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Schedules of Work

Amended Parking Area and Scooter Store

Llys Pedr
Lampeter
SA48 7DD

Issued 09 October, 2026.

Prepared by

Trevor Hopkins Associates Ltd
Parc House
Parc Teifi Business Park
Cardigan
SA43 1EW

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This Schedule is to be read and priced in conjunction with the Drawings, Preliminaries and General Specification of Works forming the Contract. The contractor's attention is drawn to the following Preliminaries and Specification sections which must be read and fully adhered to as this document will form the basis of a Contract with the client.
In the event of any discrepancy occurring between documents, the tender sum will always be deemed to have been based upon specific information in the drawings and General Specification as opposed to information of a more general nature in this Schedule of Work. The terms 'as described' or 'as detailed' used in this Schedule refer to specific designs or information contained on the drawings or in the General Specification.
The works are to be done in strict cooperation with the Employer.
All works are subject to Building Regulation approval.
All works are subject to the requirements of the Construction (Design and Management) Regulations 2015.
The works are to be carried out whilst the subject property is vacant. The Contractor is to give due consideration to this when preparing methods of working, programmes etc.
There are no parking facilities on the site. Contractors should allow for any car parking requirements within their tender submission.
The Contractor should note that all items should be priced individually and not grouped together. This should be observed in order to make a fair and reasonable tender assessment by the Contract Administrator.
A number of provisional and contingency sums have been included and they are to be used strictly at the discretion of the Contract Administrator. No additional work should be undertaken without the prior instruction of the said Contract Administrator
The items listed in this schedule are described briefly and in sufficient detail only to allow the Contractor to locate the relevant work on the drawings or on site.
All work shall be undertaken in a good and workmanlike manner, to all current standards, relevant legislation and regulations where applicable, and to any recommendations of Trade Organisations with skill and care to produce work fit for its intended purpose and of good quality. Including, but not limited to: -

- The Building Regulations
- The British Standards and Codes of Practice
- All relevant health and safety legislation including Health and Safety at Work etc. Act and COSHH Regulations
- Local Acts of Parliament and Local Authority Bye-laws and/or regulations
- Construction (Design and Management) Regulations 2007
- The Fire Precautions Act
- All relevant disability legislation including the Disability Discrimination Act
- All relevant environmental legislation including the Environmental Protection Act
- All relevant services legislation and codes relating to water, gas, electrical and telecoms supplies
- All relevant asbestos regulations including The Control of Asbestos at Work Regulations

All materials, components and systems shall be used strictly in accordance with the manufacturer's recommendations and instructions.
The term "and equal approved by the CA" is deemed to be implied where all proprietary products are specifically mentioned by name. The CAs prior written approval should be obtained before alternatives to materials and components to those specified are used.
The information regarding the site and buildings illustrated in the documents is provided for the Contractor. However, the Contractor should satisfy himself to verify the accuracy of information given and the Employer will not accept any financial variations as a result of negligence in this respect by the Contractor.
All directions within the Specification are taken as if facing the front elevation of the building and with the front being the main elevation containing the main entrance doors. Front, left, right and rear are referred to accordingly.
Prior to finalising any colour schedules, all paintwork, wall finishes, floor finishes, etc. are to be agreed by the CA.
The Contractor is expected to:

- Visit the site to fully ascertain site conditions, extent of alterations, site dimensions, etc. with regard to items scheduled. No later claim on the grounds of lack of information will be entertained.
- Refer to the General Specification for an expanded description of materials and workmanship etc. in respect of items scheduled.
- Measure his own quantities as the quantities given in the various descriptions are indicative only and do not form part of the Contract.

All items listed in the Schedules for which the Contractor requires payment shall be priced separately and against each appropriate item. Any items left unpriced will be deemed to have been included elsewhere. All items are to be priced inclusive of all labours normally associated with them together with all necessary or contingent works, whether or not described in detail, but without which the Contractor would be unable to bring the described item to a satisfactory completion.

The project is reliant on the co-ordination of several trades in a specific order. It is the contractor's responsibility to ensure that any one trade does not compromise the implementation of another (either in time, cost, end performance or specification). It is suggested that a Gantt chart is produced and an understanding of the various elements of this stage of construction are fully understood prior to commencement on site.
Note: All Products specified on the drawings and in the Schedule must be fixed or installed in full and complete accordance with manufacturers recommendations and instructions.

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Project Particulars

THE PROJECT
- Name: Llys Pedr
- Nature: Amended Parking Area and scooter store
- Location: Lampeter, Ceredigion, SA48 7DD
- Length of contract: TBA

EMPLOYER (CLIENT)
- Name: Barcud Cyf
- Address: Unit 4, Pont Steffan Business Park, Lampeter, SA48 7HH.
- Contact: Nick Deaden
- Telephone: 01686 620545
- E-mail: nick.deaden@barcud.cymru

ARCHITECT/ CONTRACT ADMINISTRATOR
- Name: Trevor Hopkins Associates
- Address: Parc House, Parc Teifi Business Park
- Contact: Trevor Hopkins
- Telephone: 01239 621010
- E-mail: trevor@trevorhopkins.com

PRINCIPAL DESIGNER
- Name: Trevor Hopkins Associates
- Address: Parc House, Parc Teifi Business Park
- Contact: Trevor Hopkins
- Telephone: 01239 621010
- E-mail: trevor@trevorhopkins.com

TENDER DRAWINGS
- The tender drawings are:
- JR-2755 Existing Site Layout Plan
- T-1305A 01 Proposed Site Layout Plan
- T-1305A 02 Retaining Wall
- T-1305A 03 Permeable Parking
- T-1305A 04 Permeable Paving
- T-1305A 05 Kerb Bedding
- T-1305A 06 Highway Jointing
- T-1305A 07 Pipe Trenches
- P-SS-1305A Proposed Scooter Store
- LP-1305B Location Plan

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

PRECONSTRUCTION INFORMATION
- Format: The Preconstruction information is provided separately

THE SITE
- Description: Residential Dwelling

EXISTING BUILDINGS ON/ ADJACENT TO THE SITE
- Description: Other Residential Properties, Street Location.

ACCESS TO THE SITE
- Description: Access through existing Peterwell Terrace
- Limitations: Access arrangements to be agreed with Employer & Residents.

PARKING
- No parking available on site. Street parking only. Do not impede access to existing properties.

SPECIFIC LIMITATIONS TO BE AGREED WITH THE CDM CONSULTANT
- Delivery and unloading arrangements, including restrictions on vehicle sizes.
- Temporary barriers, pedestrian routes and protection of neighbouring properties.
- Keeping existing property access clear throughout the works.
- Working hours, noise, dust and waste removal.
- Temporary storage, welfare facilities and contractor parking costs.

USE OF THE SITE
- General: Do not use the site for any purpose other than carrying out the Works.

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0. PRELIMINARIES IN RESPECT OF THE SCHEDULE OF WORKS

0.01 Interpretation of Drawings

The Main Contractor will be expected to interpret the drawings and to include all that is necessary for the proper completion of the works.
The contract drawings will be: Trevor Hopkins Associates drawings
This is a brief description of the project. Any further information or item not shown, and/or any discrepancies or description not described in full on the drawings to be requested immediately from the Contract Adminstrator.

0.02 Site Exploration and other parties to the Contract

The Main Contractor shall make local enquiries, visit the site and carry out his own investigations in respect of the ground conditions, existing services and other factors affecting the proposed works including access to the site. No claims for failure to make search enquiries will be considered.
Arrangements for visit: Trevor Hopkins (CA) 07773 323616

- will be expected to be on site at all times during working hours. Contactable on mobile phone and email

0.03 Existing Services

Protect and secure the safety (and temporary diversion if necessary) of:

- Live services known at the time of tender.
- Other services, (unknown of or unlocated at the time of tender) from the time of their location.

0.04 Provisional Sums

Provisional Sums will be dealt with only as directed by the Contract Administrator.
Detailed accounts for Provisional items shall be produced, when required.

0.05 Insurances

The Main Contractor is required to provide insurance as set out in the Contract Particulars 0.18 Subsection J below. Before starting work the Main Contractor is to submit documentary evidence and/or policies for the insurances required. Work not to be commenced until policies approved by Employer and his brokers.

0.06 Safety, Health and Welfare of Work People

The Main Contractor shall provide temporary fencing, hoardings, planked footways, guard rails, gantries and the like, as may be necessary for the proper execution of the work and for meeting the requirements of the local, highway and other authorities.
The Main Contractor will be responsible for meeting current Welfare Regulations for all employees and sub-contractors during the works including provision of toilet facilities.

0.07 Plant, Tools and Vehicles

The Main Contractor is to supply all plant, tools and vehicles required, for the proper and efficient execution and completion of the works.
The Main Contractor shall provide all scaffolding that may be required by him and his Sub-Contractors (whether nominated or not) for the proper execution of the works.

0.08 Protecting the Works from Inclement Weather

- The Main Contractor shall protect the works from inclement weather.
- Any part of the building vulnerable to ingress of rainwater etc. must be properly covered and protected against the possibility of water damage.

0.09 Check Dimensions

Before commencing any section of the works, The Main Contractor or Sub-Contractors, or suppliers, must check all dimensions given on the drawings and specifications. Scaling from the drawings is prohibited and any dimensions giving rise to reasonable doubt to be checked with the Contract Administrator.

0.10 Discrepancies

The Main Contractor must immediately report any discrepancies or omissions to the Contract Administrator for verification. Failure to comply will render the Main Contractor liable for rectification of work so executed.

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0.11 Certificates of Payment

- The Main Contractor will be required to submit a detailed, priced statement of work executed and materials supplied in support of each application for interim payments, subdivided, unless otherwise directed, into the same work sections and elements as the Outline Schedule of Work.
- When assessing the value of work executed for the purpose of interim valuations the value of Preliminaries and the value of insurance and other items of expenditure, appearing in the summary, will be assessed as a percentage addition to the balance of the Contract Sum calculated before these items and this percentage will be added to the net value of work executed by the Contractor and his Sub-Contractors, at the time of valuation.

0.12 Contingencies

Provide a Contingency, to be used solely as directed by the Contract Administrator and to be deducted in whole, or in part, if not so required. This sum is indicated in the Provisional Sums Section in the Schedule.

0.13 Pricing

The Main Contractor to include in his tender for all items necessary to complete the works with the exception of those items listed as being the subject of a separate contract.
The Contractor must ensure that the provisional and contingency sums are included and priced for within the tender submission/programme and overall tender price.
The Main Contractor is to include the nominated specialist's work and prices in the tender.
The Main Contractor is to obtain and include the nominated specialist's up to date quotations in respect of above.
Any items shown on drawings but not covered in The Brief Specification of Proposed Works (plus vice versa) are to be included.
No additional work should be undertaken without the prior instruction of said Contract Administrator.

0.14 Fees

The contractor is liable for all fees including professional design and subcontractor fees.

0.15 Phasing (Not applicable).

0.16 Contract

The Contract will be the RIBA Concise Contract 2018 Edition.
Schedule of Clauses to be inserted prior to signing:
A The Client

- Name: Barcud Cyf
- Address: Unit 4, Pont Steffan Business Park, Lampeter, SA48 7HH.
- Contact: Nick Deaden
- Telephone: 01686 620545
- E-mail: nick.deaden@barcud.cymru

B The Contractor

- To Be Agreed

C Description of Works and Site Address

- Name: Llys Pedr
- Nature: Amended Parking Area and scooter store
- Location: Lampeter, Ceredigion, SA48 7DD

D Contract Documents

- Priced Schedules
- CDM Pre-Construction Information

E Contract Period

- Date of Commencement: To be Agreed
- Completion Date is determined by: Fixed Date
- Date for Completion: To be Agreed
- Restrictions on Working Hours: To Be Agreed.

F Facilities

- The Contractor may have the free use of the following facilities at the Site: To Be Agreed

G Architect/Contract Administrator

- Trevor Hopkins Associates Ltd., Parc House, Parc Teifi, Cardigan, SA43 1EW

H Other Appointments by the Client

- None

I Consents, Fees and Charges

- Does Not Apply

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J Insurances
- Public liability insurance: Cover to be not less than £10,000,000 for any one occurrence or series of occurrences arising out of one event.
- Contractor's employers' liability insurance: Cover to be not less than £10,000,000 for any one occurrence or series of occurrences arising out of one event.
- All risks insurance in the joint names to cover damage to the existing structures: To Be Agreed

K Contract Price and Payments
- Contract Price: To Be Agreed
- VAT: At Prevailing Rate
- Total: To Be Agreed
- Interim Payment Frequency: Monthly unless otherwise agreed.
- First Interim Payment: One month after commencement
- Interest Rate on Late Payment: default 5% above the current Bank of England base rate
- Retention 5% on interim payments and 2.5% on practical completion

L Liquidated Damages
- Amount, per week, for non-completion of the Works: £350.00

M Defects Fixing Period
- Period: 12 months

N Dispute Resolution
- Either Party has the statutory right to refer a dispute, at any time, to adjudication. The Adjudicator's decision can be taken to arbitration, if selected and agreed by both Parties, or to the appropriate court for a final decision.
- Where an Alternative Dispute Resolution mechanism has been selected to apply but a party has not been named, or is unable to act upon appointment, then selection can be made by the Royal Institute of British Surveyors.
- Adjudication: (the Scheme for Construction Contracts (England and Wales) Regulations 1998 as amended shall apply)
- Name of Adjudicator: Royal Institute of British Surveyors.

O Programme
- Applies

P Contractor Design
- Does Not Apply

Q Require Specialists
- Does Not Apply

R Completion in Sections
- Does Not Apply

S1 Milestone Payments
- Does Not Apply

S2 Payment on Practical Completion of the Works
- Does Not Apply

T Advance Payment
- Does Not Apply

U Insurance Backed Guarantee
- Does Not Apply

V New Building Warranty
- Does Not Apply

W Evidence of Ability to Pay the Contract Price
- Does Not Apply

X Collateral Warranty/Third Party Rights Agreement
- Does Not Apply

Y Public Sector Clauses
- Does Not Apply

0.17 Main Contract Tendering

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

Tendering Procedure
- General: In accordance with the principles of single stage tendering.
- Arithmetical errors: Overall price is dominant.

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

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

Period Of Validity
- Period: After submission or lodgement keep tender open for consideration (unless previously withdrawn) for not less than 16 weeks..

Preliminaries In The Specification
- The Preliminaries/ General conditions sections must not be relied on as complying with SMM7/ NRM2.

Priced Documents
- Alterations: Do not alter or qualify the priced documents without written consent.
- Tenders containing unauthorised alterations or qualifications may be rejected.
- Measurements: Check on site.
- Deemed included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.
- Submit: With tender.

Tender
- General: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.

Alternative Method Tenders
- General: In addition to and at the same time as tendering for the Works as defined in the tender documents alternative methods of construction/installation may be submitted for consideration. Alternatives which would involve significant changes to other work may not be considered.
- Alternative tenders: Such alternatives will be deemed to be alternative tenders, and each must include a complete and precise statement of the effects on cost and programme.
- Safety method statement: Carry out a health and safety risk assessment for each alternative and where appropriate provide a safety method statement suitable for incorporation in the Health and Safety Plan.
- Full technical data: Submit for each alternative together with details of any consequential amendments to the design and/ or construction of other parts of the Works.
- Submit: With tender.

Substitute Products
- Details: If products of different manufacture to those specified are proposed submit details with the tender giving reasons for each proposed substitution. Substitutions which have not been notified at tender stage may not be considered.
- Compliance: Substitutions accepted will be subject to the verification requirements

Health And Safety Information
- Content: Describe the organisation and resources to safeguard the health and safety of operatives including those of subcontractors and of any person whom the Works may affect.
- Include:
    - A copy of the contractor's health and safety policy document, including risk assessment procedures.
    - Accident and sickness records for the past five years.
    - Records of previous Health and Safety Executive enforcement action.
    - Records of training and training policy.
    - The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.
- Submit: Within one week of request

Outline Construction Phase Health And Safety Plan
- Content: Submit the following information within one week of request:
    - Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed.
    - Details of the management structure and responsibilities.
    - Arrangements for issuing health and safety directions.
    - Procedures for informing other contractors and employees of health and safety hazards.
    - Selection procedures for ensuring competency of other contractors, the self-employed and designers.

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- Procedures for communications between the project team, other contractors and site operatives.
- Arrangements for cooperation and coordination between contractors.
- Procedures for carrying out risk assessment and for managing and controlling the risk.
- Emergency procedures including those for fire prevention and escape.
- Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.
- Arrangements for welfare facilities.
- Procedures for ensuring that all persons on site have received relevant health and safety information and training.
- Arrangements for consulting with and taking the views of people on site.
- Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.
- Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.
- Review procedures to obtain feedback.

Freedom Of Information

- Records: Retain, make available for inspection and supply on request information reasonably required to allow response to requests made under the provisions of the Freedom of Information Act.
- Determination: Submit requests received. Do not supply information to anyone other than the project participants without express written permission.
- Confidentiality: Always maintain.

'Listed' Domestic Subcontractors

- General: Contract Documents provide that certain work must be carried out by a person of the Contractor's choice selected from a list of not less than three persons given therein.
- The selected person: Will become a subcontractor as provided for in the Contract Condition for Subletting.
- Additions to lists:
    - The Employer or Employer's representative may but only with the consent of the Contractor which shall not be unreasonably withheld add additional person(s) to the list at any time prior to the execution of a binding subcontract agreement.
    - The Contractor may but only with consent which will not be unreasonably withheld add additional persons to the list and must if requested submit (in an approved form) evidence of the suitability of such additional person(s). Wherever possible submissions for addition of person(s) must be made and consent obtained before return of the tender. When any submission for addition of person(s) is made with the tender the consequences if any to the tender price compared to the use of the listed persons are to be made clear or the tender will be treated as qualified.
- Shortage of names: If at any time prior to execution of a binding subcontract agreement less than three persons named in the list (including any persons added as provided above) are able and willing to carry out the relevant work, give notice without delay. The Employer will then forthwith add the names of other persons as provided above so that the list comprises not less than three such persons or confirm that no names will be added. If the Employer fails to do either within one week of the Contractor's notification the Contractor who may subcontract in accordance with the Contract, must carry out the work.
- Agreement: Before the start of work to which the list relates enter into a binding subcontract agreement and confirm that this has been done, giving the name of the selected subcontractor

0.18 Definitions and Interpretations

Definitions

- Meaning: Terms derived terms and synonyms used in the preliminaries/ general conditions and specification are as stated therein or in the appropriate British Standard or British Standard glossary.

Communication

- Definition: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek, or obtain information, consent or instructions or make arrangements.
- Format: In writing including email to the Contract Administrator unless specified otherwise.
- Response: Do not proceed until response has been received.

Products

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

Site Equipment

- Definition: All appliances or things of whatsoever nature required in or about the construction for completion of the Works but not materials or other things intended to form or forming part of the Permanent Works.
- Includes: Construction appliances, vehicles, consumables, tools, temporary works, scaffolding cabins, and other site facilities.

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Drawings
- Definitions: To BSRIA BG 6 A design framework for building services. Design activities and drawing definitions.
- CAD data: In accordance with BS 1192.

Contractor's Choice
- Meaning: Selection delegated to the Contractor, but liability to remain with the specifier.

Submit Proposals
- Meaning: Submit information in response to specified requirements.

Terms Used In Specification
- Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes taking out and disposing of associated pipework, wiring, ductwork, or other services.
- Fix: Receive, unload, handle, store, protect, place, and fasten in position and disposal of waste and surplus packaging including all labour, materials and site equipment for that purpose.
- Supply and fix: As above but including supply of products to be fixed. All products to be supplied and fixed unless stated otherwise.
- Keep for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer/ Purchaser or for use in the Works as instructed.
- Make good: Execute local remedial work to designated work. Make secure, sound, and neat. Excludes redecoration and/ or replacement.
- Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.
- Repair: Execute remedial work to designated products. Make secure, sound, and neat. Excludes redecoration and/ or replacement.
- Re-fix: Fix removed products.
- Ease: Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions.
- Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.
- System: Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.

0.19 Manufacturer And Product Reference

Definition: When used in this combination:
- Manufacturer: The firm under whose name the product is marketed.
- Product reference: The proprietary brand name and/ or reference by which the product is identified.

Currency: References are to the product as specified in the manufacturer's technical literature current on the date of the invitation to tender.

0.20 Substitution Of Products

Products: If an alternative product to that specified is proposed, obtain approval before ordering the product.
Reasons: Submit reasons for the proposed substitution.
Documentation: Submit relevant information, including:
- manufacturer and product reference;
- cost;
- availability;
- relevant standards;
- performance;
- function;
- compatibility of accessories;
- proposed revisions to drawings and specification;
- compatibility with adjacent work;
- appearance;
- copy of warranty/ guarantee.

Alterations to adjacent work: If needed, advise scope, nature and cost.
Manufacturers' guarantees: If substitution is accepted, submit before ordering products.

0.21 Cross References

Accuracy: Check remainder of the annotation or item description against the terminology used in the section or clause referred to.

Related terminology: Where a numerical cross-reference is not given the relevant sections and clauses of the specification will apply.
Relevant clauses: Clauses in the referred to specification section dealing with general matters, ancillary products and execution also apply.
Discrepancy or ambiguity: Before proceeding, obtain clarification or instructions.

0.22 Referenced Documents

Conflicts: Specification prevails over referenced documents.

0.23 Equivalent Products

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

0.24 Substitution Of Standards

Specification to British Standard Only.

0.25 Currency Of Documents

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

0.26 Sizes

General dimensions: Products are specified by their co-ordinating sizes.

0.27 Additional Copies Of Drawings/ Documents

Additional copies: To be paid for by recipient.

0.28 Dimensions

Scaled dimensions: Do not rely on.

0.29 Measured Quantities

Ordering products and carrying out the Works: The accuracy and sufficiency of the measured quantities is not guaranteed.
Precedence: The specification and drawings shall override the measured quantities.

0.30 Technical Literature

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

0.31 Supervision

General: Accept responsibility for coordination, supervision, and administration of the Works, including subcontracts.
Coordination: Arrange and monitor a programme with each subcontractor, supplier, local authority, and statutory undertaker, and obtain and supply information as necessary for coordination of the work.

0.32 Insurance

Documentary evidence: Before starting work on site submit details, and/ or policies and receipts for the insurances required by the Conditions of Contract.

0.33 Insurance Claims

Notice: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, immediately give notice to the Employer, the CA, and the Insurers.
Failure to notify: Indemnify the Employer against any loss, which may be caused by failure to give such notice.

0.34 Climatic Conditions

Information: Record accurately and retain:
- Daily maximum and minimum air temperatures (including overnight).

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- Delays due to adverse weather, including description of the weather, types of work affected, and number of hours lost.

0.35 Ownership

Alteration/ clearance work: Materials arising become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.

0.36 Programme

The contractor is to provide a programme or work for the employer which is to kept updated throughout the works.
Master programme: Immediately when requested and before starting work on site submit in an approved form a master programme for the Works, which must include details of:

- Planning and mobilisation by the Contractor
- Subcontractor's work.
- Running in, adjustment, commissioning and testing of all engineering services and installations.
- Work resulting from instructions issued regarding the expenditure of provisional sums.
- Work by others concurrent with the Contract.

Submit two copies.
The Contractor is responsible for submitting to the Contract Administrator a programme for the sequencing of operations for the works within 1 week of request.

0.37 Start Of Work On Site

Notice: Before the proposed date for start of work on site give minimum notice of two weeks.

0.38 Monitoring

Progress: Record on a copy of the programme kept on site.
Avoiding delays: If any circumstances arise which may affect the progress of the Works submit proposals or take other action as appropriate to minimize any delay and to recover any lost time.
Key Performance Indicators:

- Details: n/a.
- Record progress against each of the KPIs. If performance against KPI falls short of target submit proposals for remediation.

0.39 Site Meetings

General: If necessary, site meetings will be held to review progress and other matters arising from administration of the Contract.
Frequency: Monthly.
Location: site.
Accommodation: Ensure availability at the time of such meetings.
Attendees: Attend meetings and inform subcontractors and suppliers when their presence is required.
Chairperson (who will also take and distribute minutes): Contract Administrator.

0.40 Photographs

Number of locations: 10
Frequency of intervals: Weekly.
Image format: jpeg.
Number of images from each location: 1.
Other requirements: n/a

0.41 Notice Of Completion

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

0.42 Extensions Of Time

Notice: When a notice of the cause of any delay or likely delay in the progress of the works is given under the contract written notice must also be given of all other causes which apply concurrently.
Details: As soon as possible submit:

- Relevant particulars of the expected effects, if appropriate, related to the concurrent causes.
- An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion.

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- All other relevant information required.

0.43 Removal/ Replacement Of Existing Work

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

0.44 Proposed Instructions

Estimates: If a proposed instruction requests an estimate of cost, submit without delay and in any case within seven days.

0.45 Measurement

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

0.46 Incomplete Documentation

General: Where and to the extent that products or work are not fully documented, they are to be:

- Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used.
- Suitable for the purposes stated or reasonably to be inferred from the project documents. Contract documents: Omissions or errors in description and/ or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract.

0.47 Workmanship Skills

The Contractor shall make every site operative under his direct (indirect) employment working on this project aware of the standard of workmanship he is expected to attain
Where and to the extent of materials, products and workmanships are not fully specified they shall be:

- In accordance with the manufacture's instructions and good building practice (including the relevant provision of current British Standard documents).
- Suitable for the purpose of the works stated in or to be reasonably inferred following contract documents.

When the site manager has satisfied himself that a completed operation is of the required standard, he should notify the contract administrator so that an inspection can be made of the work and approval given before the next operation is commenced.
The contractor shall not leave it to the contract administrator to detect faults and provide snagging lists and shall himself plan his own inspection arrangements to reduce the risk of costly remedial works, which he would have had to carry out to comply with his obligations.
Operatives: Appropriately skilled and experienced for the type and quality of work.
Registration: With Construction Skills Certification Scheme.
Evidence: Operatives must produce evidence of skills/ qualifications when requested.

0.48 Quality Of Products

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

0.49 Quality Of Execution

Generally: Fix, apply, install, or lay products securely, accurately, plumb, neatly and in alignment.
Colour batching: Do not use different colour batches where they can be seen together.
Dimensions: Check on-site dimensions.
Finished work: Without defects, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.
Location and fixing of products: Adjust joints open to view so they are even and regular.

0.50 Compliance

Compliance with proprietary specifications: Retain on site evidence that the proprietary product specified has been supplied.
Compliance with performance specifications: Submit evidence of compliance, including test reports indicating:

- Properties tested.
- Pass/ fail criteria.
- Test methods and procedures.

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- Test results.
- Identity of testing agency.
- Test dates and times.
- Identities of witnesses.
- Analysis of results.

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0.51 Inspections

The Main Contractor shall give notice to the Contract Administrator whether or not requested to do so when any works are ready that have to be specifically inspected and will be required to uncover and reinstate, at his own expense, any such work covered up.
Products and executions: Inspection or any other action must not be taken as approval unless confirmed in writing referring to:

- Date of inspection.
- Part of the work inspected.
- Respects or characteristics which are approved.
- Extent and purpose of the approval.
- Any associated conditions.

0.52 Related Work

Details: Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is:

- Appropriately complete.
- In accordance with the project documents.
- To a suitable standard.
- In a suitable condition to receive the new work.

Preparatory work: Ensure all necessary preparatory work has been carried out.

0.53 Manufacturer's Recommendations/ Instructions

General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.
Changes to recommendations or instructions: Submit details.
Ancillary products and accessories: Use those supplied or recommended by main product manufacturer.
Agreement certified products: Comply with limitations, recommendations, and requirements of relevant valid certificates.

0.54 Lighting and Power for the Works

A permanent 240V landlord electricity supply is available for use by The Main Contractor subject to agreement with the Employer. Supplies will be subject to output current limitations and any special Employers requirements.

0.55 Samples

Products or executions: Comply with all other specification requirements and in respect of the stated or implied characteristics either:

- To an express approval.

To match a sample expressly approved as a standard for the purpose.

0.56 Approval Of Products

Submissions, samples, inspections, and tests: Undertake or arrange to suit the Works programme.
Approval: Relates to a sample of the product and not to the product as used in the Works.
Do not confirm orders or use the product until approval of the sample has been obtained.

- Complying sample: Retain in good, clean condition on site. Remove when no longer required.

0.57 Approval Of Execution

Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
Approval: Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required this is specified separately). Do not conceal, or proceed with affected work until compliance with requirements is confirmed.
Complying sample: Retain in good, clean condition on site. Remove when no longer required.

0.58 Appearance And Fit

Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:

- Submit proposals; or
- Arrange for inspection of appearance of relevant aspects of partially finished work.

General tolerances (maximum): To BS 5606, tables 1 and 2.

0.59 Levels Of Structural Floors (If Applicable).

Maximum tolerances for designed levels to be:

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

0.60 Record Drawings

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

0.61 Services Regulations

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

0.62 Water Regulations/ Byelaws Notification

Requirements: Notify Water Undertaker of any work carried out to, or which affects new or existing services and submit any required plans, diagrams and details.
Consent: Allow adequate time to receive Undertaker's consent before starting work. Inform immediately if consent is withheld or is granted subject to significant conditions.

0.63 NICEIC Electrical Installation Certificate (or similar approved)

Submit: When relevant electrical work is completed.
Original certificate: To be lodged in the Building Manual
To be provided to the Contract Administrator

0.64 Gas, Oil And Solid Fuel Appliance Installation Certificates

Not Applicable.

0.65 Service Runs

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

0.66 Mechanical And Electrical Services

Final tests and commissioning: Carry out so that services are in full working order at completion of the Works.

0.67 Access

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

0.68 Concealed Work

Concealed work: If executed during overtime for which notice has not been given, it may be required to be opened up for inspection and reinstated at the Contractor's expense.

0.69 Defects In Existing Work

Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.
Documented remedial work: Do not execute work which may:

- Hinder access to defective products or work; or be rendered abortive by remedial work.

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0.70 Tests And Inspections

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

0.71 Defective Products/ Executions

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

0.72 Work Before Completion

General: Make good all damage consequent upon the Works.
Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.
Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.
Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.
COSHH dated data sheets: Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.
Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.
Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.

0.73 Security At Completion

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

0.74 Making Good Defects

Remedial work: Arrange access with Contract Administrator.
Rectification: Give reasonable notice for access to the various parts of the Works.
Completion: Notify when remedial works have been completed.

0.75 CDM Regulations

The Contractor is to undertake the works in full accordance with the Construction (Design & Management) Regulations 2015, the Health & Safety at Work Act 1974 and the Management of Health & Safety at Work Act 1999 together with all other relevant legislation. The works will be notified by the Contract Administrator to HSE as required under the CDM Regulations.
The Contractor is to be responsible for producing their construction phase Health & Safety plan, to be submitted to the Contract Administrator no less than 1 week prior to the commencement date.
The Health & Safety Plan is to be updated as necessary during the works and the Contractor is to provide all relevant information with contents, lists and summary index of all information required during and after the works including risk assessments and method statements.

0.76 Health And Safety Hazards

General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. However the following hazards are or may be present: Asbestos, hazardous materials undocumented live services.
Information: The accuracy and sufficiency of this information is not guaranteed by the Employer or the Employer's representative. Ascertain if any additional information is required to ensure the safety of all persons and the Works.
Common hazards: Not listed. Control by good management and site practice.
Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.
COSHH: The Contractor shall at his own expense observe and comply with Control of Substances Hazardous to Health & Regulation 1998 and all other acts of Parliament, instruments, rules, orders, regulations, bylaws and any other updates and amendments thereof.

The Contractor shall take all reasonable precautions for safeguarding their employees and other persons and property affected by both execution of the contract.

0.77 Safe Access

The contractor is to design supply and install a safe and suitable method of access to carry out the works.
The location of any access tower, edge protection and safe working platform, fall arrest works and the like are to be agreed with the contract administrator prior to works commencing.
The contractor is to be responsible for assessing the suitability and load bearing capacity for any surfaces used to support the access tower, edge protection and work platform.

0.78 Protections Against Noise And Vibration

Standard: Comply with the recommendations of BS 5228-1, in particular clause 7.3, to minimize noise levels during the execution of the Works.

0.79 Protections Against Pollution

Prevention: Protect the site, the Works and the general environment including the atmosphere, land, streams, and waterways against pollution.
Contamination: If pollution occurs inform immediately, including to the appropriate Authorities and provide relevant information.

0.80 Protections Against Pesticides

Use: Not permitted.

0.81 Protections Against Nuisance

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

0.82 Protections Against Asbestos Containing Materials

Duty: Report immediately any suspected materials discovered during execution of the Works.
Agree methods for safe removal or encapsulation.

0.83 Protections Against Dangerous Or Hazardous Substances

Duty: Report immediately suspected materials discovered during execution of the Works.
Do not disturb.
Agree methods for safe removal or remediation.

0.84 Fire Prevention

Duty: Prevent personal injury or death, and damage to the Works or other property from fire.
Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction.

0.85 Smoking On Site

Smoking on site: Not permitted.

0.86 Burning On Site

Burning on site: Not permitted.

0.87 Moisture

Wetness or dampness: Prevent, where this may cause damage to the Works.
Drying out: Control humidity and the application of heat to prevent:

- Blistering and failure of adhesion.
- Damage due to trapped moisture.
- Excessive movement.

0.88 Infected Timber/ Contaminated Materials

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

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0.89 Waste

Includes: Rubbish, debris, spoil, surplus material, containers and packaging.
General: Minimize production. Prevent accumulations. Keep the site and Works clean and tidy.
Handling: Collect and store in suitable containers. Remove frequently and dispose off site in a safe and competent manner:

- Non-hazardous material: In a manner approved by the Waste Regulation Authority.
- Hazardous material: As directed by the Waste Regulation Authority and in accordance with relevant regulations.

Recyclable material: Sort and dispose at a Materials Recycling Facility approved by the Waste Regulation Authority.
Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in.
Waste transfer documentation: Retain on site.

0.90 Protect Existing Services

Confirmation: Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.
Identification: Before starting work, check and mark positions of utilities/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.
Work adjacent to services:

- Comply with service authority's/ statutory undertaker's recommendations.
- Adequately protect and prevent damage to services: Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.

Identifying services:

- Below ground: Use signboards, giving type and depth;
- Overhead: Use headroom markers.

Damage to services: If any results from execution of the Works:

- Immediately give notice and notify appropriate service authority/ statutory undertaker.
- Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or another owner as appropriate.
- Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.

Marker tapes or protective covers: Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.

0.91 Protect Roads And Footpaths

Duty: Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris.
Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owner.

0.92 Protect Existing Work

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

0.93 Protect Materials For Recycling/ Reuse

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

0.94 Protect Building Interiors

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

0.95 Protect Existing Furniture, Fittings And Equipment

Protection: Prevent damage or move as necessary to enable the Works to be executed. Reinstate in original positions.

0.96 Protect Adjoining Property

Permission: Obtain as necessary from owners if requiring erecting scaffolding on or otherwise use adjoining property.

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0.97 Prevent Adjoining Property Restrictions

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

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

0.98 Working Hours

Specific limitations: To Be Agreed.

0.99 Spoil Heaps, Temporary Works And Services

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

0.100 Temporary Name Boards/ Advertisements

Name boards/ advertisements: Not permitted.
Finishing work and inspection: Provide temporary lighting, the intensity and direction of which closely resembles that delivered by the permanent installation.

0.101 Telephones

Direct communication: As soon as practicable after the Date of Possession provide the Contractor's person in charge with a mobile telephone.

0.102 Equipment

General: Provide for the sole use of those acting on behalf of the Employer, in sizes to be specified:
- Safety helmets to BS EN 397, neither damaged nor time expired. Number required: 2.
- High visibility waistcoats to BS EN ISO 20471 Class 2. Number required: 2.
- Safety boots with steel insole and toecap to BS EN ISO 20345. Pairs required: 2.
- Disposable respirators to BS EN 149.FFP1S.
- Eye protection to BS EN 166.
- Ear protection - muffs to BS EN 352-1, plugs to BS EN 352-2

Hand protection - to BS EN 388, 407, 420 or 511 as appropriate.

0.103 The Building Manual

Responsibility: The Contractor
Content: Obtain and provide comprehensive information for owners and users of the completed Works. Include an overview of the main design principles and describe key components and systems within the finished Works, so affording a complete understanding of the Works, including all buildings and their systems to enable efficient and safe operation and maintenance.
Specific requirements: n/a.
Format: pdf and paper.
Number of copies: 2 paper and 1 pdf.
Delivery to: Trevor Hopkins no later than 2 weeks from PC.

0.104 The Health And Safety File

Responsibility: the contractor.
Content: Obtain and provide the following information: materials and residual risks.
Format: 2 paper and 1 electronic
Delivery to: Trevor Hopkins no later than 2 weeks from PC.

0.105 Content Of The Building Manual

General: Details, and constraints of a general nature.
Design criteria, maintenance details, product details, and environmental and trafficking conditions.
Building services: Description and operation of systems, diagrammatic drawings, record drawings, identification of services, product details, equipment settings, maintenance schedules, consumable items, spares and emergency procedures.
Documentation: Guarantees, warranties, maintenance agreements, test certificates and reports.

0.106 Presentation Of Building Manual

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

0.107 Security

Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.
Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.
Special requirements: n/a.

0.108 Stability

Responsibility: Maintain the stability and structural integrity of the Works and adjacent structures during the Contract.
Design loads: Obtain details, support as necessary and prevent overloading.

0.109 Employer's Representatives Site Visits

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

To Main Summary: £

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1. SITE PREPARATION

Item	Description	Qty	Rate	Uom	£ p
	ALL ITEMS MUST BE PRICED SEPARATELY AND NOT GROUPED TOGETHER				
	Phase the works to suit the site constraints and working areas.				
	Root Activity: When installing paving close to existing trees, tree roots smaller than 25mm diameter may be pruned back, preferably to a side branch, using a suitable pair of secateurs or hand saw. Roots larger than 25mm should only be severed following consultation with an arboriculturist, as they may be essential to the tree's health and stability.				
1.01	There are a number of occasional seating/benches, tables, flowerpots, planted wheelbarrows and other incidental items on the areas affected by the works. These items to be protected throughout the works. Remove, store, protect and return all items to their original location. Where the works prevent locating in the same position, agree an alternative position with the CA.				
1.02	Break up and remove kerbs, bed and haunching to existing areas affected by new surfacing. Cart away and dispose off site				
1.03	Allow to protect retained surfacing (paths and roads) during works.				
1.04	Break up and remove paving slabs, concrete, gravel and brick paving to areas indicated for replacement on plan. Reduce levels to accept new permeable surfacing and substrates (non-vehicular) Cart away and dispose off site				
1.05	Remove existing posts and dispose off site				
1.06	Break up and remove existing raised planters as indicated on plan, Cart away all material off site				
1.07	Break up all tarmacadam affected by the works. Reduce levels to accept new parking and turning area to suit depth of new permeable substrates. Dispose of excavated materials off site				
1.08	Break up and remove existing retaining walls on site to facilitate new works.				
1.09	Excavate trench for new ducting between new scooter store and main facility. Allow to excavate for manholes at each end of duct and dispose of all excavated material off site.				
1.10	Remove existing grass and reduce levels to facilitate the new works. Cart away and dispose off site.				
1.11	Excavate to reduce levels for new footings for new retaining walls. Excavate additional material to create a safe working space behind the new wall. Retain selected material for backfilling after the works. Cart away and dispose of surplus material off site.				

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1.12	Excavate trenches for alterations to surface water drainage from scooter store roof and land drain behind new retaining walls				
1.13	Remove all manhole covers, frames and bedding mortar to all locations within areas being resurfaced. Dispose off site.				
1.14	Complete porosity test to determine suitability of ground permeability in accordance with the BRE365 procedure. Note that multiple tests are required, one for each 20m2 of permeable surfacing.				
1.15	Hire of skips				

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2. RETAINING WALLS

Item	Description	Qty	Rate	Uom	£ p
	ALL ITEMS MUST BE PRICED SEPARATELY AND NOT GROUPED TOGETHER				
2.01	Lay Gen3 concrete footings to dimensions indicated on the drawings. Note detail is subject to prevailing ground details and should soft ground be discovered during excavation an alternative detail may be required.				
2.02	Construct new retaining wall in accordance with the attached construction drawings including brick on edge coping. This detail is suitable for retaining heights up to 675mm. Allow to include weep holes as prescribed.				
2.03	Wall starter system to connect existing retaining wall to new using Ancon 36.8 system using debonding sleeves. Allow 10mm movement joint and fill with Sika Sikaflex Pro sealant. Colour to be agreed with CA				
2.04	Lay new perforated land drain as indicated				
2.05	150mm blinding layer below land drain pipework				
2.06	Connect land drain to existing disposal using 100mm Dia. UPVC Solid Pipe				
2.07	Class A Granular Pipe Bedding & Surround Material. Aggregate to be Well Compacted.				
2.08	Geotextile membrane as indicated to rear of retaining wall				
2.09	Backfill behind retaining wall with free draining stone wrapped in				
2.10	Re-profile ground behind amended retaining walls				
2.11	For grassed areas behind retaining walls, import topsoil and re-seed areas distribute to provide working access				
2.12	Selected Excavated Material Used as Backfill. Laid & Compacted in 150mm Layers.				
2.13	Provide 150mm Concrete Surround with Flexible Joints Where Sewer Pipes Have Less Than 900mm Cover in Non Adoptable Trafficked Areas				

SECTION: RETAINING WALLS TO SUMMARY:

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3. SURFACING WORKS

Item	Description	Qty	Rate	Uom	£ p
	ALL ITEMS MUST BE PRICED SEPARATELY AND NOT GROUPED TOGETHER				
3.01	Vehicle areas: Proof Rolled Formation Identified & Filled with 3 Granular Sub Base.				
3.02	Vehicle areas: Surface Course: 40mm 0F AC 10 Open Course Macadam				
3.03	Vehicle areas: Binder Course: 60mm 0F AC 10 Open Course Macadam				
3.04	Vehicle areas: Base: 60mm 0F Open Graded Type 3 Granular Sub Base to Clause 805				
3.05	Vehicle areas: Type 3 150mm Granular Sub Base				
3.06	Vehicle areas: Sub Base 2: 140mm 0F Open Graded Type 3 Granular Sub Base to Clause 805.				
3.07	Vehicle areas: 0.5mm Thick Visqueen Urban Geomembrane to Base and Sides of Sub Base. All Joints to be Welded. Laid fully in Accordance with Manufacturers Recommendations on Minimum 50mm Sand Dust Blinding.				
3.08	Vehicle areas: Terram 1000 Permeable.				
3.09	Pedestrian areas: 70mm porous asphalt (consisting Breedon Porous 10suf surface course). Refer to drawing for extent.				
3.10	Pedestrian areas: 50mm granular laying course (eg 20/40 Type B Filter Material). Refer to drawing for extent.				
3.11	Pedestrian areas: Terram T700 geotextile membrane above subbase				
3.12	Pedestrian areas: minimum 300mm thick MOT Type 3 sub-base. Note depth of fill is dependent on prevailing ground porosity and rate will be adjusted to suit depth required.				
3.12	Pedestrian areas: Terram T700 geotextile membrane below subbase				
3.13	Protection of the pavement: lay Geoweb bio-barrier system (Fiberweb) or similar, as indicated on the drawings where integrity of the pavement installation and intended life may be affected by the ingress of roots				
3.14	Pedestrian areas: Supply and lay Modal X Priora in Light Granite setts by Marhsalls Paving. Refer to Marshalls drawing LP-0016P for laying pattern.				
3.15	125mm x 225mm REF HB2 Pre-Cast Concrete Half Battered Kerb to BS 7263				
3.16	125mm x 125mm REF BN Pre-Cast Concrete Bull Nosed Kerbs to BS 7263 straight and radius items				
3.17	125mm x 50mm flat top edging kerbs between tarmac and permeable paving				
3.18	Bed and Haunch to Kerb Mix C7.5P Concrete to Clause 2602				
3.19	Install new D400 manhole cover to existing manhole in revised parking area. Adjust level and bed accordingly.				
3.20	Replace all manhole covers in pedestrian areas with new C250 Load items. Mortar bed and allow to adjust levels to suit.				

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3.21	Class A Granular Pipe Bedding & Surround Material. Aggregate to be Well Compacted. Refer to Bedding Table for Size.				

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4. OTHER WORKS

Item	Description	Qty	Rate	Uom	£ p
	ALL ITEMS MUST BE PRICED SEPARATELY AND NOT GROUPED TOGETHER				
4.01	Preparation of base / hardstanding for new scooter store, including all necessary excavation, levelling, concrete works, shuttering, formwork etc. 200mm RC35 concrete slab with A193 mesh at bottom (40mm cover) to the dimensions indicated on plan. Note all concrete to be laid to falls away from footprint of scooter store to prevent migration of rainwater under scooter store walls. All levels to be agreed on site with CA.				
4.02	150mm consolidated hardcore under buggy store slab. Note should soft ground be discovered during excavation, the CA should be informed and alternative depths of fill may be authorized to suit				
4.03	Supply and install new MetroStor buggy store PSH 48.50 suitable for 8no. Mobility Scooters. Store to come complete with interior and exterior lighting and 8 charging points prewired from the factory to connect to landlords supply. Cladding colour FR Anthracite Grey. Locking system to CA approval.				
4.04	Supply and install 75mm smooth bore duct (no tight bends) with two pull chords to link new scooter store to existing bin store). Consolidate backfill to accept new finishes.				
4.05	Supply and install 75mm smooth bore duct (no tight bends) with two pull chords to serve future adaptations (vehicle charging). Duct to be terminated with manhole (priced elsewhere) to provide convenient future access. The ducting must be black PVC pipe to conform with Electricity Association (EA) Technical Specification 12-24 – Plastic Ducts for Buried Electrical Cables. The manufacturer's identity, together with the wording "Electricity Cable Duct", must be clearly marked in white on the outside surface of the duct. The markings should be repeated three times per metre and should withstand normal handling, storage and installation conditions to remain legible. Ducts should be laid at a nominal depth of 450mm below gardens and paths. These measurements should be made from the top of the duct to finished ground level. All ducting must be laid with electrical cable warning tape, which should be installed at a depth of 240mm below gardens and paths, Location as indicated on plan. All ducts to be 600mm below finished surface level. 600mm x 450mm D400 manhole covers with pre-cast concrete chambers. Make good to all disturbed. Price per m pending excavation and confirmation of termination				
4.06	New Whiteline parking bay markings in accordance with BS EN 1436.				
4.07	Reinstate Topsoil to disturbed areas and re-seed.				

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4.08	Supply and install new bollard as indicated on the drawings to maintain separation between pedestrians and vehicles. Bollard to be 900mm high. Steel construction. 100mm diameter with high visibility bands. Embed in concrete footing min 150mm beyond bollard, 600mm deep.				
4.09	2no. rainwater gullys to new scooter store. Connected to existing disposal.				

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5. PROVISIONAL SUMS

Item	Description	Price
5.01	Provisional sum for all electrical work in association with connecting the new scooter store to landlords supply. Additional lighting as required. Note scope of electrical works to be agreed and costed prior to works being carried out.	£2,000

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6. ADDITIONAL INFORMATION: LABOUR RATES

CONTRACTOR RATES

Tradesman's Rates……/Hr

Labourer's Rates……/Hr

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7. MAIN SUMMARY

Item	Description	Price
0	PRELIMINARIES	
1	SITE PREPARATION	
2	RETAINING WALLS	
3	SURFACING WORKS	
4	OTHER WORKS	
5	PROVISIONAL SUMS	
	TOTAL	

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