

## MEASUREMENT PREAMBLES

The following are provided as indicative examples only and are not deemed to be exhaustive of the work content of items included in the Schedule of Rates. Clients may wish to review and adapt as necessary prior to incorporation into any tender or other Contract documentation so they are compatible with the maintenance service to be provided and the particular Schedule of Rates with which they are to be used.

It should be noted that a measurement preamble stated in one or more of the following sections shall, where applicable, equally apply to another section although not being specifically mentioned in that section as such.

### Generally

#### Generally Rates Deemed to Include

- A. Rates for all Schedule of Rates items in all trades generally are deemed to include as appropriate for the following:
- .1 All work that can reasonably be deemed to be included either as good workmanship, including the provision of materials and plant, or accepted practice whether or not specifically referred to in this document. The Client Representative's decision on this will be final.
  - .2 Clearing away all arisings, redundant materials, debris, rubbish etc., from site including damping down to reduce dust, loading into skips at ground level, skip hire or equivalent, transport, landfill, recycling and other form of waste disposal including all associated licences, permits and the like and the payments of all related fees and charges. Note: Schedule of Rates items for skip hire are NOT claimable for removal of waste etc. arising out of the execution of work ordered and removal of waste is deemed to be included in each respective Schedule of Rates item.
  - .3 The removal and disposal of all non licensed work on asbestos containing materials, whether it is notifiable or non notifiable work (in accordance with and as defined in the Control of Asbestos Regulations 2012) such as but not limited to textured coatings, asbestos cement sheeting and roof tiles, vinyl floor tiling, gaskets etc.
  - .4 Working in conjunction with all non licensed work on asbestos containing materials, whether it is notifiable or non notifiable work (in accordance with and as defined in the Control of Asbestos Regulations 2012) such as but not limited to textured coatings, asbestos cement sheeting and roof tiles, vinyl floor tiling, gaskets etc.
  - .5 All necessary trestles, ladders, boards, towers, scaffolding and other means of access to the external elevations, , in all situations where a working platform is required at a level below 2 metres above general ground or floor level, including maintaining in accordance with appropriate safety regulations, clearing away on completion and making good all work damaged or disturbed.
  - .6 All necessary temporary barriers, hoardings and protection for safe and proper execution of the Works, for protecting the public and the occupants of adjoining premises and for meeting the requirements of any Statutory Authority, including maintaining in accordance with appropriate safety regulations, clearing away on completion and making good all work damaged or disturbed.
  - .7 Temporary supports, shoring or hoarding to existing structure including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.
  - .8 Temporary dustproof, weatherproof and security screens, etc., as required complete with doors including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.

### **Generally Rates Deemed to Include (cont'd)**

A. Rates for all Schedule of Rates items in all trades generally are deemed to include as appropriate for the following: (cont'd)

- .9 All preparatory work, setting and marking out, including provision and removal of temporary profiles.
- .10 Taking up any necessary boarding, de-nailing timbers, relaying boarding and punching in nail heads.
- .11 Taking off and re-fixing gutters, downpipes, bird guards, TV/radio aerials, satellite dishes, electricity, TV, British Telecom cables, radiators, boilers, kitchen units, sanitary appliances, electrical switch and socket plates and the like to facilitate the renewal or repair of any component.
- .12 Removing all screws, nails, plugs and the like associated with the removal of any item.
- .13 Setting aside, storing, cleaning and subsequently re-fixing items described as re-fixed.
- .14 Setting aside, protecting and reinstating tenants' furniture, white goods, floor coverings, chattels, fixtures, fittings and other property and clearing roof space where necessary to undertake the works ordered.
- .15 Fixing to any surface with nails, screws, blocks, glue, bolts etc., as required including drilling, packing and scribing.
- .16 Jointing and or finishing new materials including additional material where required.
- .17 Jointing and or finishing new materials to existing including additional material where required.
- .18 Matching all materials to existing.
- .19 Making good existing structure, finishings etc. as necessary.
- .20 Moving items of furniture and the like including site furniture from one location to another or replacing. Moving solid fuel from one location to another,
- .21 Collection and transportation of any size name plate/sign including engraved and laminated signage, any means of fixing to any type of background.
- .22 Protecting the whole of the works.
- .23 Seeking the approvals of the Client and or Client Representative in respect of any Works including any reasonable waiting or other down time whilst awaiting approval.
- .24 Draining down, removal, setting aside and re-fixing radiators, refill the radiator and system including inhibitor, bleed, test and balance system.
- .25 All pre-inspection visits or surveys to ascertain location of work, checking, measuring, location of and diagnosis of faults, scope, quantification and evaluation of Works to be undertaken etc.

The Provider is to allow in his tender for any additional costs that he considers may be necessary.

## **Scaffolding**

### **Scaffolding Rates Deemed to Include**

- A. Rates for scaffolding are deemed to additionally include as appropriate for the following:
- .1 Basing out, preparing and levelling of ground, provision of additional support, base plates, spreaders and the like as necessary.
  - .2 Protection of the structure fabric, finishings, roof coverings and the like.
  - .3 Provision of all requisite tubes and fittings of every description, delivery, handling and removal.
  - .4 Erecting, supporting, maintaining, adapting and dismantling as required.
  - .5 Bridging across structures and all other obstructions where necessary.
  - .6 Removal, temporary storage/resiting, protection and subsequent reinstatement as required of all TV, radio and telecommunication aerials, satellite dishes and the like.
  - .7 Fans, gantries, hoardings, sheeting and double boarding of working platforms to afford protection around/over entrances, paths, rights of way and other forms of access or thoroughfare.
  - .8 Working platforms to towers and chimney scaffolding.
  - .9 Toe boards, guard-rails, handrails, safe ladder access, ladders, brickguards, elevational debris netting/sheeting, warning signs, taping and the like.
  - .10 Ancillary plant and equipment such as tower feet/wheels, out-riggers, cross bracing, gin wheels, ropes and the like.
  - .11 Lighting and/or alarming where deemed necessary or appropriate and/or as specifically directed by the Client Representative.
  - .12 Protection against lighting strike.
  - .13 Fixed handholds and physical ties to the structure where necessary, subsequent removal and making good.
  - .14 Provision of certified structural design calculations and erection certificates to the Client Representative where required under the Contract.
  - .15 Reinstatement of ground and making good any damaged surfacing and/or paving's if necessary.
  - .16 Compliance with all Regulatory Requirements including provision of all associated licences, permits and the like and the payment of all related fees and charges.
  - .17 Additional lifts of scaffolding, working platforms, handrails, ladders, other access provisions and the like necessitated by structure/roof design, for example changes in roof pitches at mansards and anything similar.

The Provider is to allow in his tender for any additional costs that he considers may be necessary.

## **Electrical Installation**

### **Electrical Installation Rates Deemed to Include**

- A. Rates for electrical work are additionally deemed to include as appropriate for the following:
- .1 Investigation for fault diagnosis Including identifying location and cause of fault.
  - .2 Disconnecting and or isolating electricity supply and subsequently reinstating.
  - .3 Stripping out redundant or defective cables, conduits, fittings and the like, not specifically referred to in the priced Schedule of Rates descriptions.
  - .4 Disconnection and removal of illegal wiring.
  - .5 Patterns, moulds templates and the like.
  - .6 Stripping out, builder's work and the like associated with any re-wiring including the complete re-wiring of existing properties.
  - .7 Where necessary, the removal and reinstating of electrical voltage supply by appropriate supply/Provider to facilitate the progression of works. Provider to arrange attendance and pay all charges incurred in connection with supply/Provider's work.
  - .8 Disconnecting and connecting cables, conduit, trunking and the like including connecting to fittings or appliances and existing installations and including flex.
  - .9 Unless otherwise specified all replacement items are to be like for like (as far as possible).
  - .10 Replacement of fuses and spur unit fuses.
  - .11 Draining down, refilling, venting, adjusting and setting controls in connection with repairs or replacement of cylinder heater elements and the like. Specifically the relevant requirements as set out in the Plumbing, Heating, Rainwater and Foul Drainage above Ground section of these measurement preambles shall be applicable.
  - .12 Renewal of equipment includes for disconnecting and removing old equipment supplying and fixing new equipment specified and connecting to adjacent outlet point. Should a new outlet point be required it shall be deemed to be included.
  - .13 Builders work such as cutting or forming holes, apertures, mortices, chases and the like in the existing structure and making good around fittings, holes apertures, chases and the like and making good all work disturbed.
  - .14 Adjusting and setting controls.
  - .15 Removing and subsequently replacing or renewing insulation, access panels, floor boarding, shelving and the like in order to gain access to the works.
  - .16 Gaining access to wall, floor and ceiling voids and the like where required including removal and reinstating of lids, covers, accessories, equipment, locating junction boxes, withdrawing or disconnecting old cables, threading new cables through old conduits or providing and fixing new conduits/mini trunking complete and fixing to any background shall be deemed to be included in rates for wiring.
  - .17 Altering and adapting existing installation to suit any new work including providing any additional cables, fittings or other materials required.

## **Electrical Installation Rates Deemed to Include (cont'd)**

- A. Rates for electrical work are additionally deemed to include as appropriate for the following: (cont'd)
- .18 Preparing new or existing fittings and supplying and connecting all cables, screws, clips and accessories.
  - .19 Fixings, clips, saddles, brackets and supports for cables or conduits or trunking or fittings or appliances and the like including plugging and screwing.
  - .20 Circuits are deemed to include any type of cable, any type of conduit and all associated fittings.
  - .21 Where more than one isolator forms part of the same circuit the additional isolators are deemed to be included in that circuit.
  - .22 Cooker outlet points are deemed to be included with cooker switch points in circuits.
  - .23 Lighting switch points are deemed to be included with lighting outlet points in circuits.
  - .24 Flex to fixed electrical appliances.
  - .25 All necessary designs for installations.
  - .26 Providing and fixing blank plates as necessary to fuse boards and outlets.
  - .27 Rates for Consumer Control Units (CCUs) are deemed to include for providing and fixing fuses, miniature circuit breakers (mcbs), blank way plates, residual current devices (rcd's) and the like.
  - .28 Providing and fixing new backboxes, pattresses, earth fly leads and other items normally associated with any fitting being renewed.
  - .29 Additional grounds, battens and supports.
  - .30 Reusing existing conduit, trunking etc., where possible.
  - .31 Supply and fixing any size new cable, conduit and trunking including where not possible to use existing cable, conduit and trunking and to include dressing, bends, bending conduit, angles, conduit boxes, outlets sleeves, glands on MICC cables, connecting tails, conduit and cable terminations and all other accessories and fixings.
  - .32 Bends and the like and connections on cooker hood ducting.
  - .33 Overhauling any item is to include for removing, dismantling and replacing any worn or defective part, greasing or oiling where appropriate, reassembling to leave in perfect working order and refixing.
  - .34 Electric light bulbs (enclosed within a fitting).
  - .35 Priming and painting two coats oil colour on new exposed conduit to match existing.
  - .36 Earthing and bonding all plumbing and associated metalwork in conjunction with Schedule of Rates items whether specifically stated or not in Schedule of Rates descriptions.
  - .37 Rearranging fittings on backboard including repositioning earth bonding tails and the like.

## **Electrical Installation Rates Deemed to Include (cont'd)**

A. Rates for electrical work are additionally deemed to include as appropriate for the following: (cont'd)

- .38 Inspection and testing of all services, fittings, appliances etc., when completed to ensure satisfactory functional operation and safety, including temporary supply, engraving, circuit charts, drawings and labels for identification, commissioning and providing all certificates (including test results) required by the relevant electrical authorities, bodies or the Client.
- .39 Disconnecting as necessary, removing and subsequent re-fixing and re-connecting any type of kitchen units, electrical fittings such as light fittings, light switches, socket outlet points and the like), radiators, heating appliances and or sanitary appliances and or other Client's or Customers fixtures and fittings in order to undertake works to electrical and communal mechanical and electrical installations.
- .40 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally
- .41 Undertaking all electrical work to comply fully with the requirements of BS 7671.

The Provider is to allow in his tender for any additional costs that he considers may be necessary.