreements – obtain from manufacturers, suppliers and subcontractors.
9. Test certificates and reports required in the specification or in accordance with legislation, including
 - 9.1. Air permeability.
 - 9.2. Resistance to passage of sound.
 - 9.3. Continuity of insulation.
 - 9.4. Electricity and Gas safety.

10. Other specific requirements: None.
11. Timescale for completion: 2 weeks prior to the date of completion in the contract.

140 Content of the building manual part 3: Building services

1. **Content:** Obtain and Provide the following, including all relevant details not included in other parts of the manual:
2. **Detailed design criteria and description of the systems, including**
 - 2.1. Services capacity, loadings and restrictions
 - 2.2. Services instructions.
 - 2.3. Services log sheets.
 - 2.4. Manufacturers' instruction manuals and leaflets index.
 - 2.5. Fixtures, fittings and component schedule index.
3. **Detailed description of methods and materials used.**
4. **As-built drawings for each system recording the construction, together with an index, including**
 - 4.1. Diagrammatic drawings indicating principal items of plant, equipment and fittings
 - 4.2. Record drawings showing overall installation
 - 4.3. Schedules of plant, equipment, valves, etc. describing location, design performance and unique identification cross referenced to the record drawings.
 - 4.4. Identification of services – a legend for colour coded services.
5. **Product details, including for each item of plant and equipment**
 - 5.1. Name, address and contact details of the manufacturer.
 - 5.2. Catalogue number or reference
 - 5.3. Manufacturer's technical literature, including detailed operating and maintenance instructions.
 - 5.4. Information and guidance concerning dismantling, repair, renovation or decommissioning.
6. **Operation:** A description of the operation of each system, including:
 - 6.1. Starting up, operation and shutting down
 - 6.2. Control sequences
 - 6.3. Procedures for seasonal changeover
 - 6.4. Procedures for diagnostics, troubleshooting and faultfinding.
7. **Guarantees, warranties and maintenance agreements** – obtain from manufacturers, suppliers and subcontractors.
8. **Commissioning records and test certificates list for each item of plant, equipment, valves, etc. used in the installations – including**
 - 8.1. Electrical circuit tests.
 - 8.2. Corrosion tests.
 - 8.3. Type tests.
 - 8.4. Work tests.
 - 8.5. Start and commissioning tests.
9. **Equipment settings:** Schedules of fixed and variable equipment settings established during commissioning.
10. **Preventative maintenance:** Recommendations for frequency and procedures to be adopted to ensure efficient operation of the systems
11. **Lubrication:** Schedules of all lubricated items
12. **Consumables:** A list of all consumable items and their source.

13. **Spares:** A list of recommended spares to be kept in stock, being those items subject to wear and tear or deterioration and which may involve an extended delivery time when replacements are required.
14. Emergency procedures for all systems, significant items of plant and equipment.
15. Annual maintenance summary chart.
16. **Other specific requirements:** None.
17. **Timescale for completion:** 2 weeks prior to the date of completion in the contract.

150 Content of the building manual part 4: the Health and Safety File

1. **Content:** obtain and provide the following, including all relevant details not included in other parts of the manual, including:
 - 1.1. residual hazards and how they have been dealt with
 - 1.2. hazardous materials used
 - 1.3. information regarding the removal or dismantling of installed plant and equipment
 - 1.4. health and safety information about equipment provided for cleaning or maintaining the structure;
 - 1.5. the nature, location and markings of significant services,
 - 1.6. information and as-built drawings of the structure, its plant and equipment
2. Information prepared by others: Details: to be confirmed.
3. **Timescale for completion:** In accordance with the Pre-Construction Information Pack.
4. **Submit to:** In accordance with the Pre-Construction Information Pack.

151 Content of the building manual part 5: the building user guide

1. **Content:** Obtain and provide the following:
 - 1.1. Building services information.
 - 1.2. Emergency information.
 - 1.3. Energy & environmental strategy.
 - 1.4. Water use.
 - 1.5. Transport facilities.
 - 1.6. Materials & waste policy.
 - 1.7. Re-fit/ re-arrangement considerations.
 - 1.8. Reporting provision.
 - 1.9. Training.
 - 1.10. Links & references.
2. **Other specific requirements:** None.
3. **Timescale for completion:** 2 weeks prior to the date of completion in the contract.

160 Presentation of building manual

1. **Format:** A4 size, plastics covered, loose leaf, four ring binders with hard covers, each indexed, divided and appropriately cover titled.
2. **Selected drawings needed to illustrate or locate items mentioned in the Manual:** Where larger than A4, to be folded and accommodated in the binders so that they may be unfolded without being detached from the rings.
3. **As-built drawings:** The main sets may form annexes to the Manual.

190 Maintenance service

1. **Scope:** Provide a comprehensive maintenance service for the following items of plant and equipment. Include all planned preventative maintenance, as set out within the maintenance schedule, and replacement of all consumable items.
 - 1.1. None.

210 Information for commissioning of services

1. **General:** Submit relevant drawings and preliminary performance data to enable the building user's staff to familiarise themselves with the installation.
2. **Time of submission:** At commencement of commissioning.

220 Training

1. **Objective:** Before Completion, explain and demonstrate to designated maintenance staff the purpose, function and operation of the installations including items and procedures listed in the Building Manual.
2. **Level of training:** None.

250 Tools

1. **General:** Provide tools and portable indicating instruments for the operation and maintenance of all services plant and equipment (except any installed under Named Subcontracts) together with suitable means of identifying, storing and securing.
2. **Quantity:** Two complete sets.
3. **Time of submission:** At completion.

Ω End of Section

A40

Contractor's general cost items: management and staff

Clauses

110 Management and staff

Refer to the Appendix C: The Pricing Document.

Ω End of Section

A41

Contractor's general cost items: site accommodation

Clauses

110 Site accommodation

Refer to the Appendix C: The Pricing Document.

Ω End of Section

A42

Contractor's general cost items: services and facilities

Refer to the Appendix C: The Pricing Document.

A59

Contractor's general cost items: mechanical plant

Refer to the Appendix C: The Pricing Document.

Ω End of Section

A50

Work/ products by/ on behalf of the employer

Clauses

110 Work by/ on behalf of employer

1. Title: Civil Engineering works taking place during the installation of the Ambient Loop
2. Description of work: Groundworks, formation, drainage and foundations
3. Carried out by: To be confirmed.
4. Attendance: No attendance is required

120 Products provided by/ on behalf of employer

1. General: Details of such products are given in the work sections, for fixing as part of the contract. Use for no other purpose than the Works.
2. Handling: Accept delivery, check against receipts and take into appropriate storage.
3. Surplus products: Keep safe and obtain instructions.

Ω End of Section

A53

Work by statutory authorities/ undertakers

Clauses

110 Work by Local Authority

1. Item: None
2. Description of work: Not applicable
3. Provisional Sum: None

119 Work by statutory undertakers

1. Item: None
2. Description of work: Not applicable
3. Provisional Sum: None

Ω End of Section

A54

Provisional work/ items

Refer to the Appendix C: The Pricing Document.

Ω End of Section



Specification created using NBS Chorus