PREAMBLES, PRELIMINARIES, AND SPECIFICATION OF WORKS

FOR

NEW GROUND FLOOR EXTENSION, INTERNAL ALTERATIONS

AND ASSOCIATED EXTERNAL WORKS

AT

HORLEY TOWN HALL, THE ALBERT ROOMS,
92, ALBERT ROAD, HORLEY, SURREY. RH6 7HZ

FOR

HORLEY TOWN COUNCIL

17th July 2025 Rev B

MALCOLM.V.LELLIOTT ARCHITECTS & SURVEYORS

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PRELIMINARIES & PRAMBLES.

A.1. THE WORKS	The Works include: - The demolition and site clearance of rear service access ramp and site preparation for the erection of a single storey ground floor extension with rear access and the internal alterations to existing town council offices providing improved office layout, new Kitchen, storage facilities, new meeting room and rear access together with associated external work to provide additional parking and landscape works. The work is subject to strict planning conditions especially relating to Landscape work that is to be carried out to the rear of the site where there is to be a no dig restriction and tree protection.	
A.2. THE EMPLOYER	The Employer is HORLEY TOWN COUNCIL. Horley Town Council The Albert Rooms, 92, Albert Road, Horley, Surrey. RH6 7HZ Office – 01293 784765 info@horleysurrey-tc.gov.uk www.horleysurrey-tc.gov.uk Arrangements for viewing the premises and proposed works may be made by contacting Mr Sam Adeniji on the above.	
A.3. FORM OF CONTRACT	The Form of Contract and Conditions will be those issued by the Royal Institute of British Architects (RIBA) Concise Building Contract 2018. Please refer to the guidance notes for further explanation.	
A.4. CONTRACT TERMS	The Term "Contract Administrator" shall be deemed to be substituted for the term "Architect" where appearing in the contract documents.	
A.5. INSURANCE	It is the responsibility of the Employer to insure, in their own name, the existing structure together with the contents therein. The Contractor shall insure and maintain an All-Risks policy for the cost of the proposed new works and materials on site with the addition of 15% for professional fees in accordance with item "J" (see Clause 6.1) of the conditions. The Contractor must also insure for any losses to his own tools, plant and equipment and must maintain a Third Party and Public Liability Insurance for a minimum of £10 million in accordance with clause 6.2 of the conditions. Both the Client and the Contractor shall be responsible for	

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	arranging insurance in accordance with clauses 6.4 and 6.5 of the conditions.	
A.6 FIXED LUMP SUM PRICE	The tender is to be a fixed lump sum price based upon the drawings; specification, the Employers Requirements for the Contractor's Design Portion works, and any other information provided with the tender documents. All documents shall be read together and no one document shall take precedence over another. Please refer to Clause 7. At time of tender the Contractor shall: submit a priced specification, work schedule, bill of quantities or breakdown of his lump sum tender including contractor's profit and overhead costs and a percentage for profit and overhead that may be applied to variations to the works. The Contractor shall also submit any clarification and / or cost of any inconsistency in or between the works shown or described on any drawing and the specification.	
A.7. CONTINGENCY SUM	The contractor is to allow the sum of £25,000.00 for unforeseen works that is to be only used by authorisation by the contract administrator. The amount to be deducted in the final account if it is not used or any balance remaining.	**£25,000.00**
A.8 PRIME COST & PROVISIONAL SUMS	Where Prime Cost and Provisional Sums shall be to be included, they shall be in conformity with the following: The term Provisional Sum is defined as a sum provided for labour plant and material for work or costs including Statutory Authorities or public undertaking that cannot be entirely foreseen or defined. The term Prime Cost Sum is defined as a sum provided for goods or materials that cannot be entirely foreseen or defined. In the case of both Provisional Sums and Prime Cost Sums the Contractor is deemed to have made due allowance in his programme and planning of the works and in the pricing of preliminaries unless otherwise stated in his tender. Adjustment of Prime Cost and Provisional Sums in the final account shall include the cost of work, service or materials provided plus the Contractor's percentage for overhead and profit as stated in the tender.	
A.9. PAYMENTS	Payment for completed works and materials held on site for the sole use of the contract will be made by assessing the value of the works and materials at monthly intervals, or at any other agreed period of time, the due date. The Contractor is to make an application for payment and the Contract Administrator will issue an interim certificate of payment within 5 days of the due date and the Employer make payment of the sum certified plus Vat within 21 days of the due date all in accordance with Cause 7 of the conditions.	

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	VAT will not be included within the calculation for payments and the contractor is submit with his application for payment, a valid VAT invoice in accordance with Clause 7.15 of the conditions.	
A.10. RETENTION	Retention will be held on all certified sums and will amount to 5% of the gross amount certified. When the Works reach Practical Completion half the retention will be released. The balance of the retention i.e. 2.5% of the total gross value of the Works will be held for a minimum of twelve Months in accordance with Clause 7.14 of the conditions, this being the Defects Liability Period and will be paid upon satisfactory making good of any defects.	
A.11. POSSESSION & COMPLETION	The Contractor will take possession of the site on a date to be agreed to commence the works and will complete the works on a date to be agreed.	
A.12 PROGRAMME OF WORKS	The Contractor shall provide the Contract Administrator with a programme for the Works in a form to be approved. The programme must clearly and explicitly set out the start and completion dates and show the sequence of all operations (including those for sub-Contractors) and when each operation shall be commenced and completed. See Clause 14.	
A.13 LIQUIDATED AND ASCERTAINED DAMAGES	Liquidated and Ascertained Damages will be set at **£2,000.00 per week** or part thereof if the work is not complete within the agreed construction period and in accordance with clause 10	**£2,000.00/per week**
A.14 HAND-OVER & COMPLETED WORKS AND PRACTICAL COMPLETION AND PARTIAL COMPLETION. DEFECTS LIABILITY PERIOD	The Contractor shall give the Contract Administrator at least 2 weeks notice of the anticipated dates for handing over the works (or any section thereof). Subject to the Contract Administrator being satisfied that the works are in a state of sufficient readiness he will arrange for a formal hand over to the Employer. Practical completion is to be in accordance with Clauses 9.10, 9.11. Partial Possession Shall be in accordance with Clauses 9.12 and 9.13. On completion of the Works the Contractor shall use all reasonable skill and care and ensure the building is structurally sound and fully compliant and ready for every specific use. The Employers occupation may only be permitted when a certificate of Practical Completion for the whole or part of the works is issued. By prior agreement the Contractor may offer partial possession always provided it is deemed practical for the Contractor to ensure all remaining works can still be carried out and completed without any delay or additional cost or risk to health and safety. The defects liability Period will be 12 months from the dated of practical completion See Clauses 10.2 to 10.6	
A.15. TERMINATION	Termination of the contract by either the Client or the Contractor shall be in accordance with Clause12 of the conditions.	
A.16. CONTRACTOR'S	The Contractor is deemed to have visited the site prior to	

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PRE-TENDER SITE VISIT	tendering to inspect the site, buildings and surroundings to ascertain all matters that may affect the construction, progress of the Works, delivery and storage of materials and plant etc., and that consideration of these matters will deemed to have been included within the Contractor's price.	
A.17. ACCESS TO THE SITE	The Contractor's access to the site is from Albert Road which is a link road to the centre of Horley town and the A23 trunk road and it shall be always kept clear. The road is narrow because of roadside parking and pinch points; therefore, care is required when large vehicles are to use it. The contractor must warn all users of the lane The Contractor shall provide and maintain all necessary temporary ramps, crossovers and protection to the road, pavements, verge, hedges and the existing structure. Clear away and reinstate and make good any disturbed areas at completion all to the satisfaction of the Contract Administrator and the Local Authority where applicable. The Contractor will be responsible for and must take precautions to make sure roads are kept clean. The Contractor will make good any damage to roads, hedges and verges caused by the Contractor in accessing the Works.	
A.18 DEMOLITION REPORT	The contractor is expected to read the content of the demolition report and to include in their tender for any works identified as being hazardous, providing all necessary protection, removal and disposal to approved tips and record all such processes in the Health and Safety File. A Pre-Demolition survey report is required to be obtained by the Client prior to any works taking place and the report is to be submitted to the Principal Contractor during the tendering process.	
A.19 DRAWINGS AND SUPPORTING DOCUMENTS	The works are to be constructed in accordance with the following drawings: - **Survey drawings prepared by** MVL Architects & Surveyors: Location Plan OS- L/1886-1-020 Building Survey Ground Floor Plan L/1886-1-100 Roof Plan- L/1886-1-102 West Elevation L/1886-1-200 South Elevation L/1886-1-201 East Elevation L/1886-1-202 North Elevation L/1886-1-203 Section A-A L/1886-1-300 Section B-B L/1886-1-301 **Planning Drawings prepared by** MVL Architects and Surveyors: Design Specific Hazards Risks L/1886-3-010RevB Proposed location Plan L/1886-3-020RevC Proposed Block Plan L/1886-3-021revD	

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	Proposed option Ground floor L/1886-3-150RevC Proposed Option North Elevation L/1886-3-250RevB Proposed Option East Elevation L/1886-3-251RevB Proposed Option South Elevation L/1886-3-252RevB Proposed Option West Elevation L/1886-3-253RevB Proposed Option Section A-A L/1886-3-350RevB Proposed Option Section B-B L/1886-3-351RevB Proposed Option Section C-C L/1886-3-352RevB Proposed Option Section D-D L/1886-3-353RevB. **Design Document- Horley Town Council** L/1886 Rev B **Technical Drawing Set:** **Prepared by: MVL Architects & Surveyors** **Floor Plans** – Ground Floor Demolition L/1886-4-050B -Foundation L/1886-4-100B -Foundation wall & Drainage Sheet 1 L/1886-4-101B -Foundation wall & Drainage Sheet 2 L/1886-4-102B -Ground Floor Sheet 1 L/1886-4-103B -Ground Floor Sheet 2 L/1886-4-104B -Roof Construction L/1886-4-105B -Roof - L/1886-4-106B **Elevations** - South and West Elevations L/1886-4-200B -North and East Elevations L/1886-4-201B **Sections** -Section A-A L/1886-4-300B -Section B-B Sheet 1 L/1886-4-301B -Section B-B Sheet 2 L/1886-4-302B -Section C-C Sheet 1 L/1886-4-303B -Section C-C Sheet 2 L/1886-4-304B -Section D-D L/1886-4-305B -Section E-E L/1886-4-306B **Drainage -**Detail drainage L/1886-4-400B -Detail Pipe work L/1886-4-401B **Window Schedule** L/1886-4-500B **Door Schedule** L/1886-4-501B **Electrical Layout** -Ground floor plan L/1886-4-600B -First floor plan L/1886-4-601B -Roof L/1886-4-602B **Mechanical Layout** -Ground floor plan L/1886-4-700B **Structural Engineers** **Haus Structures Ltd** -Proposed Foundation Plan 25039-001A -Proposed Ground Floor Plan 25039-002A -Proposed Roof Plan 25039-003A	

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	-Structural Design calculations Mar 2025 25039A **Bernard Simms Associates – Principal Designer.** https://bernardsims.egnyte.com/fl/jrGjqJDQkrTG **BNG** -Pre-Development Plan & Base Map Rev "C" -Post- Development Plan Rev "C" - Post-Development Map Rev "C" **Energy Assessment Adviser:** **Vision Energy.** -Preconstruction Energy Statement -Post construction energy test results- to be obtained. **"U" Value calculations** **Tree Survey and Report:** **RMT Tree Consultancy Ltd:** -Arboricultural Survey December 2024 -Arboricultural Survey Impact Assessment and Arboricultural Method Statement December 2024 -Cellweb TRP Installation Guide -Tree Protection Drawing and details. RMT 1065-TPP -Tree Constraint Plan RMT 1065-TCP **Landscape Designer:** **Oliver Burgess Landscape Design:** -Site Masterplan Overview drawing A1 Plan No 1 -Site Masterplan Planting Detail drawing A1 Plan No. 2 -Planting Advice, Pruning and maintenance. **- See also ground preparation works shown in this specification under Landscaping** **Supporting documents:** **Planning decision Notice and conditions** Ref;24/01769/F Date 07/10/2024. **Asbestos Survey:** **Part 1. Author: Aspect Contracts LLP Survey date 11th April 2008** Asbestos location survey MDHS 100- Type 3 **Part 2 Sample Inspection Type 3** **Pre- Demolition Survey report** to be provided to contractor by Client prior to commencement of works.	
A.20. DEMOLITION	The Principal Contractor is to take into consideration procedures identified in the pre-demolition report and act upon them in accordance with the advice given. The Contractor is to take all necessary steps to protect all adjacent fences, walls, parked vehicles and the existing property and persons, trees and fences and the existing services to the site during the contract and especially during the demolition works required to the existing buildings. The Contractor is to allow for retaining hardcore for use on the site for use in the construction process. All other materials are to	

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	be screened for recycling such as timber, metal work, plastic etc. Plaster board and materials containing asbestos are to be disposed of at a licensed tip and paper records retained.	
A.21. SHORING & STRUTTING	The Contractor shall provide and maintain all necessary shoring, strutting, needles and props and other temporary supports, and shall take all other precautions as maybe necessary to preserve the stability of the building, whether existing or new and all other property including that of the adjoining owners property that maybe endangered or affected by the Works. The Contractor shall also protect all the same against damage and/or settlement and no part of these protective measures shall be taken down or removed until all risk of damage and/or settlement to the buildings or land has been minimised. Any temporary works that require temporary structural support is to be properly calculated and designed by the structural engineer.	
A.22. SCAFFOLDING	The Contractor shall provide and maintain all necessary external and internal scaffolding, ladders and access platforms to enable the proper, safe and competent completion of the works. Scaffolding is to be provided with perimeter netting and where erected adjacent to vehicular activity, the base of the scaffolding is to be protected with balk sleepers to guide vehicles away from the scaffold. Scaffolding is to be provided with security lighting. All equipment shall be supplied, maintained and erected and taken down by properly qualified and competent persons and must comply fully with the current Health and Safety Executive and the Construction Management and Design regulations.	
A.23. EXCAVATED SOIL	The Contractor shall cart away all excavated spoil, rubbish and unwanted surplus material and shall not dump such material on the site unless otherwise approved or required by the Employer.	
A. 24. THE PARTY WALL etc. ACT 1996	Where the Contractor is to undertake excavations within 3 or 6 metres of an adjoining owner's buildings or structures or is required to build on the boundary line or is required to carry out works to a Party Wall or Party Fence Wall the Contractor shall allow for all construction works and temporary works deemed necessary and to be agreed between the Employer and any adjoining owner or by any appointed surveyor and recorded in any award made under the provisions of the Party Wall etc. Act 1996 Notices under the provisions of the Party Wall etc. Act 1996 are to be served on the adjoining owners by the Employer. **A relevant Notice under clause 6 of the Act for excavations within 3 metres of the adjacent Catering Building is to be served by the Employer.**	

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A.25. WASTE MANAGEMENT	The Contractor shall be responsible for the management of waste arising from the works and any waste management plan that may be required by legislation. The Contractor shall consider the materials to be employed and minimise the quantity of waste. Each different type of waste shall be identified with an action plan for re-use, recycling, recovery and disposal and the Contractor is deemed to have included all costs and shall be responsible for the proper disposal of waste as required by the Environmental Protection Act and regulations.	
A.26. ASBESTOS REGULATIONS	The Contractor is to fully comply with the current Asbestos Regulations and is to refer to the Pre-demolition report prior to commencing any demolition or refurbishment works to identify any asbestos contained within the existing structures and buildings and carry out works as required to satisfy recommendations. Please refer to the Asbestos record and survey information for the existing building and the Pre-demolition report.	
A.27, SETTING OUT THE WORKS	All the particulars and the measurements for the setting out of the works shall be taken from the drawings. All dimensions given are structural dimensions unless otherwise stated. The Contractor is not to scale the drawings and figured dimensions are to be verified on the site and any discrepancies are to be reported to the Contract Administrator. The Contractor shall accurately perform all setting out to the approval of the Contract Administrator and provide all necessary instruments, templates, rods and setting out profiles etc., as maybe required for this purpose, and where required, maintain these for reference during the course of the works.	
A.28. CONTRACTOR'S TEMPORARY COMPOUND, CAR PARKING, BUILDINGS AND SITE SET-UP	The Contractor is allocated the rear of the site to be used as a temporary compound for storage of materials, containers and parking. However, the area is restricted by the "NO DIG" areas that are identified by the Tree report and none of those areas identified can be used for any purpose. The contractor is to agree with RMT Tree Consultancy and the Contract Administrator, where storage, parking and containers are to be positioned.	
A.29. SITE TELEPHONE LAND LINE AND BROADBAND	The contractor is to allow for providing a temporary telephone land line to the site set-up area with broadband for used by computers and downloading drawings and other data used in the building process.	
A.30. PAYMENT FOR TEMPORARY BUILDINGS	The Contractor shall be responsible for the payment of all Rates in respect of huts or other temporary buildings erected on the site for the purpose of the works and the contract sum shall be deemed to have included all costs for the same.	
A.31. SAFETY, HEALTH & WELFARE	The Contractor's attention is drawn to the requirements of the Factories Act 1961, the Offices, HSE, Shops and Railways Premises Act 1963, the Construction, Design (Management) Regulations 2015 Amended, COSHH regulations and the Contractor is	

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	required to comply with all such regulations in carrying out the Works. The Contractor will be the Principal Contractor under the provisions of the Construction Design (Management) Regulation 2015 and shall preform all duties that are required under the Act. The Principal Designer will hand over the Health and Safety file to the Principal Contractor who shall maintain and complete during the course of the works and shall hand the file over to the Employer on Practical Completion. Any design work undertaken by the Principal Contractor is also to be agreed with the Principal Designer in accordance with the CDM Regulations.	
A.32. SANITARY ACCOMMODATION	The Contractor is to provide and maintain proper sanitary facilities on the site for the duration of the Works. The accommodation shall be kept in a clean and orderly condition. Hot water is to be provided with a sink large enough to submerge hand and forearm. Where toilet facilities that are not connected to the main drainage, these are to be regularly emptied and sanitised.	
A.33. SITE ACCOMMODATION	The Contractor shall provide a suitable heated mess hut and eating place and a suitable drying and changing facility for use by the building site employees. The Contractor shall also provide a suitably heated and ventilated facility for holding regular fortnightly meetings during the course of the works and for use by the professional team. A programme for the meetings will be agreed with the Professional, Client and Contractor.	
A.34. PERIMETER PROTECTION	The site is to be protected by the Contractor including all Herras type fences to prevent the entry of unauthorised persons and children and shall be complete with secure entrances as maybe required to ensure the safety of the public or adjoining owners. The Contractor shall supply, erect and maintain any fences and signs they deem necessary and obtain all necessary licences and pay all fees that shall be deemed included in the contract sum. The Contractor shall allow for moving or adapting any fence as and when required for the proper execution of the works and shall dismantle and remove same on completion of the works, but not until all danger had passed. The Contractor shall provide all necessary signs giving instructions or safety information required including signs for the direction of deliveries and for visitors. No dig areas and trees are to be protected in accordance with RMT Tree consultancy's recommendations, drawings and specification.	
A.35. WATER FOR THE WORKS	The Contractor shall give notice to the local water authority that a supply of water is to be used for the execution of the works and shall arrange for all temporary connection to the existing mains.	

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	The Contractor is to pay for the water used in the works.	
A.36. ELECTRICAL SUPPLY FOR THE WORKS	For general use the Contractor will be permitted to use the existing power supply to the premises. The Contractor is to arrange for electric supply meter or sub-meter and is to pay for all electrical consumption use in carrying out the Works. If the existing supply is of insufficient capacity the Contractor must make all arrangements for an alternative temporary supply and all costs and charges are deemed included in the Contract Sum. The Contractor must always use the appropriate electrical tools, plant and equipment as required by current health and safety regulations including all necessary transformers to reduce the voltage to 110 volts and shall make power and lighting available for use by all sub-Contractors.	
A.37. PROJECT MANAGER	The Contractor shall provide the contact details of the Project Manager. The person must be suitably qualified and capable of taking and implementing instructions given by the Contract Administrator or an Approved Inspector or Building Inspector. The Project Manager will be responsible for discussing and agreeing the final finishes to be used or any other changes to the works. The Project Manager will take responsibility for and shall organise the delivery of materials and the performance of suppliers and sub-Contractors to conform with the agreed programme through to a satisfactory completion of the Works.	
A.38. INDUCTION TRAINING, DELIVERIES & SIGNING IN	The Principal Contractor is required to carry out all necessary induction training for all contractors and sub-contractors personnel and any other persons entering the building site and shall maintain a system and record of persons signing in and out.	
A.39. LABOUR	The Contractor shall supply all labour that shall be suitably qualified in their particular trade or skill and shall include for all cost arising from national insurance, pensions, redundancy payment schemes and holiday with pay, Health and safety requirements, Health and Safety Briefings and any necessary transport for work people.	
A.40. PLANT	The Contractor shall provide all plant, cranes, lifting tackle, implements, tools, tackle and machinery and all carriage, freightage and whatever else may be required for the proper efficient execution and completion of the works. The Contractor shall ensure that the best silencers are fitted to motorised machinery and that all tools, plant and machinery comply with health and safety regulations and that only qualified trained personnel are eligible to use the equipment.	
A.41. MATERIALS	The Contractor shall supply all materials required for the works (except those materials specified to be supplied by the Employer under a direct purchase arrangement). The materials shall be new (unless otherwise specified) and shall be the best procurable of their respective kind. All goods and materials, unless otherwise specified, shall be in accordance with the latest British Standard (BS) or International Standards (ISO) current at this point in time.	

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	Samples of proposed materials and workmanship shall, if so required by the Contract Administrator, be submitted for approval and these samples will be kept by the Contract Administrator who shall have the power to reject such material and condemn such workmanship as do not correspond with the approved samples.	
A.42. APPROVED MATERIALS	Except where otherwise stated the Contractor shall be at liberty to supply materials or processes that comply with the description contained in the appropriate preamble clause. Where preambles specify that the material or process shall be "as listed" reference shall be made to the appendix following the appropriate works section preamble and any one of those materials or processes may be accepted. The Contractor may also put forward the name of similar material or process for the Contract Administrator's approval, but such material or process shall not be used until the Contract Administrator's approval has been given. Where a single name is listed no other material or process will be accepted unless approved by the Contract Administrator.	
A.43. TESTS	The Contract Administrator or Structural Engineer may, whenever they consider it desirable, test any material before it leaves the maker's premises as well as after delivery on the site. The Contract Administrator shall also be at liberty to reject any materials after delivery should they be considered unsatisfactory, notwithstanding the preliminary tests and approval of the materials at the maker's premises. The cost of these tests will be borne by the Contractor.	
A.44. PAYMENT FOR DAYWORK	The Contractor shall give notice to the Contract Administrator before the commencement and completion of any works for which he intends to submit Day work vouchers. Payment for Day works vouchers agreed by the Contract Administrator to be valued in accordance with the Definition of Prime Cost of Day work carried out under a Building contract issued by the Royal Institution of Chartered Surveyors and the Building Employer's Confederation together with the percentage additions to each section of the prime costs rates as set out by the Contractor in the Tender. Where works are in the province of any specialist trade or Nominated Sub-Contractor and where the said Institution and the appropriate body representing the Employers in that trade has agreed and issued a definition of day work, payment for agreed Day work shall be made in accordance with that definition provided the specialist or Nominated sub-Contractor has stipulated this in their tender.	
A.45 OVERTIME	Overtime shall not be worked without notice to the Contract Administrator prior to commencement.	
A.46 CALENDAR OF EVENTS & CONTRACTOR'S PROGRAMME	The contractor is to provide a programme of works showing dates of main events that are to be fixed ad advise the contract administrator and Client on a week-to-week basis	

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	Where a critical path for the works is to be envisaged then this is to be made know at the pre-commencement of works meeting so that all the contract team is made aware. The Client wishes for the building works to be completed before the end of March 2026.	
A.47 CHECKING SCHEDULES/DRAWINGS	The Contractor shall, within a reasonable time, submit all shop drawings requiring the Contract Administrators approval. The Contractor shall be responsible for checking all schedules and drawings supplied by the Contract Administrator and all shop drawings approved by the Contract Administrator. In the event of any discrepancy being found between the schedules and the drawings or if the Contractor considers that additional drawing or information is required, then in either case the Contractor shall report such discrepancies and requests to the Contract Administrator for further instruction. The Contractor shall ascertain from the drawings or as necessary any holes, recesses, plugs etc., that may be required and to form these as the works proceed. The Contractor's attention is drawn to the requirements for the submission of samples, shop drawings, certificates and guarantees requested within the specification.	
A.48. PROTECTION	The Contractor shall protect the whole of the premises and the works from damage that may be caused by the Contractor's activities and by weather. Protection will include temporary casings, coverings, planked wheelbarrow runs, padding, ladders and scaffolding bearing upon the works, covering internal surfaces adjacent to works being carried out and all other measures for protecting the works from damage or soiling. The Contractor shall not permit anything to be done that is calculated to injure the stability of the works or the buildings and no cutting through walls or floors shall be done, other than that shown upon the drawings or herein contained in the specification without the prior sanction of the Contract Administrator and the Contractor will be held responsible for all damage arising through carelessness or inadvertence in this respect. Any of the existing premises or work damaged or soiled by weather, traffic or other cause due to inadequate temporary protection shall be taken down and re-executed or otherwise made good and at the expense of the Contractor. The Principal Contractor is to construct temporary protection of "No Dig areas" and root protection areas of the site as defined in the Tree survey report which forms part of the contract documents and is to always maintain these areas during the construction process unless the works are to be carried out and specified within those areas.	
A.49. EXISTING SERVICES	The Contractor shall be responsible for maintaining close liaison with the local authority and public utility authority to avoid any disruption of the existing services.	
A.50. PROTECTION OF PERSONS & PROPERTY	The Contractor shall provide for the efficient protection of the public, the employer's officers, servants and property and all	

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	other persons occupying or using the premises, the site and the adjoining or neighbouring property and in carrying out the works or in any activity in connection with the works. The Contractor shall take all precautions to eliminate as far as possible any danger to the public and other persons arising from entry and exit of the site. The Contractor shall provide industrial safety helmets (heavy duty type) complying with BS 2826 having a thermoplastic shell, High visibility vest or jacket, eye protection if glasses are not worn, gloves and ear defenders for use by all employer's officers, servants and visitors to the site in connection with the works. The Contractor shall be responsible for ensuring that all plant is placed and used and all operations are carried out in such a manner as to prevent injury to persons or loss or damage to property in the event of an accident occurring.	
A.51. LIGHTING	The Contractor shall provide all lighting and everything else and by night for the protection and security of the works and of the public.	
A.52. WORKS AFFECTING ADJACENT PROPERTY	The Contractor shall give the Contract Administrator notice before executing any work to or affecting the adjacent properties.	
A.53. TRESSPASS & NUISANCE	All reasonable means shall be used to avoid inconveniencing neighbours and occupiers of adjoining property. No workmen employed on the works shall be allowed to trespass upon adjoining properties. If the execution of the works requires that workmen must enter upon adjoining property, the necessary permission shall be first obtained by the Contractor who shall see that these instructions are carried out. The Contractor shall indemnify the employer against any claims or other action for damages on account of any trespass or other misconduct of the Contractor's Employees. The Contractor shall not obstruct any public right of way or otherwise do or suffer to be done anything which may amount to a nuisance or annoyance and shall not interfere with right of way or light to adjoining properties and any notice received by him or left upon the site requiring the discontinuance or suspension of any part of the works shall at once be reported by him to the Contract Administrator, or if given verbally to the Contractor shall be communicated to the Contract Administrator and the Contractor shall keep the employer indemnified against any claim or loss consequent upon any act, neglect or omission of the Contractors or it's agents, servants or workmen in this respect.	
A.54. NOTICE & FEES	The Contractor shall give notice to all Local or Statutory authorities regarding works both within and outside the boundaries of the site. The Contractor shall obtain any necessary licences for the works and shall pay for all fees and charges required by Local or Statutory Authorities (except any fees relating to planning permission and the approval and inspection of the works to meet the requirements of the Building Regulations) and the amount of all fees and charges shall be	

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	deemed included in the Tender. **The Contractor is to give notice to the Building Inspector to inspect the Works at the required building stages including, excavations, foundations, walls, floors, roofs and drainage and is to obtain the final certificate of compliance with the Building Regulations and Health and Safety File at completion of the Works, which is to be given to the client.**	
A.55 CLIENT INDUCTION ON USE OF EQUIPMENT ON COMPLETION. SOFT LANDING.	Immediately prior to the completion of the building works the Principal Contractor will engage with the Client to arrange for induction training in the use and control of specialist equipment such as heating and ventilation to allow for the perfect transition of the control of the building. This may require suitable persons to be available from the manufacturers who will be required to give the appropriate training.	
A.56. ROADS	The Contractor will be held responsible for any damage to roads or streets and footpaths (whether public or private) arising out of or during or by any reason of the execution of the works. The Contractor shall always be responsible for keeping the roads and pavements immediately outside the premises and adjacent to the site free from all mud, dirt and rubbish directly caused by the works.	
A.57. POLICE REGULATIONS & LOCAL AUTHORITY	The Contractor shall always observe Police regulations and Local Authority planning requirements and conditions regarding the loading and unloading of or waiting vehicles on the public highway and it shall be deemed that strict compliance shall be met.	
A.58. CONTRACTOR'S NAME BOARD AND PROFESSIONAL'S NAME BOARDS.	Subject to the Contractor obtaining all necessary consents or authority (unless such consent or licence has already been obtained) the Contractor may erect his name board in a position approved by the Contract Administrator and may, if he so desires erect one main board bearing his name and address a telephone number and those of his sub-Contractors. Boards shall be supplied and erected at the expense of the Contractor. The Contractor is to allow for the erection of the Contract Administrators name board and or other Professional site boards associated with the building works and which will be supplied. On completion of the works the Contractor is to return all name boards.	
A.59. LEAVE PROJECT	The Contractor shall remove all rubbish and superfluous materials from the site of the works with all reasonable speed from time to time during and at the completion of the works. The Contractor shall also properly cleanse all sanitary fittings, window glass, floors etc. clean out gutters and leave the whole of the site tidy and all to the satisfaction of the Contract Administrator.	

COST

DEMOLITION

B.1. EXISTING STRUCTURES TO BE DEMOLISHED	Demolition by the Contractor or his appointed Sub-contractor shall be in accordance with any advice given, hazards identified, procedures and recommendations contained within the Pre-demolition report. Allow for careful demolition and provide all necessary temporary support to existing structures in positions shown upon the drawings: Internal demolition of walls to the existing building. Removal of part of the existing pitched tiled roof to the rear of the property. Removal of existing rear ramp and railings and existing external rear entrance door and frame and increase opening width. Removal of existing vehicle control barrier and removal of existing kerb and drainage channels in existing carparks and drive. Demolition of part of front boundary wall. Careful removal of existing Sign board and support posts for relocation in new position. Removal of existing windows and doors in external elevations to the existing building.	
B.2 GAS METER	The existing external gas meter and box is to remain unaltered.	
B.3 ELECTRIC METER & CONSUMER BOARD	The existing electrical service to parts of the building that are to be used throughout the building work is to be maintained and kept safe. Where works are to be carried out in parts of the building that are to be altered the electrical installation is to be isolated and made safe and temporary supplies provided to be used for the works.	
B.4 MAINS WATER STOP COCK	The existing water main supply to the existing building is to be maintained and where building work is to be carried out that affects the supply of mains water to those parts of the building that are to be in permanent use, these are to be adapted accordingly.	
B.5. EXISTING PLUMBING, HEATING, ELECTRICAL & AIR CONDITION SERVICES	The existing Plumbing, Heating, electrical and air conditioning systems are to be maintained and adapted to suit the new provision where appropriate. Any disruption to any of the services due to the works is to be arranged and agreed before hand with the employer and programmed into the works schedule.	
B.6. EXISTING TELEPHONE & DATA SERVICES	The existing telephone and data services are to be maintained and adapted to suit the new provision where appropriate. Any disruption to any of the services due to the works is to be arranged and agreed before hand with the employer and programmed into the works schedule.	

TOTAL

		COST
B.7. EXISTING DRAINAGE	Allow for breaking up all redundant foul and surface water drains and cart away all unwanted material. Allow for protecting and maintaining the remaining existing services including any temporary measures and adaptions required during the course of the building works.	
B.8. EXISTING SERVICES	The Contractor is to allow for maintaining existing services that cross the site and roads on the boundary of the site and for replacing or repairing any existing drainage or utility services damaged during the construction of the works. Such costs shall be deemed included in the Tender.	
B.9. EXISTING EXTERNAL LIGHTS	Allow for carefully removing existing external lighting as indicated upon the drawing to facilitate the new external works and set aside lighting bollards and wall lights for reuse if the items are electrically safe.	
B.10. PROTECTION	The Contractor shall carry out and maintain all necessary protection to prevent damage to the existing premises and in particular those parts of the premises not affected by the works. Any damage to the existing premises in areas not affected by the works is to be repaired and made good at the Contractor's expense.	

TOTAL

COST

EXCAVATION & EARTHWORK

C.1. NO DIG AREAS AND TREE PROTECTION.	Before any works can commence all areas indicated on the Tree protection plans produced by RMT Tree Conservation Ltd.'s reports, drawing, details and specification are to be implemented and shall remain throughout the contract or until such time as they are required to be removed in order to complete the works and then in accordance with any advice given by RMT Tree Conservation Ltd and approved by the Local Authority Tree Advisor.	
C.2. REDUCING LEVELS	Allow for breaking up, reducing levels in areas of new building works and cart away waste and unwanted material to a controlled tip. Reduce levels and remove surplus soil to perimeter of boundary to form earth banks as shown upon the plans around the new car park.	
C.3. FOUNDATIONS.	Allow for excavating new foundation trenches and isolated pad foundations and lift shaft in positions and to sizes and depths shown on the drawings. The foundations are to suit the ground conditions and are to be approved by the Approved Inspector. The contractor therefore is to inform the Approved Inspectors in good time for site in inspections. Bottoms of trenches are to be level and firm. Foundation sides are to be trimmed neat and square and supported in accordance with health and safety requirements.	
C.4. GAS	Allow for trench excavation for the diversion and laying of new incoming gas, to meter positions shown on the drawings. Allow for providing appropriate warning coloured polythene strip above the service pipe or cable to indicate imminent contact.	
C.5. EXCAVATE BY HAND	Allow for any hand excavation in trimming foundations and around service pipes and drains and allow for all necessary alterations to retained existing services and drains.	
C.6. FOUL DRAINAGE RUNS.	The existing gravity foul drainage system falls to the front of the property and to an inspection chamber inside the front boundary wall in the car parking area. The new foul drainage runs are to be connected to the existing foul drainage runs and the existing inspection chambers will have to be adapted to facilitate the new connections all as shown upon the drawings. Allow for excavating new foul drainage pipe runs and inspection chambers in positions indicated upon the drawing. Where trenches are to be formed through hard surfaces the contractor is to allow for carefully cutting through the surfaces, excavating and for making good on completion of laying the drainage run to match the existing surfaces. The contractor is to check the invert levels of the existing foul drainage runs before commences of the works and is to report to the contract Administrator any discrepancies for clarification. The Contractor is to provide all necessary protection to existing	

 TOTAL

		COST
	drainage runs to be retained and is to allow for always maintain and keeping the drains clean and free flowing. A perimeter protection fence shall be always provided to all excavations and to all isolated excavations, and whilst the area remains unsafe.	
C.7. SURFACE DRAINAGE	The existing surface water drainage system is taken to the existing surface water drainage sewer system taken via existing sediment catchment pits. The new system will connect to the existing system by gravity fall. The Contractor is to allow for all necessary protection and for maintaining existing drainage runs and rainwater down pipes to be retained. Existing drainage runs that are affected by the new building works and that are to remain in service are to be diverted and reconnected to the surface water drainage system either by way of the incorporation into the proposed new system or by diverting and re-connection. Existing surface water drainage runs that become redundant are to be removed or sealed off. Allow excavating new surface water drainage pipe runs, inspection chambers and soakaways in positions indicated upon the drawing.	
C.8. TEMPORARY SUPPORTS	The contractor is to allow for necessary temporary supports to sides of excavations especially where workers are located within the excavated area.	
C.9. REMOVAL OF SURPLUS SOIL	Allow for back filling all excavations where required and for carting away and removal of all surplus soil from the site to the perimeter of the car park site to form earth banking.	
C.10. MAKING GOOD SURFACES	Allow for making good surfaces after excavation, including foundations, trenches, and drainage and reinstating surfaces to match existing including hard and soft landscaping.	

COST

HARDCORE BEDS & BLINDING

D.1. SITE PREPARATION	Allow for providing all necessary hardcore or crushed concrete bed for hard standings for the temporary site set-up area to be finished with consolidated scalpings.	
D.2. CONTRACTORS TEMPORARY HARD STANDING	The Contractors site compound is to be agreed with the employer prior to commencement of any work. The area shall not include any protected or none dig areas of the site. Allow for temporary protection layer that will be suitable for the loads to be distributed. On completion of the works the temporary layers are to be removed and the surface of the ground is to be made good either in accordance with the specification of works or where the surface is to be unaltered the surface is to made good to match the existing surrounding areas.	
D.3. GROUND FLOOR SLABS	Allow for providing clean broken brick or crushed concrete hardcore or lime stone scalpings to depths given upon the drawings in consolidated beds of 150mm max. depth with 50mm thick sand blinding beneath concrete ground floor slab. Allow for all necessary falls and cross falls as stated upon the drawings.	
D.4. EXTERNAL PAVING	Allow for providing clean broken brick or crushed concrete hardcore or limestone scalpings to depths given upon the drawings in consolidated beds of 150mm max. depth laid to falls.	
D.5. ROAD & CROSS-OVERS & NEW DRIVE	Allow for providing and laying 230mm thick compact Type 1 DOT granular sub-base laid to falls and rolled between layers max depth 150mm with a 10-tonne roller.	

TOTAL

COST

CONCRETE WORKS

E.1. GENERAL	The work in this trade comprises work in connection with substructure, superstructure, paths and drainage as indicated upon the drawings. Detailed information and specification requirements provided by Engineers takes precedence to that shown in this specification and any structural matters concerning the construction process shall be addressed directly to the Structural Engineer and copied to the Contract Administrator.	
E.2. CEMENT	The cement is to be British Portland cement of normal quality in accordance with EN 197 – 1 and Sulphate-resisting Portland cement to BS 4027, if required, and is to be capable of satisfying the tests therein. It shall be delivered in sound original packs from the manufacturers, plainly branded and must be stored in a weather tight shed on ground floor raised at least by 150mm from the ground level and sample tests at the expense of the Contractor at such times and in such manner as the Engineer may direct. The cement shall be used in order in which it is delivered, and no cement shall be stored upon the site for more than 14 days before use.	
E.3. CONCRETE	All concrete mixes to use ordinary Portland cement and shall be in accordance with BS 5328. Concrete shall be to Eurocode EN 206 – 1 and BS 8500 complementary and for pre-cast reinforced concrete EN 13369 Use type C30 or other approved by the structural engineer, for reinforced slabs & reinforced concrete. In foundations, trenches and unreinforced concrete use C25. Use type C35 in reinforced ground beams or cast in-situ lintels. For benching and haunching use type C25.	
E.4. WATER	Water used for mixing is to be clean mains water and may be obtained from a temporary standpipe located near the site.	
E.5. READY MIX	Ready mix concrete shall be obtained from a single source approved by the Engineer and shall be delivered in clean containers which have been used with the same mix. The ready-mix concrete supplier's statement on the content per unit volume of compact concrete and on admixtures used is to be communicated to the Engineer before any concrete is laid. Should the Contractor wish to use the Ready-mix concrete, the temperature of the concrete at the point of delivery shall not be less than 4 degrees C. unless authorised by the Engineer and that the concrete shall be protected against loss of moisture. Concrete shall be placed and compacted in its final position within 30 minutes of mixing. When ready mix concrete is supplied in purpose made agitators and in accordance with BS 5328, the total time between the introduction of the cement to the mix and the compositions shall not exceed two hours. No extra water shall be added after it has left the mixer. Concrete shall not be dropped from a height, which will cause segregation of the aggregates, and undesirable finish or defective structural qualities.	

TOTAL

		COST
E.6. SITE MIXED CONCRETE	The concrete mixed on site shall be mixed in batch types. Each batch continuously mixed thoroughly for at least two minutes after all the ingredients have been added. The drum of the mixer is to be cleaned after suspension of the operations greater than 30 minutes. Allowance is to be made for moisture content of aggregates.	
E.7. TEST CUBES	The Contractor is to provide a record of test cubes and results for the Engineer and Contract Administrator of each premix concrete and site mixed concrete batches upon the site for approval. Where concrete does not meet the standard required the Contractor will be requested to remove the offending concrete and re-lay at his own expense.	
E.8. SURFACE FINISH	The surface finish of the concrete is to be as shown upon the drawing or described within this specification or recommended by the Structural Engineer.	
E.9. CONSTRUCTION JOINTS	Concrete is to be deposited in such a way as to proceed continuously with a minimum number of construction joints and shall be carried out continuously up to all joints. Concrete which has partially set shall not be reworked and used. In restarting, the surface of all construction joints shall be hacked, washed and rendered with Portland cement and sand mix 1:1.	
E.10 TAMPING	Concrete will be well tamped into moulds and around reinforcement. Where excavations are timbered, the timbering shall be withdrawn immediately the concrete is deposited so that the latter may be rammed close against the face of the excavation.	
E.11. VIBRATING	Where the concrete is described as vibrated the concrete shall be thoroughly compacted by mechanical vibration or other suitable means to produce a dense homogeneous mass. Prior to the commencement of the work the Contractor shall, if so required demonstrate the efficiency of the method of compacting on a trial section of the construction. Compaction shall not be achieved by the intentional vibration of the reinforcement.	
E.12. COLD & HOT WEATHER	Concrete work is not to be carried out when the temperature is 4 degrees Celsius or below on a falling thermometer or less than 2 degrees Celsius on a rising thermometer. Concrete shall be protected from adverse weather conditions after placing. Steps shall be taken to prevent excessive rates of evaporation of water from all surfaces due to high temperatures and/or drying winds and to maintain the concrete above 2 degrees C (36 degrees F) in cold weather. Concrete shall be protected for at least 4 days after placing or to an extent specified by the Structural Engineer.	

TOTAL

		COST
E.13. REINFORCEMENT	Mild steel rod reinforcement is to be in accordance with EN10080 and BS 4449:2005. All steel shall be free from paint, oil, grease, loose rust, scale and any other matter likely to impair the bonding strength of the concrete. Mesh fabric reinforcement or as otherwise specified by the Engineer is to be in accordance with BS 4483:2005 and shall be delivered in flat sheets and obtained from an approved supplier. Allow for all necessary cutting and for providing minimum 600mm end and side laps or as directed by the Structural Engineer. Provide spacer blocks or chairs to ensure 50mm concrete cover to mesh reinforcement at base of slabs or to cover depths required by the Structural Engineer.	
E.14. FORMWORK	Formwork shall be of the type at the Contractors discretion and capable of producing the finish as specified. The Contractor will be responsible for the design and suitability of the type used. Formwork must be true to line, shape and surface required and must be constructed and supported to remain rigid and to be free from undue deflection when carrying the weight of the wet concrete and any incidental superimposed loads. All joints are to be sufficiently tight to prevent loss of liquid from the concrete. The formwork is to be well braced and strengthened and put together as far as possible with bolts and cramps and with props and struts supported on folding wedges or other suitable means of tightening, on solid plates. Where fair-faced concrete work is specified, the formwork is to be tongued and grooved and the face lined with either metal or hardboard.	
E.15 POLYTHENE DAMP PROOF MEMBRANE	Where specified, 1200-gauge polythene sheeting “Visqueen” Radon proof or other approved type is to be used in damp proof membranes.	
E.16. FOUNDATIONS	Allow for providing and laying new strip concrete foundations in position shown upon the drawings and to sizes indicated and specified by the Structural Engineer. Allow for forming and supporting all necessary temporary shuttering to allow the formation of the concrete foundations including for the provision and laying of all necessary Polystyrene movement sheet as required by the Engineer. The Contractor is to allow for obtaining the approval of the Contract Administrator, Engineer and Approved Inspector, prior to pouring any concrete.	
E.17 PRE-CAST CONCRETE BEAM & BLOCK FLOOR	**Complete the design and provide manufacturer’s calculations**, to approval, and supply and lay 155mm deep precast reinforced concrete beams suspended floor beams and dense concrete block infill including cement grout to top surface in positions indicated upon the drawings to ground floor and to external ramps. The contractor is to obtain the design and structural calculations for the Floor slabs including a layout drawing incorporating all necessary holes for services from an approved supplier. The Principal Contractor is to confirm with the Mechanical and Structural Engineers that all necessary holes are positioned in floor slabs correctly prior to manufacture as they will be held responsible	

TOTAL

		COST
	for replacement of the slab if they are found to be wrongly positioned. The main Contractor is to submit the drawings and calculations to the Structural Engineer for approval and to provide sufficient drawings and calculation sheets for submission to the Approved Inspector for their approval prior to manufacture and installation.	
E.18. PAD STONES	Supply and install pre-cast concrete pad stones to the ends of steel beams and lintels and to sizes shown on the drawing or in the specification or in the Structural Engineer's calculations sheets.	
E.19. CONCRETE LINTOLS	The contractor is to provide pre-cast reinforced concrete lintols over internal openings and over drainage runs where they pass through walls. Minimum end bearings 150mm or end bearing required by the Structural Engineer and of sizes to suit spans and loadings all to the approval of the Structural Engineer.	
E.20. ANTI-VATRATION FOUNDATIONS FOR MEP PLANT.	Allow for forming anti-vibration stands for plant to be installed in the Storeroom 1, in positions indicated upon the drawings. Allow for levelling the foundations for each of the individual pieces of equipment.	
E.21. DUCTS	Allow for forming all necessary ducts within the new floor slabs for services including holes and ducts for foul drainage pip runs and utilities services.	
E.22 GENERAL CONCRETE	Provide and lay all concrete generally necessary in benching to drains, paths, Kerb bench edging, steps etc., and required and for the proper and satisfactory completion of the works.	

COST

BRICKWORK & BLOCKWORK

F.1 GENERAL	The work in this trade comprises substructure, superstructure, paths, paved areas, landscape areas, retaining walls, inspection chambers and drainage works etc. The bricks and blocks are to be all as described hereafter and to BS 3921 (1985), 5628, 187 and for concrete bricks & blocks to BS 6073. The sizes of blocks and bricks are to be in accordance with the manufacturer's details or as specified in the relevant BS 3921 (1985). The block work is to be regular and square. Standard special shaped bricks are to be in accordance with BS 4729. Masonry is to be built in accordance with Eurocode4 6. Allow for ordering, delivery and handling of facing bricks for main walls to the building and for dwarf brick walls in landscaped areas and for plinth brickwork below dpc level to approval and to match the existing facing brickwork. The brickwork is to be laid in Flemish bond to match the existing solid walls and therefore there are snapped headers in the 103mm thick facing brick walls above plinth level and laid traditional in 215mm thick plinth walls. The facing bricks are to be approved by the contract administrator. Snapped headers are to be blue sand face and the stretcher bricks are to be red sand faced to match the existing Provide Plinth stretcher special facing bricks to form the top of the plinth walls as detailed to include all necessary stopped ends and internal and external angles as required. The plinthed stretcher bricks are to be approved by the contract administrator. A sample panel of brickwork is to be erected using mortar to match the existing for the contract administrator to approve. Bricks are to be carefully unloaded and properly stacked and covered. Shooting of bricks will not be permitted and chipped bricks and block work on a fair-face will not be accepted. Block work in internal skin of cavity walls above DPC level shall be 100mm Standard Celcon or Thermalite block. Other internal block work walls shown upon the ground floor plan are to be 100mm thick Armstrong or similar manufactured dense concrete block 7N/mm2 thick lambda 1.13. Block work below DPC level internally are to be 100mm thick 7N/mm2 dense concrete blocks or class B Engineering bricks and finished just below ground levels for external skins.	

TOTAL

<table>
<tr><th></th><th></th><th>COST</th></tr>
<tr><td>F.2. MORTAR</td><td>Cement is to be all as described in Concrete works of this specification. Mortar is to be applied in accordance with Eurocode 6. Masonry cement is to be to BS 5224 and hydrated Lime to BS 890. Sand is to be to BS 1200 table 1 for general purpose mortar and table 2 for mortar used in reinforced works and load bearing brickwork and block work.
The mortars are to be composed of materials as scheduled below, all mixing:-

<table>
<tr><th>MIX</th><th>CEMENT</th><th>LIME</th><th>WASHED SAND</th></tr>
<tr><td>1:1</td><td>1 part by vol.</td><td>Nil</td><td>1 part by vol.</td></tr>
<tr><td>1:2</td><td>ditto</td><td>Nil</td><td>2 parts by vol.</td></tr>
<tr><td>1:3</td><td>ditto</td><td>Nil</td><td>3 parts by vol.</td></tr>
<tr><td>1:1/4:3</td><td>ditto</td><td>1/4 part by vol.</td><td>3 parts by vol.</td></tr>
<tr><td>1:1/2:4</td><td>ditto</td><td>1/2 part by vol.</td><td>4 parts by vol.</td></tr>
<tr><td>1:1:6</td><td>ditto</td><td>1 part by vol.</td><td>6 parts by vol.</td></tr>
</table>

Mortar colour shall be natural unless coloured mortar is stated on the drawings. Coloured mortar is to be obtained from an approved mortar supplier such as Tilcon or Ready-mix Limited.</td><td></td></tr>
<tr><td>F.3. WATER</td><td>Water used in the mixing of mortar will be clean supply of mains water.</td><td></td></tr>
<tr><td>F.4. PLASTICISER</td><td>Plasticiser used in the mixing process is to be BS 4887.</td><td></td></tr>
<tr><td>F.5. CALCIUM CHLORIDE</td><td>Calcium chloride will not be incorporated with the mortar.</td><td></td></tr>
<tr><td>F.6. BRICK WORK</td><td>Brickwork generally is to be built in Flemish bond for half brick cavity walls and in one brick thick walls.</td><td></td></tr>
<tr><td>F.7. BLOCK WORK</td><td>Block work is to be built up in 100mm thick and 215mm thick walls where indicated on the drawings and where walls are to be 215mm thick the Contractor is to use 100mm thick blocks laid flat with joints staggered.
Where block work is to be built in 100mm thickness ensure that it is true, level and plumb and that coursing is aligned with facing brickwork in cavity walls and build in cavity insulation as required. Where walls are to be built at right angles to other walls ensure that they are set square and plumb.</td><td></td></tr>
<tr><td>F.8. FAIR FACED BLOCK WORK</td><td>Where described as fair faced block work on the drawing blockwork is to be carefully laid, the surface of the blockwork is to true and is to be kept clean and tidy.</td><td></td></tr>
</table>

TOTAL

		COST
F.9. COURSING	No Six courses of brickwork are to exceed by more than 300mm in height when laid dry and no one part of the brickwork or block work in a cavity wall is to be raised more than 900mm above adjoining work. Allow for coursing in block work to brickwork where this occurs. Where applicable block work is to be bonded into brickwork in proper coursework.	
F.10. BONDING	Allow for bonding in new brickwork to adjacent brick block work walls where this occurs.	
F.11. WALLS BELOW DPC	Walls below DPC, use dense concrete block work in internal and external leaf of external cavity walls and internal partition walls where they occur below DPC level.	
F.12. WALLS ABOVE DPC	Walls above DPC in internal and external leaf of cavity walls. Prepare surface of new external face of block work walls with recessed mortar joints ready to receive render finish.	
F.13 INTERNAL PARTITION WALLS	Block work internal load bearing and non- load bearing partition walls above DPC.	
F.14. MOVEMENT JOINTS	Allow for forming vertical movement joint within new cavity facing brickwork and block work walls to be set at not more than 6-meter centres or in positions indicated upon the drawings. The joint is to be 10mm wide filled with Flexcell and pointed in with coloured mastic to match the brick and block work. The joints are to be reinforced with stainless steel ties set at each horizontal mortar joint of block work on both sides of the movement joint or fixed to steel work if required and set vertically at 225mm centres.	
F.15 STAIFIX UNIVERSAL WALL STARTER AND VERTICAL DPC	At junctions of new walls and existing, where indicated on the drawing, provide Staifix Universal wall starter bolted to existing brickwork and slotted movement ties built into the bed course of new brick and block work. Where existing external skin bridges cavity cut vertical slot and insert vertical DPC. Vertical joints to be sealed with sealing strip type L and mastic to match brickwork. The Contractor is to allow for maintaining existing cavities where new cavity walls are to be attached to existing cavity walls. The face of the existing wall is to be cut away to form the cavity on the line of the new wall cavity that is being attached.	
F.16. JOINTS	Allow for all facing brickwork to be pointed with a neat bucket handle joint as the works proceed in mortar for the brickwork and lightly rubbed with a soft brush whilst the mortar is green. Care is to be taken not to smear the surface of the face work. The colour of the mortar is to be approved by the contract administrator and the Contractor is to provide sample panels of brickwork and mortar with joints for approval. The same-coloured mortar is to be used throughout the external facing brickwork both for main facing and plinth brickwork. In block work the joints are to be laid fully across the bed joint and in vertical perpend joints leaving no gaps. Finish the joint flush with the surface of the block work ready for plaster work.	

TOTAL

		COST
F.17 SOUND AND THERMAL PROOF JOINTS	All joints between structural elements are to be fully sealed to prevent sound and thermal transmission. The building will undergo tests for sound, thermal and air tests to 5 Pa.	
F.18 BUILDING IN	Allow for providing and building in as the works proceed all new door and window frames, pipe ducts, beam ends, lintels, brackets, straps, air ducts and extract frames, flues, joists and bearers and all fittings in accordance with the positions indicated upon the drawings. Allow for building-in steel stanchions into walls and provide all necessary connections to adjoining walls for stability. Where openings are to be formed prior to the installation of windows or doors allow for providing and building-in a temporary frame that can be removed before fitting the window and door frames.	
F.19 FRAME CRAMPS	Allow for providing all necessary stainless steel door frame cramps to be built into brick and block work and screwed to the back of the window and door frames allowing for 3No. cramps to each side of the door frames and 2No.to each side of windows to window up to 1300mm high and 3No. to window frames above 1500mm high and allow for building in the other end into the brick or block work mortar joint relating to the position of the window or door frame within the wall.	
F.20 CAVITY TIES	Allow for building in stainless steel cavity ties to be Ancon Staifix RT2 225mm long. Cavity ties are to be set at 900mm horizontal centres for cavities under 75mm wide and 750mm horizontal centres for cavities over 75mm wide. In all circumstances the vertical centres of cavity ties will be 450mm and set staggered to the horizontal positioned ties. At reveals to opening cavity ties are to be set vertically at 225mm centres and within 300mm of the opening or jamb.	
F.21 CAVITY CLOSERS & FIRE STOPS	To new external cavity walls at window and door reveals and window and door cills, allow for providing and installing Thermabate cavity closer insulation by; RMC Panel Products Limited, Waldorf Way, Denby Dale Road, Wakefield, WF2 8DH, Telephone 01924 362081, Fax 01924 290126. Web - www.thermabate.co.uk At the top of cavity walls provide and install Fire stops using Rockwool or Intubar fire stop socks.	
F.22. CAVITY INSULATION	90mm thick Kingspan Kooltherm K108 partially filled cavity wall insulation. Allow for providing and building in as the works proceed cavity tie restraints to hold back the cavity insulation against the inner skin of the cavity wall.	
F.23. D.P.C.	Allow for providing and inserting new Hyload DPC at a minimum of 150mm above finished ground level and to widths to suit wall thicknesses in external and internal walls and to levels and positions indicated upon the drawings and as required to suit finished ground	

TOTAL

		COST
	levels. Where dpc' s are situated in walls they are to link-up with horizontal damp proof membrane located within adjoining floors.	
F.24. PRECAST CONCRETE LINTELS	Pre-cast lintels to BS 5977 as shown on the drawings to suit opening size in internal walls and where drain runs pass through or are below walls. End bearings shall be a min. of 150mm and where a lintel is above a drainpipe or service there must be a min. clearance of 75mm between the top of the pipe and the underside of the lintel. Where steel lintels are shown these are to be in accordance with the specification provided by the Structural Engineer or as otherwise shown and specified on the drawings.	
F.25. STEEL LINTELS	Keystone CFS/K-110-WIL steel lintels for larger spans and HD/K-110-WIL for smaller spans and as indicated on the drawings over external cavity wall window and door opening typical to cavity walls and to suit cavity widths and loading situations, unless otherwise shown on drawings, to suite openings widths and with minimum 200mm end bearings. Lintels positioned in external cavity walls are to be provided with a cavity damp proof tray with external weep holes at 450mm centres. Provide new steel internal lintels to suite spans, loads and wall thicknesses where indicated or to openings where concrete lintels are not specified.	
F26. STEEL BEAM PAD-STONES	Where new steel beams are to be built-in allow for providing and building all necessary concrete pad-stones to engineers calculations and specification) and lift all beams into position to be laid level and at levels to suit the required application. Posts are to be built into walls in positions indicated upon the drawings and tied to the brick or block work in accordance with the Engineers details.	
F.27. CAVITY TRAYS	Allow for providing and inserting cavity tray and stepped cavity trays as DPMs to external cavity walls over windows, doors, meter boxes, airbricks, vents openings and abutment walls and roofs.	
F.28. WEEP HOLES	The contractor is to allow for building into external cavity brickwork above the Keystone lintel support ledge to the external skin, proprietary plastic perpend weep holes set at 450mm centres with weep hole set at each end of the lintel.	
F.29. DUCTS FOR SERVICES	The pipes for underground services, where applicable, are to be "Hepduct" vitrified clay underground conduit pipes as manufactured by Hepworth Iron Co. Ltd., Hazelhead, Stockbridge, Sheffield or other approved manufacturer.	
F.30. VENTILATION GRILLES	Provide ventilation grills in new external walls as indicated on the Architects and Service Engineers drawings.	
F.31. OPENINGS	Form new openings for doors, windows and ducts etc., in external cavity brickwork or internal partitions where shown on the drawings and allow for all temporary supports and protection during the course of works. Allow for inserting cavity closers as before to external cavity walls to the perimeter of newly formed openings.	

TOTAL

		COST
F.32 FORM NEW OPENINGS	Form new door and window opening including new lintels in existing walls as shown on the drawings.	
F.33. MAKING GOOD	Make good all holes, damage and disturbed brickwork or block work resulting from forming openings and holes all to match the existing brickwork, block work and cladding.	
F.34. COVERING UP	The Contractor is to allow for all necessary covering up of the new work during the course of the building works to prevent dust from spreading unnecessarily and from mortar splashing upon surfaces and also to provide all necessary protection to surfaces from damage.	

TOTAL

COST

STRUCTURAL STEELWORK

G.1. GENERAL	All structural steelwork is to comply with BS. EN 1993 part 1 and BS EN 1993.5 2007 of the Eurocodes for Structural use of steel in building and Piling and in accordance with the Structural Engineers calculations, detailed drawings and specification. Steelwork is to be grade 43 unless otherwise stated by the Engineer and in hot rolled sections "I", "T", "L" and to hollow sections. Nuts, bolts and washers are to match grade of steel that is being fastened. Any fabrication and jointing is to be to BS EN 1993-1-8:2005. Queries in connection with structural works are to be related to the Contractor administrator in the first instance for instruction. The Structural Engineer is: - Contact – Dave Gierk CEng. MEug. CBuild. AIStructE., MCABE. Haus Structures. Consulting Structural Engineers. Underwood Road, Haslemere, Surrey. GU27 1JQ Email: info@haus-strutures.co.uk Tel: 07437 401121	
G.2. PAINTING	All structural steelwork is to be twice painted with Zinc Phosphate primer paint prior to fixing in position or as required and specified by the structural engineer. Where stanchions and beams are to be set below ground level they are also to be painted in with Bituminous paint. All welds are to be painted after erection and where fabricated upon the site all-necessary touching-up to damaged surfaces and painting bolt heads and fixings are to be carried out prior to building-in.	
G.3. CONNECTIONS, FIXINGS AND TEMPORARY SUPPORT	Where not shown on the engineers drawing or calculation sheets, steel work connections shall be designed by the steelwork fabricator/ supplier and shall be approved by the Structural Engineer before fabrication. Allow all necessary fixings and for the provision of temporary supports and bracing for steel works as required. Timber plates fixed to steel or concrete beams as shown on the drawings shall be fixed in accordance with the Structural Engineers details and specification. **If in doubt, ask.**	
G.4 WELDING, BURNING AND DRILLING	All drilling of holes and welding shown on Engineers drawings shall be carried out in the fabrication shop. Welding shall be 6mm continuous welds unless otherwise specified. No site welding, burning or drilling will be allowed without the Engineer's express permission.	
G.5. FITTINGS	Allow for all necessary; 30 x 5mm fixing down straps in galvanised steel in shapes and lengths to suit the application and positioned at 1600mm centres built into or screwed to brickwork or block work as necessary in	

TOTAL

		COST
	floor joists, wall plates and gable rafters. Provide galvanised steel 50mm dia. double sided tooth plate timber connectors, with 50mm dia. steel washers and 12mm dia. bolts, galvanised steel joist hangers, nails, screws, bolts and nuts, frame cramps, stainless steel Staifix Universal wall restraints, de-bonded wall movement ties, cavity ties, Gully gratings, cover plates, inspection covers and frames, brackets and all such ironwork required to complete the works satisfactorily.	
G.6. BEAMS & COLUMNS	The Contractor is to provide and fix the fabricated steel beams and columns as designed by the structural Engineer and in positions shown on the engineer's drawings including all plates, cleats, bolts, welds and connection details. Provide and fix concrete pad stones at end bearings as detailed and shown on the drawings. Allow for all builders work necessary for the positioning of beams and columns and conceal beams and columns in masonry and within the depth of suspended ceilings where shown on the drawings.	

COST

CARPENTER, JOINER AND GLAZIER

H.1. GENERAL	Softwood unless otherwise stated is generally to be Douglas Fir, Western Hemlock, European Whitewood, European Redwood, Canadian Spruce or other approved to be of a quality and dimensions as described upon the drawings. All timbers are to be free from decay or live insect attack and of splits, shakes and bad knots and wanes. Timber and workmanship is to comply with BS BS1186-3:1990 and having a moisture content of not exceeding 18% of dry weight. The structural use of timber is to be in accordance with Code of Practice and to BS 5268-2:2002: Parts 2& 3. Also take into account Eurocodes for design of structural timber Eurocode 5-part 1-1 part 1-2. For door and window sets the following British Standards are to be used: Aluminium – BS4873:2016 Timber – BS644:2012 Weather Tightness performance – BS6375-1:2015 Performance – BS6375-3:2009 + A1:2013 Operation and strength – BS6375-2:2009	
H.2. CARCASSING	All carcassing timber is to be to BS EN 14081-1:2005 FSC or PEFC timber or equivalent grading to NLGA rules. Use minimum C24 grade or higher grade as described on the drawings or Structural engineer's calculations and details. Carcassing timbers are to be regularised in floor and roof joists and where it is required to provide an even, level and true surface and workmanlike finish. Timbers exposed in living areas shall be prepared with a planned wrought finish.	
H.3. TREATMENT	All structural timbers and other timber described within this specification as being required to be treated is to be pressure treated to BS 4072 and code of practice BS 5628 and all cut ends are to be brush treated with Protim or other approved Wood preservation by means of water-borne copper/chrome/arsenic compositions.	
H.4. PLYWOOD	Plywood is to conform to BS 6566 and of suitable quality to suit external and internal applications. Marine plywood is to be to BS 1088. Internal grade plywood is not to be used in an external situation.	
H.5. OSB BOARDS	Where indicated on the drawings allow for providing, cutting and installing OSB 3 boards to thickness specified. Boards are to be fixed strictly in accordance with the specification provided by the board manufacturers.	
H.6. MDF BOARD	Where indicated on the drawings allow for providing, cutting and installing MDF board to thickness specified. Boards are to be fixed strictly in accordance with the specification provided by the board manufacturers.	
H.7. HARDWOOD	Hardwood joinery unless otherwise specified is to be in an approved kiln dried or Engineered European Oak of the best procurable quality.	

TOTAL

		COST
H.8. JOINERY TIMBER	Joinery is to be wrought on all exposed faces and wherever necessary for the proper prepared finish of the work. All areas, except to mouldings, are to be pencil rounded or as detailed upon the drawings. Where sizes are stated as being finished, they are to hold up to the size specified, where they are not stated as finished, 3mm off the size stated will be permitted off each face. All wrought work is to be finished by hand. All joinery is to be worked strictly to detail and is to be cut and framed together without wedging as soon after commencement of the works as possible and stored in a dry place ready for inspection by the Contract Administrator. It is to be wedged up solid and glued where required for fixing in position. All glued joints are to be cross-tongued. All external joints are to be glued.	
H.9. PROTECTION	All joinery and items fitted by nominated suppliers and fixed in position prior to the completion of the surrounding works is to be protected with polystyrene sheet and knock proof wraps and any necessary temporary cover boarding. All ironmongery is to be wrapped and protected where necessary until the completion of the works and any found to be damaged is to be replaced at the expense of the Contractor. All locks etc., are to be oiled, eased and adjusted as necessary and left in a proper working condition on completion Keys are to be labelled as necessary and handed over as instructed by the Surveyor.	
H.10. PITCHED ROOFS	New pitched roof: The pitched roofs are to be 51-degree pitch with hipped gablelets site constructed timber sizes in accordance with the structural engineers sizes and spacings and in accordance with the architects drawings. Existing pitched roof: Allow for making good areas of existing adjoining timber pitched roofs that are affected by the removal of pitched roof section in timbers to match the sizes that are being affected. Roof Lights in existing pitched roof: Allow for forming opening in existing pitched roof in positions indicated upon the drawing for 1No. new roof light opening. Insert double rafters on ether side of the opening to match the size of the existing adjacent rafters to be bolted together with stainless steel bolts set at 600mm centres with stainless steel washers and nuts all in accordance with structural engineers details. To head and base of opening provide and fix 75mm wide and to depth of existing rafter, trimmers fixed to rafters at each end. Allow for adjusting intermediate rafters above and below roof light opening and fix to Trimmers.	
H.11. FLAT ROOF DECK	22mm thick Marine Plywood decking to be laid in accordance with the recommendations for RubberBond flat roofing system, laid on 150mm thick Kingspan Thermaroof TR27 roof insulation, laid on Bituminous vapour check barrier, 22mm thick Marine Plywood decking fixed to	

TOTAL

		COST
	firrings with fall of 1.5 degrees, on 150x47 C24 flat roof joists set at 400mm centres. Allow for providing and fixing 38x38mm sawn and treated corner angle fillets to vertical abutments.	
H.12. FASCIA AND BARGE BOARDS	Cedral Slate Grey C18 flat board fascia 250mm wide x 9mm thick fixed in accordance with manufacturers specification and details. Etex (Exteriors) UK Ltd. Wellington Road, Burton on Trent, Staffordshire. DE14 2AP	
H.13. SOFFIT BOARDS	Cedral Slate Grey C18 flat board soffit to suit width x 9mm thick fixed to softwood 38x38mm softwood framing fixed to each rafter ends.	
H.14. ROOF LIGHTS SHAFT FRAMING	Allow for cutting through existing ceilings in position indicated upon the drawing to form roof window shaft openings and frame ceiling joists with double ceiling joist to match the existing sized ceiling joists to all sides of the opening. Off trimmed opening provide and fix 100x50mm C24 stud framing to form roof window shaft with studs set at 400mm centres with bottom fixed to ceiling trimmers and head of studs fixed to roof trimmers. Insert between stud framing 100mm thick Kingspan Kooltherm K112 insulation. Supplied by: Velux Company Limited Woodside Way Glenrothes Fife KY7 4ND Tel: 01592 778916 Email: vms@velux.co.uk All Velux windows and glazing are to be supplied with a 20-year limited warranty.	
H.15. NEW ROOF LOFT ACCESS	Allow for providing double ceiling joists and trimmers around new loft hatch access opening as described upon the drawing. Provide and fit Keylite timber loft ladder in 4 folding segments with opening 700mm wide x 1200mm long complete and fully assembled ready to install with side and end rails to opening and a handrail. Insulated cover finishes flush with the ceiling and the underside of the opening is to be lined by contractor with 75x25mm moulder softwood architrave.	
H.16. DOORS	Allow for new doors to be approved by the Contract Administrator are to be to the specification and as the scheduled below and in positions shown on the drawings. **DOOR SCHEDULE** EXTERNAL DOOR CILLS AND FRAMES. All external door frames and cills are to be White powder coated	

TOTAL

		COST
	aluminium framed thermally broken and reinforced. Door frames are to be fitted with weather and draft seals and manufactured to allow rainwater penetration into the frame surround to drain out externally. The external cills are to be flush cill suitable for level access and weathered to run rainwater away to external channels. The Contractor is to source the manufacture and supply of doors including the glazing units for the approval by the Contract Administrator unless otherwise specifically specified in the schedule. External doors and certain internal doors that are to exclude the general public use are to be operated by Staff and to include butterfly lock and remotely controlled that is to compatible with the existing door entry system. The contractor is to liaise with the Client to establish the product that is in use and to extend the system throughout the new building work as indicated in the door schedule below. Internal doors are to be provided as manufactured door, frame and surround architrave moulding sets incorporating features to satisfy the current fire regulations. Refer to the door schedule drawing number L-1886-4-900A for door sizes. All openings are to be verified on site before manufacture to ensure that the doors fit the opening provided.	
H.17. WINDOWS & SKYLIGHTS	Allow for new windows & Skylights are to be as scheduled below and shown in positions upon the drawings and Drawing schedule. Frames are to be fitted with weather and draft seals and manufactured to allow rainwater penetration into the frame surround to drain out externally. Window glazed units are to be double glazed tinted reflective and toughened safety K glass with argon filled insulation gap and toughened safety E-glass internally. Overall "U" value to be 1.1W/m^2K unless otherwise stated on the drawings. The Contractor is to source the manufacture and supply of windows including the glazing units for the approval by the Contract Administrator unless otherwise specifically specified in the schedule below. **WINDOW SCHEDULE** New windows are to be White timber framed to match the existing thermally broken fitted with double glazed units as stated above giving overall "U" value 1.1W/m^2K. Please refer to the Window Schedule Drawing Number L-1866-4-901A	
H.18. IRONMONGERY	The Contractor is to allow the **Prime Cost Sum of £8,000.00** for ironmongery to doors and windows including locks, latches, lever handles, pull handles, hinges automatic door openers and closers all to client's choice all to be factory fitted. Where Lami doors are specified above allow for using door sets to be fitted using selected ironmongery from Lami. The Contractor is initially to obtain door furniture details from Lami for selection by the Contract administrator and after selection a sample of door furniture for approval. Where windows are purpose made the principal contractor is to provide	**8,000.00**

		COST
	information, prior to manufacture of the windows, of the window furniture and obtain sample for approval by the contract administrator. All labour for fitting external door furniture, other than that on the sealed doors and windows themselves, is to be included by the principal contractor. The principal contractor is to allow for all necessary 240 volt wiring required for door actuators.	
H.19. FIXING PIECES & NOGGINS	Provide and fix all necessary fixing grounds and fixing pieces to be built in where necessary and where built in, to be treated. Provide all noggins and trimmers.	
H.20. WINDOW BOARDS	32mm thick moisture resistant MDF window boards to window openings with bull nosed long edge and return edges and plug screw to masonry reveal.	
H.21. VEHICLE PARKING AUTOMATIC BARRIER	Gard 24V DC Automatic Road Barrier with built-in control panel. Type G6000 in galvanised painted steel with 24V D.C. operator for passage clearance up to 6000mm and fitted with adjustable opening time 4 to 8 seconds. Barrier arm length 4730mm long rectangular-section aluminium bar 40x60x100mm. Impact resistant red protective rubber, complete with stoppers for G0601 rectangular bars. Red adhesive refracting strips for bars. Pack of 24 pieces. Entry via personnel control, Key fob and automatic approach. Exist via same entry port to be automatic. The barrier is to come with a three-year warranty and a future maintenance agreement offer. Available from: www.barriers-uk.com Tel: 01253 781827	
H.22. SKIRTING	Allow for providing and fixing 150mm x 25mm moulded softwood skirting to areas of floors that are to be finished with carpet. Properly form joints and mitres and plug screw and pellet to masonry or to stud partitions using appropriate fixings.	
H.23. ARCHITRAVES	Architraves are to be part of the factory supplied door sets frames and linings in powder coated coloured aluminium to approval of the Contract Administrator and as supplied with the doors. The architraves are two part to suit wall thickness and are to be fitted in accordance with door manufacturers details and fixing instructions.	
H.24. DUCTS	Allow for forming horizontal and vertical ducts, in positions indicated upon the drawings to conceal pipe work to be constructed in 38x38 softwood sawn framing set at 600mm centres and faced with 2 layers of 15mm thick moisture resistant plaster board panels as noted on the drawings. To vertical ducts, allow for providing access doors in ducts as necessary to be formed in 15mm thick Master board to be secured in position with turn-key locking latch.	
H.25. SUSPENDED CEILING IN STAFF KITCHEN 1/REST ROOM	Allow for forming suspended feature ceiling in the Staff Kitchen 1/Rest room using 150x47mm C24 joists set at approximately 550mm centres fixed to existing underside of existing ceiling joists. Insert between	

TOTAL

		COST
	suspended joists 100mm thick acoustic fibre glass friction fitted and finish with plasterboard. See Plastering section.	
H.26. OFFICE FURNITURE	**BY CLIENT**	
H.27. STAFF ROOM KITCHEN 1 AND REST ROOM CUPBOARDS	**Allow the Prime Cost sum of £4,500** for kitchen Cupboards to be supplied by Howden in a range to be selected by the Client and to include worktops and fittings to complete the cupboards fenestration. The contractor is to allow extra for fitting and for connecting appliances, electrically, plumbing and wastes.	**4,500**
H.28. KITCHEN 2 CUPBOARDS	**Allow the prime cost sum of £9,000** for kitchen Cupboards to be supplied by Howden in a range to be selected by the Client and to include worktops and fittings to complete the cupboards fenestration. Part of the range is to incorporate specialist wheelchair electrically operated rise and fall worktops and appliances to be approved by the client including the design. The contractor is to allow extra for fitting and for connecting appliances, electrically, plumbing and wastes.	**9,000**
H.29. MEETING ROOM 2/STORE – BESPOKE CUPBOARDS	Allow for forming bespoke wall cupboards as shown upon the drawings and as detailed on drawing L-1886-4-402.	
H.30. SIGNAGE	Allow the **provisional sum of £3,000** for the supply, delivery and installation of bespoke signage to be agreed with the Client.	**3,000**
H.31. EXTERNAL WATER TAP HOUSING	Allow for remaking the timber panelled external water tap housing with an insulated lining.	

TOTAL

COST

MECHANICAL, VENTILATION, PLUMBING & HEATING SERVICES

J.1. GENERAL	The contractor is to complete the design for the routing of services and selection of equipment where not otherwise set out herein. Where pipe drops have been shown on the plans the contractor is to allow for extending them including all necessary bends and flow control isolators to connect to the various appliances that are being served. Internal waste drainage is to be carried out by the contractor in accordance with this specification and is to be connected to appliances and to soil pipes in positions shown on the drawings. All plumbing and sanitary appliances including waste pipe work is to comply with BS 6700 for services supplying water, BS 5572 for sanitary pipe work and BS 6465: part 1 for sanitary appliances.	
J.2. COPPER TUBES	Copper tubes to be BS 2971: part 1, table X pipes to suit the system. The spacing of the supports for copper pipes and other pipes are to be 900mm centre to centre. The fittings for the copper pipes are to be a Yorkshire copper integral soldering capillary fitting to BS 864: part 2. Compression fittings are to be to Yorkshire Kuterlite or similar approved to BS EN 1057 (R250 or R290), or – in sizes up to 28mm – with PEX pipe to BS 7291 Part 3, PB pipe to BS 7291 Part 2, stainless steel tube to BS EN 10312 (formerly BS 4127) DVGW GW541, Products of other manufacture equal too, or above, maybe used with the prior approval of the Contract Administrator. The whole of the installation is to conform to the Local Water Authority's requirements and to the latest Code of Practice.	
J.3. POTABLE WATER SUPPLIES	Blue Polythene pipes for underground potable water supplies are to be metric medium density polyethylene pipe (MDPE) Blue MDPE to BS EN 12056-2:2000 and black MDPE to BS 6730 are for use below and above ground respectively.	
J.4 PLASTIC COMPOSITE ALUMINIUM CORE PIPE	Plastic composite pipe core will be accepted for and under floor heating systems.	
J.5. RAINWATER GOODS	The works in this trade will also include externally mounted and visible rainwater installation. Rainwater gutters, down pipes and fittings are to be finished in Black PVCu to suit the various situations and to be obtained from: Allow for all necessary swan necks, bends, brackets and rainwater outlet shoes and hopper heads. All joints are to be carried out strictly in accordance with the manufacturer's specifications.	
J.6. EXISTING GUTTERS & DOWN PIPES	Allow for the alteration and reinstatement of existing gutters that are affected by the formation of the link. Use materials to match the existing including providing additional rainwater down pipes in positions indicated upon the drawing. Allow for all necessary, brackets, rainwater outlet shoes gutter outlets and stopped ends.	

TOTAL

		COST
	Allow for realigning gutter falls to new outlets.	
J.7. HOT & COLD-WATER FITTINGS	Provide all necessary fittings, valves, isolating valves, ball valves, expansion joints, stopcocks and non-return valves, bellows, thermostats, programmers, manifolds, flow control and all things necessary to complete the installation of hot and cold-water services in accordance with the design scheme.	
J.8. PIPE RUNS	Allow for running all new pipes through suspended ceiling and ceiling voids, vertical ducts and the pitched roof void. Allow for forming all necessary holes through floors and ceilings, in accordance with the suspended floor manufacturers recommendations in positions and to sizes acceptable for the design of the concrete slab structure. All holes through slabs that do not conform to standard procedure will have to be formed structurally to satisfy the structural engineer. Vertical pipe runs are to run in ducts to be as inconspicuous as possible. Make good all floors, ceilings and walls where disturbed after installing pipe work and fittings, by sealing with fire stop from one floor to another and through compartments.	
J.9. PIPE INSTALLATION	Allow for clip-on type foam pipe insulation to suit diameter of pipes to be in accordance with BS 5970: 1981.All pipe work is to be fitted with insulation where run in voids as required by the MEP consulting Engineer.	
J.10. SOIL & VENT PIPE. STUB STACKS AND INTERNAL RAINWATER STACKS	Allow for 110mm dia. uPVC soil and vent pipes and stub stacks and internal rainwater stacks in positions indicated upon the drawings and connect to drainage runs previously set in the floor. Allow for providing push in pipe fittings and provide all necessary Bends, “T” connectors, Rodding and access points near to bends, Air admittance valves, flashing units where passing through roofs and galvanised wire balloon at the head of openings to vent pipes. Allow for all necessary waste pipes and connections from sanitary appliances to be set in accordance with regulations. Provide all necessary suspension straps to be fixed to the underside of concrete floor slabs using galvanised steel straps set at 900mm centres maximum all laid to falls.	
J.11. PVCu WASTE PIPES	Allow for 35mm, 40mm and 50mm dia. PVCu waste pipes from appliances and sanitary fittings to be connected to soil stacks or to discharge to gullies as shown on the drawings. Where normal waste connections are required that will not contain corrosive chemicals then standard Osma or similar approved pipe and connectors may be used. Where chemicals are to be washed down into the system then use a Vulcathene pipe system is to be used including all connections.	
J.15. SINKS	The work in this trade will also include the installation of all sinks and specialist equipment including unpacking, positioning, installation, connection and testing. Sanitary ware is to be obtained from Armitage Shanks/Ideal Standard range of products. The range of products maybe found:	

 TOTAL

		COST
	Ideal Standard (UK) Ltd, Registered Offices: The Bathroom Works, National Avenue, Kingston upon Hull HU5 4HS Tel: 01543 413204 productinfo@thebluebook.co.uk The Contractor is to allow for the supply of sanitary ware and connection of hot and cold pipework and waste runs to sinks in positions as shown on the drawings and in accordance with the following schedule: **Staff Kitchen 1 and Rest Room** Franke ARGOS AGX 611-78 REV Inset Stainless steel inset bowl and drainer (Reversable)780 over all length x 510mm deep and bowl size 350mm wide x 435 deep, complete with push in plug/strainer. Provide and fit Quooker Flex combined tap for hot and cold water and boiling water to finish approved by the client. PVCu 40mm dia. 75mm deep sealed bottle trap with connection from overflow. **Kitchen 2 Disabled.** Franke ARGOS AGX 611-78 REV Inset Stainless steel inset bowl and drainer (Reversable)780 over all length x 510mm deep and bowl size 350mm wide x 435 deep, complete with push in plug/strainer. Provide and fit Quooker Flex combined tap for hot and cold water and boiling water to finish approved by the client. PVCu 40mm dia. 75mm deep sealed bottle trap with connection from overflow. Franke By V&B VBK 110 33 White 126.0381.820 under mounted 370 x 435mm ceramic 3½" polished semi-integrated waste & round overflow hand wash basin complete with Logos top lever Chrome taps 115.0567.658 work top mounted.	
J.16. GAS BOILERS, HEATING & HOTWATER AND HEAT PUMPS	Carry out removal of existing gas wall hung boiler and reposition on face of new wall in the same position allow for providing new gas fire balanced flue and new connections to the existing system supply, flow and returns that can now be hidden within new stud wall lining.	
J.17. UNDER FLOOR HEATING WITHIN SCREEDS	Complete the design for a WUNDA underfloor heating system and in accordance with the area layout plans to new floor and existing floor areas. Wunda Group PLC, Unit 100, Caslegate Business Park, Caldicot, Monmouthshire. NP26 5YR 0800 542 0816 Techsupport@wundagroup.com	

TOTAL

		COST
	All under floor heating pipework is to be thoroughly tested before and after the laying the floor screed and leaks rectified immediately. The Hot water distribution cylinder for the under-floor heating is to be located within Storeroom 1 together with the underfloor heating manifold. The under-floor heating system is to be designed by Wunda Group and is to incorporate an air source heat pump.	
J.18. COLD WATER MAINS	Allow for extending the cold-water mains supply with the proposed extension to serve the Disabled Kitchen 2 at the sink, hand basin and Dishwasher, and for altering the supply to the new sink and dishwasher in the Staff Kitchen 1/Rest Room. A mains supply is also required for the new under floor heating cylinder in Storeroom 1.	
J.19. GAS SUPPLY	No alteration to existing gas service supply other than alteration required for repositioning of boiler	
J.20. DISH WASHER	Allow for cold water services and plumbing in and wastes to dish washer in Staff Kitchen/Rest Room 1and in the Disabled kitchen 2.	
J.21. MECHANICAL VENTILATION, AIR HANDLING	Allow for relocating 1No. air conditioning unit as indicated upon the drawing and reconnect to external source and test.	
J.22. DUCTING, SERVICES AND MEP SUPPORT TRAYS & DISTRIBUTION.	Provide ducts for services where they can not be hidden within floors, ceilings or walls. Allow for providing the trays and duct sizes together with all controls and connections in accordance with the Design and performance specification provided by the heating and cooling Engineers.	
J.23. SILICON SEALANT	Allow for providing and applying Silicon sealant between all appliances where they fit against walls, floors and fittings in colours to match the appliances or in clear sealants to the approval of the Contract Administrator. All sealant is to be applied clean, even and smooth.	
J.24. LIAISE WITH ELECTRICAL CONTRACTOR	The Heating and Plumbing engineers are to liaise with the electrical contractor for electrical supplies and co-ordinating systems for all electrical appliances.	
J.25. PROTECTION	Allow for all necessary protection to all gas, water, drainage, wastes and mains utilities during the course of the works and maintain supplies wherever possible. Any disruption shall be notified before commencing the works.	
J.26. MANUAL	On completion of the works the Contractor is to provide all necessary manuals for all installations to include operating instructions, products and manufacturers guarantees, together with GasSafe test certificates.	
J.27. MAINTAINING ENERGY SAVING ASSESSMENTS	The contractor is to provide on-site advice as to how energy saving standards is to be maintained and delivered for a period of 12months after the completion of the works. A record is to be kept and a certified	

 TOTAL

		COST
	copy is to be provided to the Client and the Contract Administrator. This does not require a permanent man to be kept on site but a response where regular visits are made to obtain record information and where discrepancies are recorded, to deliver information and on site education on how to improve or maintain the systems economy.	

TOTAL

COST

ELECTRICAL, FIRE, SECURITY & CCTV SYSTEMS

K.1. GENERAL	Allow for making safe all existing electrical supplies and mains supply to that is to be demolished. The Contractor is to complete the design for electrical, fire, security and CCTV systems as set out or specified in drawings, specifications schedules and data sheets provided by: **The main electrical and lighting work is to be carried out by the principal contractors electrical engineer.** **The CCTV and Security System work is to be carried out by Chroma Vision** **Contact: Chris Wood Technical Engineer.** **John Baldwin House,** **Acorn Close,** **Five Oak Green,** **Tonbridge,** **Kent. TN12 6RH** **Mob. 07812 062958** **Tel. 01892 832112** **The Electrical contractor is to ascertain whether the existing mains supply is adequate for the new loads that will be required because of the additional electrical equipment that will be implemented.** All electrical installation works are to be carried out strictly in accordance with BS 7671 I.E.E. regulations in force at this point in time. The electrical cables are to be in accordance with BASEC certified PVCu insulated and sheathed cables with earth conductor, twin or three core as required. All electrical work is to be tested and certified on completion. Use BS EN 60947 Parts 1-8 2001 – 2011 for low voltage switch gear and control gear. The extension of the Security Alarm system to be carried out by the Company who installed the original security systems. The Principal Contractor is to obtain the details from the Client. The system is to conform to BS 8418:2015 Installation and remote monitoring of detector-activated CCTV systems – Code of practice The Fire alarm system is to be extended using the same system and installation contractor who performed the original installation in the existing buildings and the Principal Contractor is to obtain details from the Client. All work is to be carried out strictly in accordance with BS 5839-1:2013 Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises All electrical work is required to meet Part “P” (Electrical Safety) of the Building Regulation 2005 and must be designed, installed, inspected and tested by a competent person. Prior to completion the Local Authority Building Control Office should	

TOTAL

		COST
	be satisfied that the works complies with the Approved Document, Part "P". This will require an appropriate BS 7671 electrical installation certificate to be issued by a registered, self-certified competent person. The Contractor is to allow for liaising with any Nominated contractors for the electrical works.	
K.2. BUILDER WORK & INSTALLATION	Allow for all necessary cutting and chasing to accommodate the new electrical cables, conduit and flush fittings. Wiring may be concealed in studwork or in timber floor voids where possible. Vertical or horizontal ducts or voids should be used to conceal cables. Allow for making good all walls, ceilings and floors where disturbed in installing the electrical works. Allow for all necessary proper and safe temporary access for installation of PV panels on the roofs.	
K.3. FITTINGS	Allow for white M.K. fittings, or similar approved quality with rocker type switches, switched socket outlets, fused spur outlets and isolation switches as necessary in accordance with the electrical layout. Allow for all necessary fittings including metal boxes, junction boxes, terminals, ceiling roses, switches, socket outlets etc. to ensure a neat and workmanlike installation.	
K.4. HEIGHT OF SOCKETS & SWITCHES	The height to the bottom of sockets outlets is to be to the Electrical design consultants specification or where not stated to be 450mm above floor level and 1050mm above floor level where they are situated above worktops. Wall light switches are to be 1100mm above floor level. High-level fused sockets for fans are to be 2000mm above floor level.	
K.5. LIGHT FITTINGS	Allow the **PRIME COST SUM of £5000.00** for the supply of new light fittings to be installed by the main contractor in positions selected by the Client. Light fittings are to be the Client's choice and are to be fitted with low energy bulbs and suitable for use in specified locations.	**5,000.00**
K.6. FIRE, THERMAL SEAL CAP TO RECESSED LIGHTS	Allow for fire / vapour / thermal seal cap to recessed light fittings in suspended floors and roof spaces and fixed in position with mastic.	
K.7. BOILER, HEATING & HOT WATER & CONTROLS	Allow for co-ordination and wiring of boiler, programmer, controls, motorised valves, pumps, tank stats, wall thermostats, and floor probes in the heating and water systems.	
K.8 ROOM THERMOSTATS AND AIR HANDLING CONTROLS.	Allow for and wiring and connection of individual room thermostats to control separate under floor heating zones and air-conditioned zones in accordance with Electrical and MEP drawings and specification.	
K.9. SMOKE DETECTORS	Provide and install ceiling mounted smoke detectors, connected to dedicated separate electrical mains supply as indicated on drawings.	
K.10. HEAT DETECTOR	Provide and install ceiling mounted heat detectors, connected to a dedicated electrical mains supply and where indicated on drawings.	

TOTAL

		COST
K.11. CO DETECTOR	Provide and install ceiling mounted CO detectors, connected to a dedicated electrical mains supply and where indicated on drawings.	
K.12. INTERNET POINTS	Provide Cat 6 data cable and outlet sockets in rooms shown on the drawings and terminate cables in the rear Office at Wi-Fi hub position and connect to Providers incoming line.	
K.13. EXTRACTOR FANS	Allow for installing Isolated extractor fans in positions indicated upon the drawing in accordance with the Electrical drawings and specification.	
K.14. DISHWASHER	Allow for electrical supply and isolation switch and co-ordinate wiring and fitting of Dishwasher in Kitchens and any necessary builders work.	
K.15. UNDERFLOOR HEATING	Allow for liaising with heating contractor for the electrical work be carried out in conjunction with the under-floor heating control systems including zoning.	
K.16. SECURITY ALARM	Allow the **Provisional Sum of £4,000.00** for the design, supply and installation of an extension to the existing intruder alarm system including all passive movement room sensors, door and window contacts to be taken back to the existing alarm set and immobiliser keypad. The Contractor is to obtain the existing system details from the Client. The Main Contractor is to make all necessary arrangements with the Security Company to carry out any temporary work on commencement of the contract to maintain the existing system and to arrange, when appropriate, to extend the system into the new parts.	**4,000.00**
K.17. FIRE ALARM	Allow for installing new extended fire alarm system in new building in accordance with information provided by the Electrical Consultants specification and drawings.	
K.18. CCTV AND ENTRY SYSTEM	Allow for Chroma Vision Limited for supply and installation of new extended CCTV system in new building in accordance with Proposal reference 102331 CCTV and access Option 1 New Hikvision CCTV System and Hikvision Access Control for the **total sum of £11,190.52.**	**£11,190.52**
K.19. PHOTOVOLTAIC PANELS & BATTERY SYSTEM	Allow for providing and installation of new Photovoltaic roof panels to be inserted on the new and existing roof as shown upon the drawing to include pigeon edge protect where a gap is formed between the edge of the panel system and the top of the tiles. The panels are to be connected to a battery system also shown upon the drawings and set in a protective weather house and a racking system. Where possible a government grant for providing this system is to be obtained. Cleaning panels will be carried out by long pole water jet. Normally carried out at 6 monthly intervals. Future maintenance will require access scaffold.	
K.20. MANUAL	On completion of the works the Contractor is to provide all necessary manuals for the works including operating instructions, products and	

		COST
	manufacturers guarantees, together with electrical test certificates and final certification confirming compliance with Approved Document Part P of the Building Regulations.	
K.21. MAINTAINING ENERGY SAVING ASSESSMENTS	The contractor is to provide on-site advice as to how energy saving standards is to be maintained and delivered for a period of 12months after the completion of the works. A record is to be kept, and a certified copy is to be provided to the Client and the Contract Administrator. This does not require a permanent man to be kept on site but a response where regular visits are made to obtain record information and where discrepancies are recorded, to deliver information and on-site education on how to improve and maintain the systems economy.	

TOTAL

COST

PLASTERER

L.1. GENERAL	Plaster is to be BS 1191: part 1 and light weight plaster to BS 1191: part 2. Plasterboard is to be to BS 1230 and expanded metal lathing to BS 1369. Galvanised steel corner beads to BS 6452 Plasterboard jointing compounds are to be to BS 6214. Protect all bagged plasters and boards and store in a dry place. Carry the board on edge and stack on a level base to max. height of 1000mm. do not flex or bend the plasterboard. The Contractor is to prepare the surfaces ready to receive plaster finishes in accordance with the Code of Practice.	
L.2. INTERNAL SOLID WALLS	Apply two coats of Gyproc lightweight plaster to consist of undercoat plaster to suit the density of the wall and a top finishing coat all to be applied in accordance with the manufacturer's instructions. Where existing walls are to be plastered allow for preparing the surface and for clearing off all residue and grime.	
L.3 MAKE GOOD EXISTING INTERNAL WALLS	Allow for re-plastering and making good all disturbed areas in existing walls where new openings have been created and where new works have been carried out as indicated on the drawings.	
L.4. STUD PARTITIONS	Where metal stud partition has been specified under Carpenter Section "H" above allow for preparing surfaces in accordance with plaster manufacturers specification and apply Thistle DuraFinish plaster finish to those partitions that are to be emulsion paint finished.	
L.5. PLASTER BOARDED CEILINGS & FINISHES.	Line underside of joists with 1 layer of 12.5mm thick fire line plasterboard screwed to underside of ceiling joists and scrim and skim coat plaster finish to provide 1/2-hour fire protection. Plasterboard screwed at 230mm centres and scrim, and skim coat plaster finish ready for decorating.	
L.6. ANGLE & STOP BEADS	Provide and fix galvanised metal angle beads to all exposed external corners and stop beads at abutment with movement joints in two coat plastered walls.	
L.7. GROUND FLOOR THERMAL INSULATION	GROUND BEARING FLOOR SLABS: 100mm thick Kingspan Kooltherm K103 rigid insulation boards on 1200-gauge damp proof membrane on floor slab. Provide 25mm thick Kingspan edge insulation where the screed abuts walls.	
L.8. SCREED – GROUND AND FIRST FLOORS	Provide and lay to all ground and first floors 70mm thick sand and cement fibre reinforced screed incorporating WUNDA underfloor heating where this is shown on the Heating layout drawings.	
L.9. CLEARING UP	The principal Contractor is to allow for clearing up plaster and render droppings as the works proceed.	
L.10. PROTECTION INFORMATION MANUAL	The Contractor is to provide for and obtain test information on the radiation protection levels for the X-Ray room and that the room meets the required standards as specified. This is to be certified and attached to the manual.	

TOTAL

COST

WALL TILING AND FLOOR FINISHES

M.1. GENERAL	Allow for the providing and laying of Polyflor Vinyl Sheet Flooring to be laid by an approved flooring contractor and to a colour to be approved by the Client. The joints are to be welded and where abutting vertical surfaces the flooring is to be turned up the abutment 150mm to form a bottle coved skirting. On painted walls the skirting is to be finished with a stop bead. Allow for different Polyflor finishes in accordance with the room schedules. Allow for providing and laying Heckmondwike Supacord carpet in areas stated in the schedule below. The carpet is to be laid by an approved contractor strictly in accordance with the carpet manufacturers recommendations including any latex screed or surface preparation of the sub-floor.	
M.2. WALL TILING SURFACES.	Schedule of rooms: - **Staff Kitchen 1/Rest Room** – Around work surfaces from Top of work surface to underside of wall cupboards. **Disabled Kitchen 2** - Around work surfaces from Top of work surface to underside of wall cupboards. **Allow the PC sum of £50.00 Square meter** for wall tiles to the approval of the Client. Provide all necessary wall adhesives and grout to colour approval and provide and fit all internal and external White PVCu angle and stop beads. To suit the thickness of tiles. Allow for all necessary cutting and mitres	**£50.00 Sq. Mtr.**
M.3. VINYL SHEET FLOOR	Allow for providing and laying Polysafe range of Polyflor Vinyl sheet flooring to the following Schedule: **Staff Kitchen 2/Rest Room** to floor by rear escape door to extremity of kitchen floor cupboards. **Disabled Kitchen 2** – whole of floor area. Allow for all necessary setting out, centring, cutting, adhesive, trims, stops and expansion joints. Allow for welding at junctions where changes of direction take place as detailed by the flooring manufacturer.	
M.4. ENGINEERED WOOD FLOORS	Allow for providing and laying selected hardwood engineered flooring, suitable for under floor heating and to the Clients approval and strictly in accordance with the manufacturers specification to the following Rooms.	

TOTAL

		COST
	Staff Rest Area **Passages 1, 2 and 4.** **Store 1** **Meeting Room 2/Store** **Town Hall Office.** Whole of floor area and through door openings. Allow for all appropriate threshold trims to be provided across door opening to suit the floor finishes being installed. Timber floor finishes are to be sealed with appropriate surface slip resistant sealer. **Allow the P.C. Sum Of £65.00 per square metre** for solid engineered hardwood flooring and the contractor is to allow extra for fitting and providing all edgings, adhesive and expansion joints to be laid on under floor heating system	**£65/sq. mtr.**
M.5. RUBBER SAFETY MAT	Allow to supply and lay rubber safety matting in areas where electrical distribution boards are to be located and in accordance with electrical safety standards.	
M.6. DOOR ENTRY MATTING	Allow for the manufacture, supply and laying of entry door mats to be provided at door entries DE-01 and DE-02. The size of carpet to DE-01. 1725 x 1000 x 9mm DE-02. 730 x 890 x 9mm The mat is to be recessed, level, into the floor surface with edge trim to suit flooring finishes	
M.7. ADHESIVES	Allow for providing all appropriate flooring adhesives as specified for the manufacture of the carpets. The floor laying contractor is to abide by the safety floor laying instructions given by the adhesive manufacturer.	
M.8. PROTECTION	Allow for all necessary protection of wall, floor and stair surface finishes and all other surfaces that are completed including protection to all sanitary appliances and fittings during the course of carrying out the works. Damaged items caused by negligence will have to be replaced at the Contractor's expense.	
M.9. SERVICE MANUAL	The contractor is to provide detailed information on the proper maintenance of the floor including cleaning and maintaining the floor surfaces.	

TOTAL

COST

PAINTER AND DECORATOR

N.1 GENERAL	The painter and decorator is to supply paints in colours to the approval of the Employer to be manufactured by ICI Limited from the Dulux Trade range unless otherwise specified. All such paints are to be applied strictly in accordance with the manufacturer's instructions and using the appropriate cleaning methods, surface preparations and primers to ensure that the finish provided is of the best standard possible. The Contractor is to allow for decorating internally and externally to both the new works throughout and to the existing altered part where affected by the new works to including all necessary stripping and removal of existing decorative finishes and for filling cracks and making good existing surfaces.	
N.2. HEALTH AND SAFETY	The contractor is to take all necessary health and safety precautions when preparing existing surfaces particularly when sanding and standing on ladders, platforms or steps.	
N.3. NEW EXTERNAL SOFTWOOD	Apply Dulux paints on new prepared timber including knotting, one coat primer, two coats of undercoat and one coat of High Gloss in accordance with manufacturer's instructions.	
N.4. INTERNAL SOFTWOOD GENERALLY	Allow for knot, stop and prime to all new softwood internally prior to fixing. After fixing allow for filling all fixing holes and damaged areas and rub down with fine sandpaper and prepare surfaces and apply two undercoats and one full coat of gloss paint in colours to client's choice.	
N.5. NEW HARDWOOD & SELECTED SOFTWOOD	Allow for rubbing down new hardwood surfaces internally and externally and fill defects with matching wood filler. Apply Sadolin stain in colour to Clients choice in 3 coats applied strictly in accordance with manufactures approval.	
N.6. NEW METAL SURFACES	Where applicable allow for priming new painted metal surfaces with Dulux metal primer and paint with two coats of undercoat paint and one full coat of gloss paint, colour to client's approval. Other manufactured Aluminium products will be supplied with prefinished powder coating and the contractor is to allow for all necessary protection of these surfaces when fixed in position and where adjacent work is to be carried out.	
N.7. NEW PLASTERED WALLS	Allow for preparing and sealing new plastered wall surfaces and apply one mist coat of water-based emulsion paint and two full coats of Matt emulsion paint applied by roller strictly in accordance with the manufacturer's instructions and to colours to Client's choice and they are to be painted with "Endurance" Emulsion paint in colours to approval.	

TOTAL

		COST
N.8. EXISTING PLASTERED WALLS	Allow for preparing surfaces with filler to damaged areas, rub down with fine sandpaper to ensure smooth flat finish and apply sealing coat and two coats of Matt “Endurance” emulsion paint to Client’s choice of Colour.	
N.9. NEW PLASTERED CEILINGS	Allow for sealing new plastered ceiling surfaces and apply one mist coat of water-based emulsion paint and two full coats of Matt “Endurance” emulsion paint applied by roller strictly in accordance with the manufacturer’s instructions and to colour White.	
N.10. EXISTING PLASTERED CEILINGS	Allow for preparing surfaces with filler to damaged areas, rub down with fine sandpaper to ensure smooth flat finish and apply sealing coat and two coats of emulsion paint to Client’s choice.	
N.11. PROTECTION	Allow for all necessary protection to all adjoining surfaces and provide dust sheets, covers and tape protection strips.	

TOTAL

COST

ROOFER

O.1. GENERAL	Flat roof Finish: Use RubberBond Fleeceback EPDM with factor applied tape membrane using a patented hot melt adhesive technology to bond a reinforced fleece backing to the EPDM sheeting giving 3mm overall thickness. Consult RubberBond specification for complete installation information. Supplied by Flex-R, Sandswood House, Hillbottom Road, Sands Industrial Estate, Hig Wycombe, Buckinghamshire. HP12 4HJ Tel: 01494 448792	
O.2. PITCHED ROOF	The pitched roofs are to be in concrete tiles to match the existing profile (believed to be Redland 49) and colour tile of the existing roof and set to gauge recommended by the manufacturers. Provide all necessary fittings and cut tiles to angles required at hipped roofs. Provide and fix half round ridge tiles mechanically fixed to ridges and hips to match the existing and bed in coloured mortar and point neatly. Fix tiles to 38x25 treated battens on Kingspan Nilvent waterproof and breather roofing membrane. Fix with 50x3.35mm Aluminium Alloy nails. On 50x38 Counter battens fixed through 75mm thick Kingspan Kooltherm K107 insulation to top of rafter. Allow membrane to be dressed into gutter.	
O.3. ALUMINIUM PARAPET AND TOP OF GABLE WALL CAPPING TRIM.	Black finished powder coated clip on aluminium capping trim by Kalzip or similar to edges of flat roof parapet walls including all preformed internal and external corners to match to provide a weatherproof head to projecting walls. The fixing clip is to be hidden and fixed to head of parapet and gable walls over the RubberBond up-stand.	
O.4. SKYLIGHT FLASHINGS AND WEATHERING TO PIPE OUTLETS	Allow for Providing and fitting Velux flashings to suit tiling in accordance with Velux specification for Velux roof light. Provide and fit appropriate weather flashings where pipes pass through the roofing membrane to be applied strictly in accordance with the manufacturers specification.	
O.5. PROTECTION	Allow for protecting finished surfaces and from allowing mortar to stain finished surfaces. Any affected areas caused by bad workmanship or due to mortar runs will be required to be replaced at the Contractor's expense.	

TOTAL

COST

DRAINAGE

P.1 GENERAL	Drainage relate to underground surface water and foul drainage systems currently serving the site and the contractor is to be aware that part of the drainage system that run through the site serve adjacent property and that these drains are to be always maintained. All the parts of the property are connected to an existing foul drainage gravity system. The Contractor is to allow for the maintaining and protecting the existing systems that are to be retained from damage and shall take all necessary steps to prevent the drainage system from blocking during the course of the building works. Existing parts of the foul drainage system that are not to be retained are to be taken up. All parts of the property are connected to an existing soakaway system located within the site. The Contractor is to allow for the maintaining and protecting the existing systems that are to be retained from damage and shall take all necessary steps to prevent the drainage system from blocking or for carrying out temporary surface water drainage work to prevent flooding due to existing surface water drainage being disrupted during the course of the building works. Existing parts of the foul drainage system that are not to be retained are to be taken up. The existing drainage runs; inspection chambers, channels and gullies are shown upon the drawings. Carry out all drainage works in accordance with the drainage layout plans and for foul drainage this includes new foul drainage runs to be taken to and connected to the existing drainage system. The new drainage works are to be carried out strictly in accordance with C.P.301 and in accordance with the directions given by the Contract Administrator and approved by the Local Authority Building Inspector or Approved Inspector. No length of new drain is to be covered until it has been satisfactorily tested and approved by the Building Inspector. All drains are to be laid true, in line and to a regular fall. The material for granular fill and beds shall consist of washed pit gravel, in accordance with Table 1 coarse aggregate 10mm nominal sizes of single sized aggregate to BS 882 to be obtained by an approved supplier. The selected excavated material for backfilling shall consist of readily compact material free from tree roots, vegetable matter, building rubbish and frozen soils.	
P..2. PIPES TO UNDER-GROUND FOUL & SURFACE WATER DRAINS	All new underground foul and surface water drainage pipes and fittings are to be “Osmadrain” with flexible joints to BS540 laid to falls and to suit the existing invert levels or new levels and in positions and pipe diameters shown on the drawings. Where connecting from existing drainage runs to new plastic drainage runs allow for using approved converter connectors. Where drainage passes through walls the pipes are required to pass through properly formed ducts within the walls with lintel support over the opening and a duct size to allow at least 75mm around the pipework. Drainage pipes passing under buildings are to be surrounded	

TOTAL

		COST
	in pea shingle as before described.	
P.3. LAYING PIPES	Lay all new pipes with flexible pipe joints on 150mm bed of Pea Shingle. Pipes shall be laid so that each one is in contact with the bed throughout its length. Surround the pipe in 150mm layer of Pea Shingle on completion. Allow for carrying out all necessary tests to the approval of the Building Control Officer prior to surrounding the pipe and again on completion of the works.	
P.4. SOIL PIPES ABOVE GROUND	Allow for provide and installing new above ground foul drainage pipe runs in Osma above ground drainage system in diameters as indicated upon the drawing. Where suspended in service void or in ducts the brackets and fixings are to be in Osma fittings and suspended in galvanised steel adjustable height hangers to allow for adjustment in falls required in the pipework. Allow for all necessary connectors, bends, access rodding points at changes in direction, "Y", "T" and "X" radius connectors, Air admittance valves, screwed caps to allow for the proper installation and completion of the internal drainage runs. Allow for connecting into the underground drainage system.	
P.5. FITTINGS	Allow for supplying and installing all new back inlet sealed and trapped gullies, easy bends, traps, channel bends, standard inspection chambers, rodding eyes, stub stacks, soil and vent pipes, Channels and grating and gully with gratings for the satisfactory completion of foul and surface water drainage systems.	
P.6. EXISTING INSPECTION CHAMBERS	Where existing foul and surface water chamber are to be broken into to form new connections the contractor is to carefully break into the chamber if they are masonry constructed at the appropriate level and to cut away concrete benching to allow the formation of new channel bend connections into the existing channel flow. Allow for making good benching with concrete and smooth finish top surface with neat cement to provide self-cleaning surface by falling towards the channel. Where new connections are to be made to existing PVCu chambers then either an existing unused connection is made to the new pipe run or where this is not possible a new inspection chamber is to be formed over the existing pipe run and cut into the drainage run using a new PVCu chamber.	
P.7. FOUL DRAINS	Form new foul drainage runs in positions as indicated upon the drawings and connect to existing foul drainage run from new pump chamber. Provide for and fit new back inlet trapped sealed gullies in positions indicated on the drawing. Provide and fit all new foul drain stub stacks and Soil and Vent Pipes with an easy bend at the base where they connect to the foul drain. Where new drains pass through the building allow for providing a minimum of 50mm gap around the pipework where they pass through	

TOTAL

		COST
	walls and foundations.	
P.8. SURFACE WATER DRAINS	Form new surface water drains to serve new building and hard landscaped surfaces as shown on the drawings to drain to existing surface water chambers in positions shown upon the drawing to include all inspection chambers and trapped gullies at base of rainwater down pipe positions and for new surface water channels all as shown upon the drawings. Channel drains are to be ACO MultiDrain or slot drain channels, MD to be 150mm wide bore to depths to suit situation using constant depth channels and fitted with universal sump for 110mm dia. outlets as indicated upon the drawings. The grating to be "Intercept profile Stainless steel." Where channels are formed under door threshold and at end of ramps and in positions indicated in pedestrian walkways, allow for ACO slot drain channels MultiDrain MD Shallow depth drain 150mm wide x 100mm deep with vertical cast in TPE seal for connection to 110mm dia. Drain. The Grating to be "Intercept profile Stainless steel." Install channels on concrete foundation and haunch in accordance with ACO specification in concrete C20. ACO Water management ACO Technologies PLC ACO Business Park Hitchin Road Shefford Bedfordshire Tel: 01462 816666 Email Sales: customersupport@aco.co.uk Technical: technical@aco.co.uk	
P.9. FRENCH DRAINS	In the position indicated upon the drawings allow for excavating and installing French drains adjacent to walls at edge of paved areas to be constructed: Excavate trench along side of existing and new external walls and lay 150mm thick layer of Pea shingle and 110mm dia perforated land drainpipe and run to existing inspection chamber S-02. Surround pipe and back fill to surface with Pea shingle.	
P10. MAKING GOOD	Allow for making good all disturbed paving and ground surfaces, drive areas and for providing and laying grass seed to grassed areas in accordance with the Landscape gardens specification, all to match the existing on completion.	
P.11 COMPLETION	On completion of the work allow for flushing through all drainage runs, test to the satisfaction of the Local Authority.	

TOTAL

COST

EXTERNAL WORKS

Q.1. GENERAL	The Principal Contractor is to allow for clearing away all un-wanted material and level the area around the new work ready to receive landscape work. The Principal Contractor is to allow for completing Hard and Soft Landscape work in accordance with the Landscape designers layout plans and planting scheme. There is a strict "no dig" area to the rear of the site as indicated upon the drawings and in accordance with the tree protection Adviser. Work to be carried out in these areas are to be restricted to the specification provided by RMTTree Consultancy Ltd. Please refer to their drawings and information describing the tree protection and root protection that is required and act accordingly. Allow for External paving, Car parking and vehicle access, walling and fencing and landscape planting to the site. The work is also to comprise of additional external works, and the contractor is to allow when pricing for keeping the following work in a separate schedule: Wanted excavated soil is to be retained upon the site in spoil heaps. Any surplus soil that is not required is to be removed from the site.	
Q.2. VEHICULAR AND PEDESTRIAN AREAS OF PAVING	To areas outside the tree protection zones allow for excavation and reducing levels to accommodate the new car park foundations and surface finishes. Allow for setting aside on-site topsoil for making good or making up ground levels to the perimeter of the car park. **Carpark and drive:** Grade the excavated surfaces to suit the raised Cellweb TRP surface laid ground system. Supply and lay Geotextile membrane over prepared excavated surfaces and lay 300mm thick layer of MOT type 1 fill or crushed stone on 150mm layers and well rolled between layers to form foundation. Adjust surface to meetup with the Cellweb TRP crates. Allow for dressing 70mm thick Tamac porous blinder and 40mm thick Asphalt tarmac Ultriporous topcoat all to be hot laid and strictly in accordance with Tamac's specification. **Paths and paving areas:** Grade the excavated surfaces to suit adjacent surfaces. Supply and lay Geotextile membrane over prepared excavated surfaces and lay 150mm thick layer of MOT type 1 fill or crushed stone and well rolled to form foundation. Form 75mm thick concrete bed laid to falls and provide and lay 50mm thick paving slabs, to clients choice, on mortar bed and neatly point joints in 1:3 mortar. **Tactile Surfaces Part "M" Building Regulations:** Where crossovers between pedestrian paths, top and bottom of steps and vehicular areas, the surface of the paving is to be Tactile Blister for crossover landings and Corduroy hazard warnings for an approach to steps set 400mm away from the top and bottom of steps and a	

TOTAL

		COST
	minimum of 800mm wide, all in accordance with Part "M" of the Building Regulations. To the perimeter edge of paving allow for proving and laying 215mm long x 103mm wide x 65mm deep brick paviour edging laid flat to straight runs and 103mm x 103mm x 65mm thick on curved runs, laid on mortar bedded on concrete foundation and benching on MOT Type 1 crushed stone 150mm thick. **NO DIG AREAS:** To areas of "no dig" indicated upon the drawings allow for preparing the existing surface by removal of vegetation and surface debris. Apply to the uneven surface a layer of clean angular stone or sharp sand to level out hollows. Over this lay Treetex non-woven geotextile sheet. Over protected areas lay 200mm thick Cellweb TRP cellular confinement system to be set strictly in accordance with the maximum panels sized specified by the manufacturer's, and peg in position with "J" pins and fill the crates with angular stone, Type 4/20mm or Type 20/40mm all ways working toward the protected areas and using the ground fill system as protection. Ensure that the crates are laid to falls to suit the drainage system and to meet the surrounding adjoining normal surface areas. To perimeter form concrete ribbon foundation for kerb stones and lay precast hydraulically pressed concrete curbs to be bended with concrete all set off the Cellweb system. Finish the surfaces between the kerbs with 70mm thick, porous Tarmac binder course and Tarmac 40mm thick layer of Ultiporous Ashphalt hot rolled top course. To external pedestrian paved areas, in positions shown upon the plans, allow for providing new stone paving slabs to approval, on mortar bed on 75mm thick concrete, on 50mm thick blinding 150 MOT Type 1 consolidated stone subgrade all lai to falls.	
Q.3. EXTERNAL PEDESTRIAN RAMPS	Foundations to external ramps either to formed in beam and block floor system where height levels make the use of solid fill impracticable or where the level in height does make it practicable, use weak mix 10.1 concrete fill on 300mm MOT Type 1 fill. All ramps laid to 2.8 degree fall or less. Form brick stretcher course on top of 215mm thick facing brick walls to form kerb on landscape area side of ramps. To 215mm thick facing brick walls adjacent to roadway cap with blue engineering brick double cant brick coping. Refer to sectional drawings for detailed information.	
Q.4. EXTERNAL WALL	Allow for forming new external wall in Landscaped area. Form new deep trip concrete foundation 600mm deep x 450mm wide and level surface ready to receive brickwork. Build up new 115mm wide x average 400mm high facing brick wall double cant Blue engineering coping and pointed with mortar to match brickwork.	

TOTAL

		COST
Q.5. SOFT LANDSCAPED AREAS	Allow for preparing all soft landscaped areas in accordance with the landscape scheme prepared by: Oliver Burgess Garden Design. 26, Queens Road, BR3 4JW	
Q.6. PAVING STONE SLABS	**Allow for the P.C. Sum of £110.00 square metre** for paving slabs to be approved by the Client.	**P.C. SUM £110.00 per Sq. M.**
Q.7. PATH EDGING	**Allow the P.C. sum of £60.00 per square metre** for clay brick paviour edging.	**P.C.Sum £60.00 per sq.M.**
Q.8. GRASS	**<u>Lawned areas:</u>** • Turf quality to be general purpose with Rye Grass (eg London Turf Company - London Premium Turf) • 900 x 300mm minimum size, even thickness, max 10mm thick thatch and 7 - 18mm topsoil. • Stacks not to exceed 1.4m high. Ensure turves do not dry out. • Grade soil to even flowing contours with no sharp angles in any direction and no ponding hollows. Unless otherwise specified final levels to be 20mm above any adjacent paving or hard surface. • All lawn areas to have existing turf lifted with turf lifter and remove all weeds, rubbish and stones over 30mm in any dimension. Cultivate topsoil to depth of 100mm. Reduce top 30mm to a fine tilth and on clay or heavy loam work in 50% of course sharp sand to produce a 60mm layer. • Dress areas to be turfed with N7:P7:K7 fertiliser at rate of 50g/m2. Work into top 30mm of tilth 7 days before laying and water in well. • Transport turves over laying surface on close butted timber planks • Lay turf in consecutive rows • Lay turf from timber planks protecting previously laid turf • Lay turf close butted breaking the joint in alternate rows • Use only whole turves at margins • Brush in finely sieved topsoil in joints • Leave a neat 300mm radius of soil around newly planted trees	
Q.9. PLANTING BEDS	• Rotovate ground in planting beds to depth of 250mm and remove stones over 50mm in any dimension • Remove existing plants and their roots • Incorporate mushroom compost to the surface 250mm of soil at rate of 50 litres per m2 • If soil is dry water thoroughly 48 hours before planting. • Saturate the rootball of the plant to be planted minimum 1 hour before planting • Apply layer of bark mulch over all beds after planting to retain moisture and restrict weeds.	

TOTAL

		COST
Q.10. TREE PLANTING	• Dig tree pit to depth of 600mm and 150mm wider all round than the rootball of tree. • Insert two tree stakes upright to 600mm into bottom of excavated planting pit 600mm apart. Cut off at height of 600mm above ground and after planting secure tree with webbing or tree ties 50mm below top of stake to hold tree vertical. • Water soil heavily before planting • Remove inorganic containers and rootball support materials. Check for any damaged, diseased, pot bound and pest infected trees and reject before planting. • Remove any string or similar from canopy and prune out any dead, diseased or damaged growth prior to planting. • Backfill tree pit so finished soil level is above surrounding soil. • Root flair should be visible at final planting depth and soil height • Backfill soil to be evenly worked around the roots and well heeled in • Water thoroughly immediately after planting • Apply bark mulch around base of tree to retain moisture and prevent weed growth.	
Q.9. MOVING AND RELOCATE NOTICE BOARD	Allow for carefully taking down the existing Town Council Notice board and relocate in new position s shown upon the drawings. Form concrete post foundations and set in notice board posts in a vertical position.	
Q.10. VEHICLE PARKING AUTOMATIC BARRIER	Gard 24V DC Automatic Road Barrier with built-in control panel. Type G6000 in galvanised painted steel with 24V D.C. operator for passage clearance up to 6000mm and fitted with adjustable opening time 4 to 8 seconds. Barrier arm length 4730mm long rectangular-section aluminium bar 40x60x100mm. Impact resistant Red protective rubber, complete with stoppers for G0601 rectangular bars. Red adhesive refracting strips for bars. Pack of 24 pieces. Entry via personnel control, Key fob and automatic approach. Exist via same entry port to be automatic. The barrier is to come with a three-year warranty and a future maintenance agreement offer. Available from: www.barriers-uk.com Tel: 01253 781827	
Q.11. BOLLARDS	Allow for the supply and installation of 170mm dia. x 1000mm high from ground level, Stainless steel bollards to be inserted along the edge of car park adjacent to the new building in position shown upon the drawing and set at 1200mm approx. centres. The bollard root is to be 300mm and are to be set in concrete foundation in accordance with manufacturer's specification. Where indicated upon the drawing a more substantial bollard is	

TOTAL

		COST
	required, and these are to be Cast iron 220mm dia Manchester bollards 1000mm high from ground level with root buried within the ground by 300mm and set in concrete. These are located by the vehicle entry control and at the end of the front brick boundary wall at the vehicular entrance.	
Q.12. VEHICLE CRASH BARRIER	The contractor is to supply and install, Armico Straight Corrugated galvanised steel beam crash barrier set on Z-post-Dig-in supporting posts, incorporating Fish tail ends, Lap bolts, Post bolts all as required.	
Q.13. FLAGPOLE	Allow for providing and erecting powder coated White aluminium heavy duty flagpole 90mm dia x 5000mm high from ground level set in concrete foundation. Provided with hinged base system, Internal rigging locking door, Silver Finial and Flagpole rope 5.5mm dia. Allow the **P.C. Sum of £650.00** for supply and delivery of flagpole complete. Can be supplied by: https://www.flagpoleexpress.co.uk/flagpoles/premier-aluminium-architectural-flagpoles/premier-aluminium-architectural-flagpoles The contractor is to allow extra for erecting in position as shown upon the drawing.	**£650.00**
Q.14. PRE-CAST CONCRETE KERBS	Where indicted upon the drawing install 125x255x915mm long hydraulically pressed half battered concrete kerbs set on a concrete ribbon foundation and bench up in concrete behind kerb. Allow for all necessary internal and external angles together with radius kerbs as shown.	
Q.15. FENCE PANELS	Allow for providing and erecting 1800mm long x 2000mm high softwood-stained featheredge vertically closed boarded fence At rear of site to complete the fence line enclosure on the rear boundary as shown on the drawing. Boarding to be fixed to 3No. softwood-stained Arris rails fixed into concrete posts. Posts are to be set in concrete foundations, and the base of the fence is to be provided with 150mm high concrete gravel board.	
Q.16. WHITE LINING	Allow for providing and installing White lining paint, vehicle direction signs and disabled logos and bay parking numbers as shown upon the drawings	
Q.17. BICYCLE RACK	Allow for providing and fixing in position shown upon the drawing a stainless-steel bicycle rack stand for 4No. bicycles. It is preferred that a “hoop” type stand is used where a bicycle can be attached to the stand from both sides. The post of the stand is to be built into a concrete foundation and signs incorporated within the hoop. Can be obtained from BikeDock Solutions- Type Hillmorton cycle stand. infor@bikedocksolutions.com Tel: 0800 612 6113	
Q.18. EXTERNAL RAILINGS	The Principal Contractor is to allow for the manufacture, delivery and installation of stainless-steel external railings as shown on the plans. Standards are to be drilled and fixed in position with epoxy resin and	

TOTAL

		COST
	are to conform to the latest Building Regulation standards in all regards. New wall handrails are to replace the existing and set at new level to suit ramp slope.	
Q.19. BATTERY CABINET	Allow the **Provisional Sum of £2,500.00** for providing and fixing in position indicated upon the drawing a stainless-steel powder coated battery storage cabinet of suitable size to install solar panel batteries. The cabinet is to be set on a plinth and suitable for external use and lockable. Allow for form all necessary ducts to and from the cabinet to suit the solar system.	**Provisional £2,500.00**
Q.20. MAKING GOOD FRONT BOUNDARY WALL	Allow for making good the end of the existing front boundary wall in facing brickwork to match the existing by forming new brick pier as shown upon the drawings.	
Q.21. CLEARING RUBBISH	The Contractor is to clear away all rubbish and unwanted materials from the site on completion to the satisfaction of the Contract supervisor.	

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SCHEDULE OF PRIME COST, PROVISIONAL SUMS AND CONTINGENCIES

A.7.	CONTINGENCY SUM	**Sum**	**£25,000.00**	included
A.13.	LIQUID AND ASCERTAINED DAMAGES	**Sum**	**£2,000.00**	included
H.18.	IRONMONGERY	**Prime Cost Sum of**	**£8,000.00**	included
H.27.	STAFF ROOM KITCHEN 1 AND REST ROOM CUPBOARDS	**Prime Cost sum of**	**£4,500.00**	included
H.28.	KITCHEN 2 CUPBOARDS	**Prime Cost sum of**	**£9,000.00**	included
H.29.	SIGNAGE	**Provisional sum of**	**£3,000.00**	included
K.5.	LIGHT FITTING	**Prime Cost sum of**	**£5,000.00**	included
K.16.	SECURITY ALARM	**Provisional sum of**	**£4,000.00**	included
K.18.	CCTV AND ENTRY SYSTEMS	**Supply & fit**	**£11,190.52**	included
M.2.	WALL TILING	**Prime Cost sum of**	**£50.00 Sq/mr.**	included
M.4.	ENGINEERED WOOD FLOOR	**Prime Cost sum of**	**£65.00 Sq/mr.**	included
Q.6.	PAVING STONE SLABS	**Prime Cost sum of**	**£110.00 Sq/mr**	included
Q.7.	PATH EDGING	**Prime Cost sum of**	**£60.00 Sq/mr.**	included
Q.13.	FLAGPOLE	**Prime cost sum of**	**£650.00**	included
Q.19.	BATTERY CABINET	**Provisional sum of**	**£2,500.00**	included

TOTAL