CAVENDISH BLOOR

Improvements
To
Yr Hen Stablau

Betws y Coed

Tender Document

Contact

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Project Details

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Project:	Improvements to Yr Hen Stablau, Betws y Coed
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1. Instructions to Tender

1 Generally

1.1 These Instructions to Tender are to be read alongside those rules and procedures stipulated on the Tender Portal.

1.2 The tender shall be submitted in accordance with the instructions given in the invitation letter in addition to these instructions. In addition to formal submission, and at the same time as the tender submission, tenderers must provide a priced copy of the Pricing Schedule in excel format to enable the tender review process to be concluded quickly.

1.3 Should the tenderer wish to raise any questions concerning the tender they shall raise them as detailed within the Tender Portal.

1.4 The tenderer is advised to check the number of each page of each document, and if any are missing or duplicated or if any writing or figures are indistinct, this should be notified through the Tender Portal. No subsequent claim for loss in consequence of the tenderer's failure to comply with this instruction shall be admitted.

2 Site Visits

2.1 The tenderer shall be deemed to have visited the Site to satisfy himself as to the full extent, scope and character of the Works, the supply and conditions affecting labour, the conditions affecting the supply of materials and all local conditions and restrictions affecting the work. No claim resulting from failure to do any of the foregoing shall be admitted.

Site visits should be arranged as detailed in the Tender Portal.

3 Tender

3.1 The tenderer shall be required to keep his tender open and valid for a period of 16 weeks after the date of submission of the tender.

3.2 The tenderer is required to price all works within the Pricing Schedule, giving full cognisance to all information contained within the tender documentation including tender addenda, query responses and as ascertained from the site visit.

3.3 Should any additions, alterations or amendments be deemed necessary during the tender period these will be issued as addenda to the tender documentation and will be deemed to be incorporated within the tender submissions, and subsequent Contract. The tenderers are to confirm full account has been taken of any such addenda in their tender submission.

3.4 Any items of information which are conflicting or ambiguous, or any errors or omissions within the tender documentation shall be raised through the Tender Portal.

3.5 Tenders will not be considered unless the Tender Document is completed in full and returned within the specified time.

3.6 The Employer and his/her representatives are not bound to accept the lowest or any tender.

3.7 The tenderer must bear the full cost in connection with the submission of their tender.

3.8 All quantities, units and dimensions in this document and the Tender Drawings are given in metric values unless noted otherwise.

3.9 Any alterations, deletion or addition made to the text of this document will invalidate the tender.

3.10 The tenderer should include for all design work necessary as identified within the tender documentation.

3.11 Tenders should be returned electronically in accordance with provisions of the Tender Portal.

4 Contract

4.1 The Contract will be awarded on the basis of a single stage fixed price lump sum. Tenders will be reviewed on the basis of both cost and quality. Tenderers are to complete the Quality Questionnaire included within the tender documentation. Tenders will be scored on the basis of the cost / quality split identified within the tender documents.

4.2 The contract will be executed Under Hand.

4.3 It is the intention of the Employer to appoint a contractor, and that the Works shall be carried out and completed, under the **JCT Minor Works Building Contract 2024**.

4.3 The contractor must appoint appropriately qualified sub-contractors to undertake the design and installation of the specialist works as identified within the tender documentation.

4.4 The contractor must provide copies of all current insurance certificates including a copy of the Professional Indemnity Insurance Certificates of the sub-contractors with design responsibility.

2. Project Team

LANDSCAPE ARCHITECT / CONTRACT ADMINISTRATOR

Company Name:	Make Space Landscape Architecture Limited	**Address**
Contact:	Frank Fitzpatrick	201 Manchester Road Altrincham WA14 5NU
Tel:	07535 032 984	
Email:	frank@makespace.land	
Web:	www.makespace.land	

CONTRACT ADMINISTRATOR

Company Name:	Cavendish Bloor Limited	**Address**
Contact:	Harvey Bloor	Rosehill Cottage 179 Lower Road Hookgate Market Drayton TF9 4QJ
Tel:	07971 628543	
Email:	harvey.bloor@cavendishbloor.co.uk	
Web:	www.cavedishbloor.co.uk	

CDM REGULATIONS - PRINCIPAL DESIGNER

Company Name:	Make Space Landscape Architecture Limited	**Address**
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Tel:	07535 032 984	
Email:	frank@makespace.land	
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QUANTITY SURVEYOR

Company Name:	Cavendish Bloor Limited	**Address**
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3. Schedule of Tender Information

Document Ref	Rev	Issuer	Item
0134-ID-005-01	-	MSLA	RIBA 4 Report
0134-MS-XX-XX-DR-L-0001-S1	P03	MSLA	Courtyard Landscape General Arrangement
0134-MS-XX-XX-DR-L-0002-S1	P01	MSLA	Street Furniture General Arrangement
0134-MS-XX-XX-DR-L-0003-S1	P02	MSLA	Softworks Plan
0134-MS-XX-XX-DR-L-0004-S1	P02	MSLA	Softworks Schedule
0134-MS-XX-XX-DR-L-0005-S1	P01	MSLA	Setting Out Plan
0134-MS-XX-XX-DR-L-0006-S1	P02	MSLA	Site Clearance Plan
0134-MS-XX-XX-DR-L-1000-S1	P02	MSLA	Moveable Planter [F1]
0134-MS-XX-XX-DR-L-1001-S1	P02	MSLA	Moveable Planter [F1a]
0134-MS-XX-XX-DR-L-1002-S1	P02	MSLA	Moveable Planter [F1b]
0134-MS-XX-XX-DR-L-1003-S1	P01	MSLA	Timber Seating [F2, F2a]
0134-MS-XX-XX-DR-L-1004-S1	P01	MSLA	Cycle hoop [F3]
0134-MS-XX-XX-DR-L-1005-S1	P02	MSLA	Moveable Planter & Tree Detail
0134-SP-0001-S1	P02	MSLA	Landscape NBS Specification
0134-CDM-001	01	MSLA	Designers Risk Assessment Register for External Works
Betws y Coed Yr Hen Stablau	Nov 2026	DCP	Pre Construction Information
6856_BetwsyCoed_Tendering_18-11-26_v1	Nov 2026	DCP	THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015 (CDM)

Key:
MSLA – Make Space Landscape Architecture Limited
DCP – Daniel Connal Partnership

4. Preliminaries

1. Project Details

1.1 Project Particulars

1.1.1 The Project:

Name:	Improvements to Yr Hen Stablau, Betws y Coed
Nature:	Works to improve public courtyard space including assembling, filling and planting a number of prefabricated above ground planters, taking delivery of and siting a number of monolithic seating units, and installation of cycle hoops and any other furniture items as per Make Space drawings and NBS Specification.
Location:	Yr Hen Stablau, Betws y Coed, Conwy. LL24 0AH
Timescale for Completion of The Construction Works:	3 calendar weeks

1.2 Tender and Contract Documents

1.2.1 The Tender Drawings Are

As detailed in section 3 of the tender documentation.

1.2.2 The Contract Drawings

The contract drawings will remain the same as the tender drawings, supplemented by the Contractor's proposals for the Contractor Designed Portion of the works, where applicable.

1.2.3 The Quantities Drawings

The drawings from which the Pricing Schedules were prepared are the tender drawings.

1.2.4 Pre-Construction Information

The preconstruction information is described in these preliminaries. It refers to information given elsewhere in the preliminaries and other tender documents.

1.2.5 Employer's Requirements

As detailed in section 3 of the tender documentation.

1.3 The Site/Existing Buildings

1.3.1 The Site

The site is accessed from Station Road, off Holyhead Road.

1.3.2 The Existing Building(s)

The site is located within the courtyard of Yr Hen Stablau.

1.3.3 Existing Buildings On /Adjacent to the Site

The site is located within a courtyard development currently providing retail and leisure accommodation.

1.3.4 Existing Utilities and Services

The contractor must include for surveying the immediate vicinity of site to make themselves aware of the existing services. All services encountered must be recorded on a drawing and passed to the CA in the health & safety file. Use all practicable means necessary to locate and mark the position of the services prior to the commencement of any excavation.

1.3.5 Soils and Ground Water Information

Any available information regarding the existing site will be contained within the tender information.

1.3.6 Site Investigation

Any available information regarding the existing site will be contained within the tender information.

1.3.7 Access to the Site

The site is accessed from Station Road, off Holyhead Road. Entry to the site is through a covered gateway set within the buildings forming the courtyard.

1.3.8 Parking

There is no on-site parking. Parking can be found at the nearby Cae Llan long stay carpark (no charge), subject to availability, which the Employer cannot guarantee.

1.3.9 Use of the Site

Do not use the site for any purpose other than carrying out the works.

1.3.10 Surrounding Land /Building Uses

The site is located in the village of Betws y Coed, surrounded by buildings of mixed use.

1.3.11 Health and Safety Hazards

Any significant known risks are given within the Pre-Construction Information document, issued as part of the tender information. The accuracy and sufficiency of this information is not guaranteed by the Employer or Employer's representative and the Contractor must ascertain for himself any information he may require to ensure the safety of all persons and the Works.

1.3.12 Site Visit

Before tendering, ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the works. Site visits are to be arranged in accordance with the Instructions to Tenderers.

1.3.13 Site Compound

The site compound can be located as detailed within the tender information, or by prior agreement with the Contract Administrator.

1.3.14 Site Restrictions

Specific site restrictions are either detailed within the tender documentation or can be ascertained from the site visit.

Please note that the site is set within a live public environment and the requirement to ensure continued access to the visitor centre and surrounding businesses during the currency of the contract. The Contractor must erect suitable barriers to exclude public access to works areas.

The delivery and positioning of seating to take place out of hours for safety.

1.4 Description of the Work

1.4.1 Preparatory Work by Others

There are no preparatory works by Others.

1.4.2 The Work

The project comprises works to improve public courtyard space including assembling, filling and planting a number of prefabricated above ground planters, taking delivery of and siting a number of monolithic seating units, and installation of cycle hoops and any other furniture items as per the tender information.

1.4.3 Concurrent Works

The following items of work will be undertaken as direct contracts by the Employer. The contractor is to liaise with these installers to programme the works during the currency of the contract, provide all necessary attendances, and allow unobstructed access to facilitate installation of the works.

- There are no concurrent works.

1.4.4 Contractor Designed Elements

The works to be designed by the Contractor, for which the Contractor carries design liability, are as detailed within the architectural drawings and specifications, and include:

- There are no contractor design items.

2. The Contract

2.1 The Contract

The form of contract will be the **JCT Minor Works Building Contract 2024 Edition**.

2.2 The Contract Particulars

Refer to section 5 of the tender document.

2.3 Amendments to the Standard Form Contract

Refer to section 6 of the tender document.

3. Tendering / Subletting & Supply

3.1 Generally

3.1.1 Scope

These conditions are supplementary to those stated in the invitation to tender and on the Form of Tender.

3.1.2 Tendering Procedure

Comply with the provisions of JCT Practice Note 'Tendering 2024'.

3.1.3 Exclusions

If the Contractor cannot tender for any part(s) of the work as defined in the tender documents the Architect must be informed as soon as possible, defining the relevant part(s) and stating the reasons for the inability to tender.

3.1.4 Acceptance of Tender

The Employer and the Employer's Persons offer no guarantee that any tender will be recommended for acceptance or accepted and will not be responsible for any cost incurred in the preparation of any tender.

3.1.5 Tender Review / Contract Award

Tenders are to be reviewed in relation to Price and Quality as detailed within the Quality Questionnaire. Tenderers are to return a completed Quality Questionnaire as part of their tender submission.

3.1.6 Period of Validity

Tenders must remain open for consideration (unless previously withdrawn) for not less than 16 weeks from the date fixed for the submission or lodgement of tenders. Information on the date for possession/commencement is given in the contract particulars.

3.2 Pricing/Submission of Documents

3.2.1 Preliminaries in the Specification

The Preliminaries/General conditions sections must not be relied upon as complying with NRM2.

3.2.2 Pricing of Preliminaries

The contractor should ensure that all the preliminaries have been included within the tendered price. No allowance will be accepted for non-conformance with the preliminaries, instructions to tenderers, contract particulars or amendments to the standard form contract.

3.2.3 Errors in Priced Documents

Errors: In accordance with the provisions of JCT Practice Note 'Tendering 2017', Alternative 2.

3.2.4 Quantities in the Priced Document

Where included in the priced document, these have generally been prepared in accordance with NRM2.

3.2.5 *Priced Documents*

Alterations and qualifications to the priced document must not be made without the written consent of the CA. Tenders containing unauthorised alterations or qualifications may be rejected. Costs relating to items which are not priced will be deemed to have been included elsewhere in the tender.

Generally, 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.

3.2.6 Programme

The Contractor's proposed programme as specified in Section 4.2 or a summary thereof showing the sequence and timing of the principal parts of the Works, periods for planning and design and itemising any work which is excluded must be submitted with the completed tender information.

3.2.7 Tender Stage Method Statements

Must be submitted two weeks prior to the commencement of construction activities describing how and when the Contractor proposes and undertakes to carry out all works. At the same time and at the Contractor's discretion method statements may be submitted for other parts of the Works.

3.2.8 Alternative Time Tenders

In addition to and at the same time as tendering based upon the date or period specified in the tender documents, and at the Contractor's discretion an alternative tender based upon a different date for completion or period maybe submitted.

If any such tender is accepted the date for completion inserted within the particulars to the Contract will be the date stated in the alternative tender or determined from the period stated in the alternative tender.

3.2.9 Design Documents

Include in the tender submission all design drawings and associated technical information in the Contractor’s Proposals:

3.2.10 Substitute Products

Any materials specified within the specifications may be substituted by similar and approved materials.

If the Contractor wishes to substitute products of different manufacture to those specified, details must be submitted with the tenderer giving reasons for each proposed substitution. Substitutions which have not been notified at tender stage may not be considered. Substitutions sanctioned by the CA will be subject to the verification requirements of the NBS.

3.2.11 Quality Control Resources

A statement must be submitted on the tender return date describing the organisation and resources which the Contractor proposes and undertakes to provide to control the quality of the Works, including the work of sub-contractors. The statement must include the number and type of staff responsible for quality control, with details of their qualifications and duties.

3.3 Health and Safety Information

3.3.1 SSIP Membership Schemes

Where applicable, confirm membership of any SSIP Schemes and provide copies of all latest / current accreditation certification as part of the tender submission.

In the absence of any such membership / accreditation, a statement must be submitted with the tender describing the organisation and resources which the contractor proposes and undertakes to provide to safeguard the health and safety of operatives, including those of subcontractors and of any person who may be affected by the works, including:

A copy of the contractor's health and safety policy document, including risk assessment procedures must be submitted and should also include the following.

- Accident and illness 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.

3.3.2 An Outline Construction Phase Health and Safety Plan

Must be submitted prior to contract award and is to include the following:

- Method statements related to the construction hazards identified in the pre-tender health and safety plan and/or statements on how the hazards will be addressed and other significant hazards identified by the contractor.
- 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.
- Procedures for communications between the project team, other contractors and site operatives.
- Arrangements for co-operation and co-ordination 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 any 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.

3.3.3 Freedom of Information

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.

Submit requests received. Do not supply information outside the project participants without express written permission.

Maintain confidentiality at all times.

3.4 Sub-Letting / Supply

There are no named sub-contractors. The Employer generally encourages the use of local contractors and suppliers wherever possible.

3.5 Definitions and Interpretations

3.5.1 Contract Administrator / CA

Means the person nominated in the Contract as Architect or Contract Administrator or their authorised representative.

3.5.2 in Writing:

When required to advise, notify, inform, instruct, agree, confirm, obtain information, obtain approval or obtain instructions do so in writing.

3.5.3 Approval

(And words derived there from) means the approval in writing of the CA unless specified otherwise.

3.5.4 Submit

(And words derived there from) means to the CA unless otherwise instructed.

3.5.5 Products

Means materials (including naturally occurring materials) and goods (including components, equipment and accessories) intended for permanent incorporation in the Works.

3.5.6 Cross-References to The Specification

- Where a numerical cross-reference to a specification section or clause is given on drawings or in any other document the Contractor must verify its accuracy by checking the remainder of the annotation or item description against the terminology used in the referred to section or clause.
- Where a numerical cross-reference is not given the relevant section(s) and clause(s) of the specification will apply, cross-reference thereto being by means of related terminology.
- Where a cross-reference for a particular type of work, feature, material or product is given, relevant clause(s) elsewhere in the referred to specification section dealing with general matters, ancillary products and workmanship also apply.
- The Contractor must, before proceeding, obtain clarification or instructions in relation to any discrepancy or ambiguity which may be discovered.

3.5.7 Referenced Documents

Where and to the extent that this specification conflicts with referenced documents, this specification prevails.

3.5.8 Substitution of Products

Where the substitution of a product different to that specified is permitted before ordering the product inform the CA of the reasons for the substitution. When requested, submit for verification documentary evidence that the alternative product is equivalent in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and appearance. Submit certified English translations of any foreign language documents.

Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, function and appearance of the construction as a whole.

If substitution is approved, and before ordering products, provide revised drawings, specification and manufacturer's guarantees.

3.5.9 Equivalent Products

Wherever products are specified by proprietary name and the phrase 'or equivalent' is not included, it is to be deemed included.

3.5.10 Substitution of Standards

Where any product is specified to comply with a British Standard for which there is no equivalent European Standard it may be substituted by a product complying with a grade or category within a national standard of another Member State of the European Community or an international standard recognised in the UK specifying equivalent requirements and assurances in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance. In advance of ordering submit notification of all such substitutions and, when requested, submit for verification documentary evidence confirming that the products comply with the specified requirements. Any submitted foreign language documents must be accompanied by certified translations into English.

3.5.11 Currency of Documents

References to standards, type approval certificates, catalogues, codes of practice and the like are to the editions, revisions, versions and amendments current at the time of tender issue.

References to BSI documents are to the versions and amendments listed in the BSI Standards Catalogue, including updates, current at the time of tender issue.

3.5.12 Sizes

Unless otherwise stated

- Products are specified by their co-ordinating sizes.
- Cross section dimensions of timber shown on drawings are nominal sizes before any required planning.

3.5.13 Fix Only

Means all labours in unloading, handling, storing and fixing in position, including use of all plant.

3.5.14 Supply and Fix

Unless stated otherwise all items given in the schedule of work and/or on the drawings are to be supplied and fixed complete.

3.6 Terms Used in Refurbishment/Alteration

3.6.1 Remove

Means disconnect, dismantle as necessary and remove the stated element, work or component and all associated accessories, fastenings, supports, linings and bedding materials, and dispose of unwanted materials. It does not include removing associated pipe work, wiring, ductwork or other services.

3.6.2 Keep for Reuse

Means during removal prevent damage to the stated components or materials, and clean off bedding and jointing materials and stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed.

3.6.3 Replace

Means remove the stated existing components, features and finishes. Provide and fit in-lieu new components, features or finishes which, unless specified otherwise, must match those which have been removed and make good as necessary.

3.6.4 Repair

Means carry out local remedial work to components, features and finishes as found in the existing building. Re-secure or re-fix as necessary and leave in a sound and neat condition. It does not include:

- Replacement of components or parts of components.
- Redecoration.

3.6.5 Make Good

Means carry out local remedial work to components, features and finishes which have been disturbed by other, previous work under this Contract and leave in a sound and neat condition. It does not include:

- Replacement of components or parts of components.
- Redecoration.

The meaning of the term shall not be limited by this definition where used in connection with the defects liability provisions of the Contract.

3.6.6 Ease

Means make minor adjustments to moving parts of the stated component to achieve good fit in both open and closed positions and ensure free movement in relation to fixed surrounds. Make good as necessary.

3.6.7 Match Existing

Means use products, materials and methods to match closely all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible, all to approval of appearance.

3.7 Documents Provided on Behalf of Employer

3.7.1 Additional Copies of Drawings

All drawings will be issued electronically. The contractor is responsible for providing all necessary hard copies of the drawings and any costs arising therefrom.

3.7.2 Additional Copies of Specification

All specification documentation will be issued electronically. The contractor is responsible for providing all necessary hard copies and any costs arising therefrom.

3.7.3 Dimensions

The accuracy of dimensions scaled from the drawings is not guaranteed. Obtain from the CA any dimensions required but not given in figures on the drawings nor calculable from figures on the drawings.

3.7.4 The Measured Quantities

For purposes of ordering products and constructing the Works:

- The accuracy and sufficiency of any measured quantities is not guaranteed.
- The specification and drawings shall take precedence over any measured quantities.

3.7.5 The Specification

All sections of the specification must be read in conjunction with the Main Contract Preliminaries/General conditions.

3.8 Documents Provided by Contractor/Sub-Contractors/Suppliers

3.8.1 Design and Production Information

Must be provided by the Contractor/Domestic Sub-contractor(s) as requested.

3.8.2 As Built Drawings and Information

Must be provided to the CA no later than 14 days prior to the date for Completion.

3.8.3 Technical Literature

The Contractor is to have all technical literature readily accessible for reference by all supervisory personnel including manufacturers' current literature relating to all products to be used in the works.

3.8.4 Maintenance Instructions and Guarantees

- Retain copies delivered with components and equipment (failing which, obtain), register with manufacturer as necessary and hand over to CA on or before Practical Completion.
- Notify CA of telephone numbers for emergency services by Sub-contractors after Completion.

4. Management of the Works

4.1 Generally

4.1.1 Supervision

Accept responsibility for co-ordination, supervision and administration of the Works, including all sub-contracts, Local Authority, and Statutory Undertakers. Arrange and monitor a programme with each sub-contractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for co-ordination of the work.

4.1.2 Considerate Constructors Scheme – NOT APPLICABLE

Registration: Before starting work, register the site and pay the appropriate fee:

Address: Considerate Constructors Scheme Office, PO Box 75, Great Amwell, Ware,

Hertfordshire, SG12 0YX. Tel. 01920 485959 / Free phone 0800 7831423

Web. www.ccscheme.org.uk

E mail. enquiries@ccscheme.org.uk

Standard: Comply with the Scheme's Code of Considerate Practice.

Minimum compliance level: Very Good.

4.1.3 Insurances

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

4.1.4 Insurance Claims

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, forthwith give notice in writing to the Employer, the CA and the Insurers. Indemnify the Employer against any loss which may be caused by failure to give such notice.

4.1.5 Climatic Conditions

Keep an accurate record of:

- Daily maximum and minimum air temperatures (including overnight).
- Delays due to adverse weather, including description of the weather, type(s) of work affected and number of hours lost.

4.1.6 Ownership

Materials arising from the alteration work are to become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.

4.2 Programme/Progress

4.2.1 Programme

As soon as possible and before starting work on site prepare in an approved form a master programme for the Works, which must make allowance for:

- Design and production information provided by the Contractor/Sub-contractors/Suppliers, including inspection and checking

- Planning and mobilisation by the Contractor
- Running in, adjustment, commissioning and testing of all engineering services and installations.
- Work resulting from instructions issued in regard to the expenditure of provisional sums
- Work by or on behalf of the Employer the nature and scope of which, the relationship with preceding and following work and any relevant limitations are suitably defined in the Contract Documents.
- Where and to the extent that the programme implications for work which is not so defined are impossible to assess the Contractor should exclude it from his programme and confirm this when submitting the programme.
- Submit two copies to CA.

4.2.2 Submission

Submission of programmes will not relieve the Contractor of responsibility to advise the CA of the need for further drawings or details or instructions in accordance with the Conditions of Contract.

4.2.3 Commencement of Work

Inform the CA at least five working days before the proposed date for commencement of work on site.

4.2.4 Monitoring

Record progress on a copy of the programme kept on site. If any circumstances arise which may affect the progress of the Works, put forward proposals or take other action as appropriate to minimise any delay and to recover any lost time.

4.2.5 CA's Site Meetings

- The CA will hold regular site meetings to review progress and other matters arising from the administration of the Contract.
- Attend all meetings and inform subcontractors and suppliers when their presence is required.
- The CA will chair the meetings and take and distribute minutes.

4.2.6 Contractor's Progress Report

Submit a progress report to the CA the day prior to each CA's site meeting. Notwithstanding the Contractor's obligations under the Contract, the report must include:

- A progress statement by reference to the master programme for the Works.
- Details of any matters materially affecting the regular progress of the Works.
- Any requirements for further drawings or details or instructions to enable the CA to fulfil their obligations under the Conditions of Contract.

4.2.7 Contractor's Site Meetings

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

4.2.8 Photographs

Take regular photographs from around the site to adequately record progress of the works. Submit copies to the CA each month.

Allow access for the Employer or Employer's representatives to make weekly photographic records of progress on site.

4.2.9 Time-Lapse Photography

Include the installation of a time-lapse camera, in a position agreed with the Employer.

4.2.10 Partial Possession

The Client may wish to take partial possession of sections of the works. Ensure all necessary access, services and other associated facilities are also complete.

4.2.11 Notice of Completion

Give CA no less than 10 working days' notice of the anticipated dates of Practical Completion of the whole or parts of the Works.

4.2.12 Adverse Weather

Contractors should make recognition of the local climactic conditions within their tender. Contractors are to make arrangements to check weather forecasts and forward plan to ensure timely delivery of the project.

4.2.13 Extensions of Time

When a notice of the cause of any delay or likely delay in the progress of the Works is given under the terms of the Contract, written notice must also be given of all other causes which apply concurrently. The Contractor shall, as soon as possible, submit to the CA:

- 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, and
- All other relevant information required by the CA.

4.2.14 Disturbance of Regular Progress

Any application under Contract in respect of direct loss and/or expense must be made as soon as practicable and with (or to be followed by) the requisite supporting information so as to afford the CA the opportunity to issue instructions designed (according to the circumstances) to minimise or avoid that loss and/or expense.

5. Control of Cost

5.1 Cash Flow Forecast

As part of the tender submission the contractor should submit an outline cash flow forecast.

As soon as possible and before starting work on site submit to the CA a detailed forecast showing the gross valuation of the Works at the date of each Interim Certificate throughout the Contract period and based upon the programme for the Works.

Update the cashflow forecast on a month basis subsequent to the issue of the Interim Certificate and submit to the CA.

5.2 Existing Work

The extent and location of renewal of existing work must be agreed, at least on a provisional basis, with the CA before the work is started. Remove existing work, in ways which will reasonably minimise the amount of removal and renewal.

5.3 Proposed Instructions

If the CA issues details of a proposed instruction with a request for an estimate of cost, submit such an estimate without delay and in any case within 2 days. The estimate must include:

- A detailed breakdown of the cost including any allowance for direct loss and expense.
- Details of any additional resources which may be required.
- Details of any adjustments which may have to be made to the programme for the Works.
- Any other information as is reasonably necessary for the CA to fully assess the implications of issuing such an instruction.
- Inform the CA immediately if it is not possible to comply with any of the above requirements.

5.4 Measurements

Give reasonable notice to the Quantity Surveyor before covering up work which the Quantity Surveyor requires to be measured.

5.5 Day-work Vouchers

Give reasonable notice to the quantity surveyor of the commencement of any work for which day-work vouchers are to be submitted. Before being delivered each voucher must be:

- Referenced to the instruction under which the work is authorised, and
- Signed by the person in charge as evidence that the workmen's names, the time spent by each, the plant and materials shown are correct.

5.6 Interim Valuations

At least one day before the end of each established period for interim valuations submit to the CA/quantity surveyor details of amounts due under the Contract together with all necessary supporting information.

5.7 Unfixed Materials

At the time of each valuation disclose to the quantity surveyor which of the unfixed materials and goods on site are free from, and which are subject to, any reservation of title inconsistent with passing of property, together with their respective values. When requested provide evidence of freedom from reservation of title.

5.8 Listed Off-Site Materials or Goods

Off-site materials may be considered within interim valuations, at the discretion of the Employer, subject to the provision of appropriate Vesting Certificates or the like.

5.9 Labour and Plant Returns

At the beginning of each week provide for verification by the CA records showing, for each day of the previous week:

The number and description of craftsmen, labourers and other persons employed on or in connection with the Works, including those employed by sub-contractors.

The number, type and capacity of all mechanical and power-operated plant employed on the Works.

6. Quality Standards / Control

6.1 Materials and Work Generally

6.1.1 Good Practice

Where and to the extent that materials, products and workmanship are not fully detailed or specified they are to be:

- Of a standard appropriate to the Works and suitable for the functions stated in or reasonably to be inferred from the project documents, and
- In accordance with relevant good building practice.

6.1.2 Workmanship Skills

Ensure operatives are appropriately skilled and experienced for the type and quality of work. Register with the Construction Skills Certificate Scheme and produce evidence of skills / qualifications when requested.

6.1.3 General Quality of Products

- Products to be new unless otherwise specified.
- For products specified to a British or European Standard obtain certificates of compliance from manufacturers when requested by CA.
- Where a choice of manufacturer or source of supply is allowed for any particular product, the whole quantity required to complete the work must be of the same type, manufacture and/or source unless otherwise approved. Produce written evidence of sources of supply when requested by CA.
- Ensure that the whole quantity of each product required to complete the work is of consistent kind, size, quality and overall appearance.
- Where consistency of appearance is desirable ensure consistency of supply from the same source. Unless otherwise approved do not use different colour batches where they can be seen together.
- If products are prone to deterioration or have a limited shelf life, order in suitable quantities to a programme and use in appropriate sequence. Do not use if there are any signs of deterioration, setting or other unsatisfactory condition.

6.1.4 Quality of Execution

- Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.
- Do not use different colour batches where they can be seen together.
- Check on-site dimensions.
- Ensure finished work is not defective, not damaged, disfigured, dirty, fault, or out of tolerance.
- Adjust joints open to view so they are even and regular.

6.1.5 Proprietary Products

- Handle, store, prepare and use or fix each product in accordance with its manufacturer's current printed or written recommendations/instructions. Inform CA if these conflicts with any other specified requirement. Submit copies to CA when requested.
- Ancillary products and accessories to be of a type recommended by the main product manufacturer, unless otherwise specified.

- The tender will be deemed to be based on the products specified and recommendations on their use as described in the manufacturers' literature current at tender return.
- Obtain confirmation from manufacturers that the products specified and recommendations on their use have not been changed since that time. Where such change has occurred, inform CA and do not place orders for or use the affected products without further instructions.
- Where British Board of Agreement certified products are used, comply with the limitations, recommendations and requirements of the relevant valid certificates.

6.1.6 Checking Compliance of Products

Check all delivery tickets, labels, identification marks and, where appropriate, the products themselves to ensure that all products comply with the project documents. Where different types of any product are specified, check to ensure that the correct type is being used in each location. In particular, check that:

- The sources, types, qualities, finishes and colours are correct, and match any approved samples.
- All accessories and fixings which should be supplied with the goods have been supplied.
- Sizes and dimensions are correct. Where tolerances of components are critical, measure a sufficient quantity to ensure compliance.
- The delivered quantities are correct, to ensure that shortages do not cause delays in the work.
- The products are clean, undamaged and otherwise in good condition.
- Any products which have a limited shelf life are not out of date.

6.1.7 Protection of Products

- Prevent over-stressing, distortion and any other type of physical damage.
- Keep clean and free from contamination. Prevent staining, chipping, scratching or other disfigurement, particularly of products exposed to view in the finished work.
- Keep dry and in a suitably low humidity atmosphere to prevent premature setting, moisture movement and similar defects. Where appropriate store off the ground and allow free air movement around and between stored products.
- Prevent excessively high or low temperatures and rapid changes of temperature in the products.
- Protect adequately from rain, damp, frost, sun and other elements as appropriate. Ensure that products are at a suitable temperature and moisture content at time of use.
- Ensure that sheds and covers are of ample size, in good weatherproof condition and well secured.
- Keep different types and grades of products separately and adequately identified.
- So far as possible keep products in their original wrappings, packings or containers, until immediately before they are used.
- Wherever possible retain protective wrappings after fixing and until shortly before Practical Completion.
- Ensure that protective measures are fully compatible with and not prejudicial to the products/materials.

6.1.8 Suitability of Related Work and Conditions

Ensure that all trades are provided with necessary details of related types of work. Before starting each new type or section of work, ensure that:

- Previous, related work is appropriately complete, in accordance with the project documents, to a suitable standard and in a suitable condition to receive the new work.
- All necessary preparatory work has been carried out, including provision for services, openings, supports, fixings, damp proofing, priming and sealing.
- The environmental conditions are suitable, particularly that the building is suitably weather tight when internal components, services and finishes are installed.

6.1.9 General Quality of Workmanship

- Operatives must be appropriately skilled and experienced for the type and quality of work.
- Take all necessary precautions to prevent damage to the work from frost, rain and other hazards.
- Inspect components and products carefully before fixing or using and reject any which are defective.
- Fix or lay securely, accurately and in alignment.
- Where not specified otherwise, select fixing and jointing methods and types, sizes and spacing's of fastenings in compliance with section Z20. Fastenings to comply with relevant British Standards.
- Provide suitable, tight packings at screwed and bolted fixing points to take up tolerances and prevent distortion. Do not over tighten fixings.
- Adjust location and fixing of components and products so that joints which are to be finished with mortar or sealant or otherwise left open to view are even and regular.
- Ensure that all moving parts operate properly and freely. Do not cut, grind or plane pre-finished components and products to remedy binding or poor fit without approval.

6.1.10 Water for the Works

A mains water supply is available on site. Water for the works must be clean and uncontaminated. Where other than mains supply is proposed provide evidence of suitability. Test to BS 3148 if instructed. The

6.2 Samples / Approvals

6.2.1 Approval of Products

Where approval of a product is specified the requirement for approval relates to a sample of the product and not to the product as used in the Works. Submit a sample or other evidence of suitability. Do not confirm orders or use the product until approval of the sample has been obtained. Retain approved sample in good, clean condition on site. Ensure that the product used in the Works matches the approved sample.

6.2.2 Samples of Finished Work

Where a sample of finished work is specified for approval, the requirement for approval relates to the sample itself (if approval of the finished work as a whole is required this is specified separately). Obtain approval of the stated characteristic(s) of the sample before proceeding with the Works. Retain approved sample in good, clean condition on site. Ensure that the relevant characteristic(s) of the Works match the approved characteristic(s) of the sample. Remove samples which are not part of the finished Works when no longer required.

6.2.3 Approvals

Where and to the extent that products or work are specified to be approved or the CA instructs or requires that they are to be approved, the same must be supplied and executed to comply with all other requirements and in respect of the stated or implied characteristics either:

To the express approval of the CA or

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

Inspection or any other action by the CA must not be taken as approval of products or work unless the CA so confirms in writing in express terms 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.

6.3 Accuracy / Setting Out Generally

6.3.1 Setting Out

Check the levels and dimensions of the site against those shown on the drawings, and record the results on a copy of the drawings. Notify CA in writing of any discrepancies and obtain instructions before proceeding.

Inform CA when overall setting out is complete and before commencing construction.

6.3.2 Appearance and Fit

Arrange the setting out, erection, juxtaposition of components and application of finishes (working within the practical limits of the design and the specification) to ensure that there is satisfactory fit at junctions, that there are no practically or visually unacceptable changes in plane, line or level and that the finished work has a true and regular appearance.

Wherever satisfactory accuracy, fit and/or appearance of the work are likely to be critical or difficult to achieve, obtain approval of proposals or of the appearance of the relevant aspects of the partially finished work as early as possible.

Without prejudice to the above and unless specified otherwise, tolerances will (where applicable) be not greater than those given in BS 5606, Tables 1 and 2.

6.3.3 Levels of Structural Floors

Maximum tolerances for designed levels to be as follows:

- Floors which are 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 un-bonded or floating screeds/beds: +/-20 mm.

6.3.4 Record Drawings

Record details of all grid lines, setting-out stations, bench marks and profiles on the site setting-out drawing. Retain on site throughout the contract and hand to CA on Completion.

7. Services

7.1 Generally

Any work carried out to or which affects new or existing services must be in accordance with the Bye Laws or Regulations of the relevant Statutory Authority.

7.1.1 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.

7.1.2 Water Regulations/Byelaws Contractor's Certificate

On completion of the work, submit to the CA (and where required also to the Water Undertaker) a certificate including:

The address of the premises.

- A brief description of the new installation and/or work carried out to an existing installation.
- The Contractor's name and address.
- A statement that the installation complies with the relevant Water Regulations or Byelaws.
- The name and signature of the individual responsible for checking compliance.
- The date on which the installation was checked.

7.1.3 Gas Installation Certification

Hand over to the CA before Practical Completion a certificate stating:

- The address of the premises.
- A brief description of the new installation and/or work carried out to an existing installation.
- Any special recommendations or instructions for the safe use and operation of gas appliances and flues.
- The Contractor's name and address.
- A statement that the installation complies with the Gas Safety (Installation and Use) Regulations.
- The name and signature of the Gas Safe registered individual responsible for checking compliance.
- The date on which the installation was checked.

7.1.4 Electrical Installation Certificate

Hand over to the EA before Practical Completion.

7.1.5 Service Runs

Make adequate provision for services, including unobstructed routes and fixings. Wherever possible ducts, chases and holes are to be formed during construction rather than cut.

7.1.6 Mechanical and Electrical Services

Must have final tests and commissioning carried out so that they are in full working order at Practical Completion.

7.2 Supervision / Inspection / Defective Work

7.2.1 Supervision

In addition to the constant management and supervision of the works provided by the Contractor's person in charge, all significant types of work must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality and progress.

7.2.2 Co-Ordination of Engineering Services

The site organisation staff must include one or more persons with appropriate knowledge and experience of mechanical and electrical engineering services to ensure compatibility between engineering services, one with another and each in relation to the Works generally. Submit to the CA, when requested, CV's or other documentary evidence relating to the staff concerned.

7.2.3 Person-In-Charge

Give maximum possible notice to CA before changing the person-in-charge or site agent.

7.2.4 Access for CA

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.

7.2.5 Overtime Working

Whenever overtime is to be worked, give CA notice as early as possible, specifying times, types and locations of work to be done. Concealed work executed during overtime for which notice has not been given may be required to be opened up for inspection and reinstated at the Contractor's expense.

7.2.6 Defects in Existing Construction

To be reported to CA without delay. Obtain instructions before proceeding with work which may:

- Cover up or otherwise hinder access to the defective construction, or
- Be rendered abortive by the carrying out of remedial work.

7.2.7 Access for Inspection

Give CA not less than 2 days' notice before removing scaffolding or other facilities for access.

7.2.8 Timing of Tests and Inspections

Agree dates and times of tests and inspections with CA several days in advance, to enable the CA and other affected parties to be present. On the previous working day to each such test or inspection confirm that the work or sample in question will be ready or, if not ready, agree a new date and time.

7.2.9 *Test Certificates*

Submit a copy of each certificate to CA as soon as practicable and keep copies of all certificates on site.

7.2.10 *Proposals for Rectification of Defective Work/Products*

As soon as possible after any part(s) of the work or any products are known to be not in accordance with the Contract, or appear that they may not be in accordance, submit proposals to CA for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.

Such proposals may be unacceptable to the CA, and contrary instructions may be issued.

7.2.11 Air Permeability

The contractor must allow within his tender for undertaking any necessary air permeability tests as required to satisfy Building Regulations and Planning Permission conditions, and paying all associated fees.

7.2.12 Acoustic tests

The contractor must allow within his tender for undertaking any necessary acoustic tests as required to satisfy Building Regulations and Planning Permission conditions, and paying any associated fees.

7.2.13 Continuity of Thermal Insulation

Method: Infra-red thermography inspection to BRE Report 176.

Compliance: Submit inspection report.

7.2.14 Energy Performance Certificate

Assessment to be undertaken by a member of an approved accreditation scheme. Submit details of scheme name and evidence of qualifications when requested.

7.2.15 Measures to Establish Acceptability

Wherever inspection or testing shows that the work, materials or goods are not in accordance with the Contract and measures (e.g. Testing, opening up, experimental making good) are taken to help in establishing whether or not the work is acceptable, such measures:

will be at the expense of the Contractor, and

will not be considered as grounds for extension of time.

7.2.16 Quality Control

Establish and maintain procedures to ensure that the Works, including the work of all subcontractors, comply with specified requirements. Maintain full records, keep copies on site for inspection by the CA, and submit copies of particular parts of the records on request. The records must include:

- Identification of the element, item, batch or lot including location in the Works.
- The nature and dates of inspections by the Contractor or CA, tests and approvals.
- The nature and extent of any nonconforming work found.
- Details of any corrective action.

8. Works After Completion

8.1 Generally

- Make good all damage consequent upon the work.
- Remove all temporary markings, coverings and protective wrappings unless otherwise instructed.
- Clean the works thoroughly inside and out including all accessible ducts and voids, remove all splashes, deposits, efflorescence, rubbish and surplus materials consequent upon the execution of the work.
- Cleaning materials and methods to be as recommended by manufacturers of products being cleaned, and to be such that there is no damage or disfigurement to other materials or construction.
- Obtain COSHH dated data sheets for all materials used for cleaning and ensure they are used only as recommended by their manufactures.
- Touch up minor faults in newly painted/repainted work, carefully matching colour, and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.
- Adjust, ease and lubricate moving parts of new work as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.

8.2 Security at Completion

Leave the Works secure with all accesses locked. Account for and adequately label all keys and hand over to Employer with itemised schedule, retaining duplicate schedule signed by Employer as a receipt.

8.3 Making Good Defects

Make arrangements with the CA and give reasonable notice of the precise dates for access to the various parts of the Works for purposes of making good defects. Inform CA when remedial works to the various parts of the Works are completed.

8.4 Highway/Sewer Adoption

Any works identified on the drawings or within the specification which are to be adopted by the Highway/Sewer Authorities under Section 38 of the Highways Act, or Sections 16 to 18 of the Roads (Scotland) Act or Section 104 of the Water Industry Act, must be;

- Completed by the Contractor to the satisfaction of the Highway/Sewer Authorities before the certificate of Practical Completion is issued.
- Subject to a Defects Liability Period of 12 months (see Appendix to the Contract).
- Maintained by the Contractor during the Defects Liability Period including making good of damage due to reasonable wear and tear occurring during the Period and cleaning at the end of the Period, all to the satisfaction of the Highway/Sewer Authorities.

9. Project Control

9.1 Generally

9.1.1 Pre-Construction Information

Location: Integral with the project Preliminaries / Contained within the Tender Information.

9.1.2 Execution Hazards

Common hazards: Not listed. Control by good management and site practice.

Significant hazards: Refer to the Pre-Construction Information

9.1.3 Product Hazards

Hazardous substances: Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document EH40: Occupational Exposure Limits.

Common hazards: Not listed. Control by good management and site practice.

Significant hazards: refer to the designer's risk assessment .

9.1.4 Construction Phase Health and Safety Plan

Submission: Present to the Employer (Client) not less than one week prior to commencement of site works.

Confirmation: Do not start construction work until the Employer has confirmed in writing that the Construction Phase Health and Safety Plan includes the procedures and arrangements required by CDM Regulation 12.

Content: Develop the plan from and draw on the Outline Construction Phase Health and Safety Plan and the Pre-construction Information Document.

All as required by the CDM regulations 2015.

9.1.5 Security

Protection: Adequately 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.

9.1.6 Stability

Responsibility: Maintain the stability and structural integrity of the Works during the Contract.

Design loads: Obtain details, support as necessary and prevent overloading.

9.1.7 Employer's /Employer's Persons' Site Visits

Client organized tours: provide access for client organized tours for which reasonable notice will be provided.

Safety: Submit details in advance, of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site.

9.1.8 Work in Hazardous Areas

Hazardous areas: refer to Health & Safety Plan.

9.1.9 Permit to Work

Location: refer to Health & Safety Plan.

9.2 Protect Against the Following

9.2.1 Noise Control

Standard: Comply generally with the recommendations of BS 5228-1, clause 9.3 to minimize noise levels during the execution of the Works.

Noise levels from the works: Take all reasonable steps to reduce noise created through undertaking the Works to a minimum.

Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.

Restrictions. Do not use:

- Pneumatic drills and other noisy appliances without consent between the hours of 5pm and 9am.
- Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

9.2.2 Pollution

Prevention: Protect the site, the Works and the general environment including streams and waterways against pollution.

Contamination: If pollution occurs inform immediately, including the appropriate Authorities and provide relevant information.

9.2.3 Pesticides

Use: Only where specified or approved, and then only suitable products listed in the UK Pesticide Guide.

Restrictions: Work near water, drainage ditches or land drains must comply with the ‘Guidelines for the use of herbicides on weeds in or near watercourses and lakes’.

Containers: Comply with manufacturer's disposal recommendations. Remove from site immediately empty or no longer required.

Competence: Operatives must hold a BASIS Certificate of Competence, or work under supervision of a Certificate holder.

9.2.4 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.

9.2.5 Asbestos Based Materials

Report immediately any suspected materials discovered during execution of the Works.

Do not disturb.

Agree methods for safe removal or encapsulation.

9.2.6 Dangerous or Hazardous Substances

Report immediately any suspected materials discovered during execution of the Works.

Do not disturb.

Agree methods for safe removal or encapsulation.

9.2.7 Fire Prevention – Clause not applicable

Duty: Prevent personal injury, death, and damage to the Works or other property from fire.

Standard: Where applicable, comply with Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Construction Confederation and The Fire Protection Association (The 'Joint Fire Code').

9.2.8 Smoking on Site

Duty: Prevent except in designated areas, carefully controlled, equipped with fire fighting equipment and receptacles for the safe disposal of smokers' materials and inspected to guard against risk of fire.

9.2.9 Burning on Site

Burning on site is not permitted.

9.2.10 Moisture

Wetness or dampness: Prevent where this may cause damage to the Works.

Drying out. Control humidity and application of heat to prevent:

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

9.2.11 Infected Timber

Removal: Where instructed to remove timber affected by fungal/ insect attack from the building, minimize the risk of infecting other parts of the building.

9.2.12 Waste

Includes: Rubbish, debris, spoil, containers and surplus material.

Minimize: Keep the site and Works clean and tidy.

Remove. Frequently and dispose off site in a safe and competent manner:

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

Documentation: Retain on site.

Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in.

9.2.13 Electromagnetic Interference

Prevent excessive electromagnetic disturbance to apparatus outside the site.

9.2.14 Laser Equipment

Construction laser equipment: Install, use and store in accordance with BS EN 60825-1 and the manufacturer's instructions.

Class 1 or Class 2 laser equipment: Ensure laser beam is not set at eye level and is terminated at the end of its useful path.

Class 3A and Class 3B laser equipment: Do not use without approval and subject to submission of a method statement on its safe use.

9.2.15 Invasive Species

Prevent the spread of species (eg. plans or animals) that may adversely affect the site of Works economically, environmentally or ecologically.

Report immediately any suspected invasive species discovered during execution of the Works. Do not disturb and agree methods for safe eradication or removal.

9.3 Protect the Following

9.3.1 Existing Services

Notice: Notify all service authorities, statutory undertakers and/or adjacent owners of proposed works not less than one week before commencing site operations.

Before starting work: Check and mark positions of mains/services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.

Work adjacent to services: Comply with service authorities'/statutory undertakers' 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.

If disturbed during site operations replace marker tapes or protective covers to service authority's/statutory undertaker's recommendations.

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

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

9.3.2 Roads and Footpaths

Duty: Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris. Ensure all public footpaths are maintained and not obstructed.

Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owner.

9.3.3 Existing Topsoil/Subsoil

Duty: Prevent over compaction of existing topsoil and subsoil in those areas which may be damaged by construction traffic, parking of vehicles, temporary site accommodation or storage of materials and which will require reinstatement prior to completion of the Works.

Protection: Before starting work submit proposals for protective measures.

9.3.4 Retained Trees/Shrubs/Grassed Areas

Protection: Prevent damage and preserve, except those not required.

Replacement: Mature trees and shrubs if uprooted, destroyed, or damaged beyond reasonable chance of survival in their original shape, as a consequence of the Contractor's negligence, must be replaced with those of a similar type and age at the Contractor's expense.

9.3.5 Retained Trees

Protected area. Unless agreed otherwise do not:

Dump spoil or rubbish, excavate or disturb topsoil, park vehicles or plant, store materials or place temporary accommodation within an area which is the larger of the branch spread of the tree or an area with a radius of half the tree's height, measured from the trunk.

Sever roots exceeding 25 mm in diameter. If unintentionally severed, give notice and seek advice.

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

9.3.6 Wildlife Species and Habitats

Generally, safeguard wildlife species and habitats.

Upon discovery of protected habitats or species immediately advise the CA. Ensure employees and visitors to the site receive suitable instruction and awareness training.

9.3.7 Existing Features

Protection: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.

9.3.8 Building Interiors

Protection: Prevent exposure to weather during course of alteration work permitting execution to proceed.

9.3.9 Existing Furniture, Fittings and Equipment

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

9.3.10 Especially Valuable / Vulnerable Items

Protection: Ensure provision and maintenance of special protective measures to prevent damage.

9.3.11 Adjoining Property

Precautions: Prevent trespass of workpeople and damage to adjoining property and land generally.

Permission: Obtain as necessary from owners if requiring to erect scaffolding on or otherwise use 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.

In conjunction with the CA inspect and photograph the adjoining properties and paving prior to works commence on site as a record of their condition.

9.3.12 Existing Structures

Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.

Supports. During execution of the Works:

- Provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining that may be endangered or affected by the Works.
- Do not remove until new work is strong enough to support existing structure.
- Prevent overstressing of completed work when removing supports.

Adjacent structures: Monitor and immediately report excessive movement.

Standard: Comply with BS 5975.

9.3.13 Existing Structures

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.

9.3.14 Recycled Materials

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 re-used within the proposed works.

Disposal: Remove all surplus materials and arisings from site.

10. Operation & Maintenance of the Finished Project

10.1 The Building Manual

Purpose: The Building Manual (incorporating the Health and Safety File) is to be a comprehensive information source and guide for the Employer and end users providing a complete understanding of the building and its systems to enable efficient and safe operation and maintenance.

Draft: To be issued to the Principal Designer a minimum of two weeks prior to Practical Completion. Submission of the Building Manual, to the satisfaction of the Principal Designer, will be a condition of the Certificate of Practical Completion.

10.1.1 Compilation:

The Building Manual (incorporating the Health and Safety File and subtitled accordingly) will be in accordance with the Pre-Construction Information document.

10.2 Information for Commissioning of Services

Provide the CA with relevant drawings and preliminary performance data at the commencement of commissioning to enable the Employer's staff to familiarise themselves with the installation(s).

10.3 Training of Employer's Staff

Before Practical Completion explain and demonstrate to the Employer's maintenance staff the purpose, function and operation of the installations including all items and procedures listed in the Building Manual.

10.4 Spare Parts

Before completion submit a priced schedule of spare parts that the contractor recommends should be obtained and kept in stock by the employer for maintenance of the service installation

10.5 Tools

Provide two complete sets of tools and portable indicating instruments at completion of the project for the operation and maintenance of all services plant and equipment together with suitable means of identifying, storing and securing same.

10.6 The Building Log Book

In addition to the provision of comprehensive Operating & Maintenance Manuals, the Contractor is to provide a Log Book. The aforementioned will be in accordance with that detailed within the Pre-Construction Information document.

11. Specific Limitations on Method / Sequence / Timing

11.1 Scope

The limitations described in this section are supplementary to limitations described or implicit in information given in other sections or on the drawings. Any restrictions imposed by the Planning Approval Conditions are to be taken into consideration when planning and undertaking the works.

11.2 Working Hour

Hours of construction to be within the hours of 07:30 and 18:00, Monday to Friday inclusive, and 08:00 and 13:00 on Saturdays. Working outside of these hours must be with prior written agreement of the Contract Administrator.

11.3 Scaffolding

Ensure that scaffolding is erected in conjunction with the requirements of the programme.

Scaffolding must be self-supporting and not be built into, or cause damage to the existing structures.

11.4 Completion in Sections or Parts

Where the Client is to take possession of any section or part of the works and such section or part will, after its practical completion, depend for its adequate functioning on work located elsewhere on the site, complete such other work in time to permit such possession to take place.

During execution of the remainder of the Works ensure that completed sections or parts of the works have continuous and adequate provision of services, fire precautions, means of escape and safe access.

12. Facilities / Temporary Work / Services

12.1 Locations

Inform the CA of the intended siting of all spoil heaps, temporary works and services.

12.2 Maintain

The contractor can alter, adapt and move temporary works and services as necessary. All temporary works must be removed when no longer required.

12.3 Room for meetings

Provide suitable temporary accommodation for site meetings adequately heated and lit with table and chairs. Client meetings can be held in the Eryri Information Centre.

12.4 Sanitary Accommodation

Provide and maintain in a clean condition for the Employer's Persons, either separate or shared with the contractor's supervisor staff.

12.5 Temporary Fencing

Provide temporary fencing to secure the construction works and prevent trespass.

12.6 Site Sign Board

A site signboard is not required.

12.7 Name boards & Advertisements

No advertisements other than those on the sign board will be permitted.

12.8 Lighting for inspections

During finishing work and inspection provide temporary lighting, the intensity and direction of which resembles that provided by the permanent installation.

12.9 Lighting & Power

Power is available on site if required. The contractor may use the existing electrical supply. The Employer will not be held responsible for the effect of any failure or restrictions in this. The contractor is to bear the cost associated with providing temporary connections and making good thereafter, and will pay all costs associated with consumption charges. The Contractor is to provide meter readings to the CA at commencement and completion of the works.

12.10 Water

Water is available on site through an outside tap. The contractor may use the existing water supply. The Employer will not be held responsible for the effect of any failure or restrictions in this.

12.11 Telephones & Email

Provide as soon as practicable after the date of possession a temporary on-site telephone and email facility and pay all charges.

12.12 Meter Readings

Ensure that meter readings are taken by the relevant authorities at possession and completion as appropriate. Ensure that copies of readings are supplied to interested parties, including the CA.

13. Work / Products By / On Behalf of Employer

13.1 Products Provided By / On Behalf of Employer

Details of such products are noted below and identified in the pricing schedule, for fixing as part of the contract. Use for no other purpose than the Works.

Accept delivery, check against receipts and take into appropriate storage. Keep surplus products safe and obtain instructions.

- None specified.

5. Contract Particulars

Agreement

First Recital	The Employer	**Eryri National Park Authority, National Park Office, Penrhyndeudraeth, Gwynedd. LL48 6LF**

Contract Particulars

Fourth Recital & clause 1.1	Base date	**Tender return date**
Fifth Recital & clause 4.2	Construction Industry Scheme (CIS)	**Employer is not a 'contractor' for the purpose of the CIS**
Sixth Recital	CDM Regulations	**The project is not notifiable**
Seventh Recital	Framework Agreement	**Not Applicable**
Eighth Recital & Schedule 2	Supplementary Provisions	
	Health & Safety	**Applies**
	Cost Savings & Value Improvements	**Applies**
	Performance Indicators & Monitoring	**Does not apply**
Article 8	Arbitration	**Article 9 applies**
2.3	Works commencement date	**4th January 2027**
	Date for completion of the Works	**22nd January 2027**
2.9	Liquidated damages	**£500 per week or part thereof.**
2.11	Rectification period	**12 months**

4.3	Interim payments – Interim Valuation Dates	**The first Interim Valuation Dates is to be within one month of possession or at Practical Completion, whichever is the sooner.**
4.4	Payments due prior to practical completion	**95%**
	Payments becoming due on or after practical completion	**97.5%**
4.4 and 4.9	Fluctuations Provision	**Do not apply**
4.9.1	Supply of documentation for computation of final account	**3 months**
5.3	Contractor's Public Liability Insurance: Injury to persons or property	**£5,000,000**
5.4, 5.5 and 5.6	Insurance of the Works	**Clause 5.5 (Works and existing structures insurance by Employer in Joint Names)**
5.4 and 5.5	Percentage to cover professional fees	**15%**
6.2.3.2	Service of notices by email	**Applies**
7.3	Adjudication, nominating body	**RICS**
Schedule 1	Arbitration: appointor of Arbitrator is	**President or Vice President of the RICS**

Attestation

	Execution of the Contract	**Under Hand**

6. Amendments to the Standard Form of Contract

There are no Employer amendments to the standard form contract.

7. Form of Tender

FORM OF TENDER

PROJECT: Improvements to Yr Hen Stablau, Betws y Coed

CLIENT: Eryri National Park Authority

TO: Eryri National Park Authority
National Park Office
Penrhyndeudraeth
Gwynedd
LL48 6LF

I/We, having read the Conditions of Contract, Tender Documents, Specifications, Pre-Construction Information and Form of Tender delivered to me/us and having examined the Drawings and Documents referred to therein, do hereby offer to execute and complete in accordance with the Conditions of Contract the whole of the Works described for the sum of:

_____ **£** _____

_____

_____

and within **3** calendar weeks from the date of possession.

I/We agree that should obvious errors in pricing or errors in arithmetic be discovered before acceptance of this offer in the completed Contract Sum Analysis or Priced schedule of Quantities submitted by me/us, these errors will be corrected in accordance with JCT Practice 'Tendering 2017', Alternative 2.

This tender remains open for consideration for 16 weeks from the date fixed for the submission of tenders.

Signed: _____ **Date:** _____

Name: _____

Position: _____

On Behalf of: _____

Address: _____

8. Pricing Schedule

Ref.	Element	Cost £
1	Preliminaries	-
2	External Works	-
3	Provisional Sums	-
4	Dayworks	-
	Total Carried to Form of Tender £	-

Ref	1: Preliminaries	Qty	Unit	Rate	Fixed Costs £	Time Related Cost £
1.1	**Preliminaries (main contract)**					
1	All costs arising from compliance with information and requirements noted within the contract preliminaries not specifically identified elsewhere within this document		item			
1.2	**Main Contractor's cost items**					
1.2.1	**Management and staff**					
1	Project specific management and staff		item			
2	Visiting management and staff		item			
3	Staff travel		item			
1.2.2	**Site establishment**					
1	Site accommodation		item			
2	Temporary works in connection with site establishment		item			
3	Furniture and equipment		item			
4	IT systems		item			
5	Consumables and services		item			
6	Brought-in services		item			
7	Site signage / nameboard (graphics provided by others)		item			
8	Sundries		item			
1.2.3	**Temporary services**					
1	Temporary water supply		item			
2	Temporary gas supply		item			
3	Temporary electricity supply		item			
4	Temporary telecommunication systems		item			
5	Temporary drainage		item			
1.2.4	**Security**					
1	Security staff		item			
2	Security equipment		item			
3	Hoardings, fences and gates		item			
	Carried Forward £				-	-

Ref	1: Preliminaries	Qty	Unit	Rate	Fixed Costs £	Time Related Cost £
	Brought Forward £				-	-
1.2	**Main Contractor's cost items (contd)**					
1.2.5	**Safety and environmental protection**					
1	Safety programme		item			
2	Barriers and safety scaffolding		item			
3	Environmental protection measures		item			
4	Protect all trees to be retained		item			
1.2.6	**Control and protection**					
1	Survey, inspections and monitoring		item			
2	Setting out		item			
3	Protection of existing and new works		item			
4	Samples		item			
5	Environmental control of building		item			
1.2.7	**Mechanical plant**					
1	Generally		item			
2	Mobile cranes		item			
3	Hoists		item			
4	Access plant		item			
5	Concrete plant		item			
6	Other plant		item			
1.2.8	**Temporary works**					
1	Access scaffold		item			
2	Temporary roof		item			
3	Temporary works; generally		item			
1.2.9	**Site records**					
1	Site records		item			
	Carried Forward £				-	-

Ref	1: Preliminaries	Qty	Unit	Rate	Fixed Costs £	Time Related Cost £
	Brought Forward £				-	-
1.2	**Main Contractor's cost items (contd)**					
1.2.10	**Completion and post-completion requirements**					
1	Testing and commissioning plan		item			
2	As-Built drawings		item			
3	Handover		item			
4	Post completion services		item			
1.2.11	**Cleaning**					
1	Site tidy		item			
2	Maintenance of roads, paths and pavings		item			
1.2.12	**Fees and charges**					
1	Fees		item			
2	Charges		item			
1.2.13	**Site services**					
1	Temporary works		item			
2	Multi-service gang		item			
1.2.14	**Insurance, bonds, guarantees and warranties**					
1	Works insurance		item			
2	Public liability insurance		item			
3	Employer's (main contractor's) liability insurance		item			
4	Other insurances		item			
5	Bonds		item			
6	Guarantees		item			
7	Warranties		item			
	Carried Forward £				-	-

Ref	1: Preliminaries	Qty	Unit	Rate	Fixed Costs £	Time Related Cost £
	Brought Forward £				-	-
1.2	**Main Contractor's cost items (contd)**					
1.2.15	**Others**					
1	The contractor is to include below for any further items of work to enable the complete and proper execution of the works, which is not specifically identified within the tender documentation but which can reasonably be inferred or implied as being required from the tender information:					
	Total Fixed / Time Related Preliminaries £				-	-
	Total Fixed Price Preliminaries £					-
	Total Carried to Summary £					-

Ref	2: External Works	Qty	Unit	Rate	Cost £
1.0	**SITE PREPERATION WORKS**				
1	Existing bollard removal	7	nr		By others
2	Making good the existing paving where bollards have been removed		item		-
3	Carefully remove and handover to the client the existing planters and timber monoliths; 2 nr adjacent to the entrance.		item		-
4	Carefully remove and handover to the client the existing benches within the courtyard.		item		-
5	Carefully remove and handover to the client the existing planters within the courtyard.		item		-
6	Site clearance; existing courtyard to be cleared of weeds and swept prior to commencement of the works; including removal and disposal off site.	350	m²		-
2.0	**SOFT LANDSCAPING**				
2.1	Specimen shrubs				
1	Corylus avellana; Containerised, 10L full pot, 90-100cm height, multi stemmed, 3-5 stems; including topsoil.	5	nr		-
2	Sorbus aucuparia; Containerised, 10L full pot, 90-100cm height, multi stemmed, 3-5 stems; including topsoil.	1	nr		-
2.2	Mix A - wooded shade				
1	Asplenium scolopendrium; Containerised, 5L full pot; including top soil and mulch.	18	nr		-
2	Asplenium trichomanoides; Containerised, 1L full pot; including top soil and mulch.	16	nr		-
3	Astrantia major; Containerised, 3L full pot; including top soil and mulch.	12	nr		-
4	Galium odoratum; Containerised, 3L full pot; including top soil and mulch.	12	nr		-
5	Hedera helix 'Needlepoint'; Containerised, 3L full pot; including top soil and mulch.	12	nr		-
6	Luzula sylvatica; Containerised, 5L full pot; including top soil and mulch.	18	nr		-
7	Polypodium vulgare; Containerised, 3L full pot; including top soil and mulch.	25	nr		-
2.3	Bulb layer				
1	Galanthus nivalis; grade 8/10; including top soil and mulch.	263	nr		-
	Carried Forward £				**-**

Ref	2: External Works	Qty	Unit	Rate	Cost £
	Brought Forward £				-
2.0	**SOFT LANDSCAPING (contd)**				
2.4	Mix B - grass and heath				
1	Calluna vulgaris 'Alba'; Containerised, 3L full pot; including top soil and mulch.	27	nr		-
2	Calluna vulgaris 'Peter Sparkes'; Containerised, 3L full pot; including top soil and mulch.	27	nr		-
3	Deschampsia flexuosa 'Tatra Gold'; Containerised, 3L full pot; including top soil and mulch.	10	nr		-
4	Festuca gautieri; Containerised, 1L full pot; including top soil and mulch.	70	nr		-
5	Molinia caerulea 'Moorhexe'; Containerised, 3L full pot; including top soil and mulch.	10	nr		-
2.5	Mix C - mountain ledges				
1	Alchemilla alpina; Containerised, p9, full pot; including top soil and mulch.	11	nr		-
2	Armeria maritima 'Morning Star White'; Containerised, 1L full pot; including top soil and mulch.	9	nr		-
3	Asplenium trichomanoides; Containerised, 1L full pot; including top soil and mulch.	4	nr		-
4	Dryas octopetala; Containerised, p9, full pot; including top soil and mulch.	11	nr		-
5	Festuca gautieri; Containerised, 1L full pot; including top soil and mulch.	21	nr		-
6	Phlox subulata 'Alba'; Containerised, p9, full pot; including top soil and mulch.	11	nr		-
7	Sedum rupestre; Containerised, p9, full pot; including top soil and mulch.	11	nr		-
8	Sempervivum tectorum; Containerised, p9, full pot; including top soil and mulch.	11	nr		-
9	Thymus polytrichus; Containerised, 1L full pot; including top soil and mulch.	9	nr		-
10	Landscape maintenance; 1 year following handover.		item		-
	Carried Forward £				-

Ref	2: External Works	Qty	Unit	Rate	Cost £
	Brought Forward £				-
3.0	**EXTERNAL FIXTURES**				
1	Timber seat; installation only of client supplied bespoke timber seat; ref F2; including taking delivery and moving into the courtyard.	2	nr		-
2	Timber seat; installation only of client supplied bespoke timber seat; ref F2a; including taking delivery and moving into the courtyard.	3	nr		-
3	Planter; installation only of client supplied moveable planter; ref F1; including taking delivery, assembly and moving into the courtyard.	13	nr		-
4	Planter; installation only of client supplied moveable planter; ref F1a; including taking delivery, assembly and moving into the courtyard.	6	nr		-
5	Planter; installation only of client supplied moveable planter; ref F1b; including taking delivery, assembly and moving into the courtyard.	8	nr		-
6	Cycle hoops powder coated aluminium; L600 x W70 x H800mm; Vroom cycle stand; surface mounted; including fixing accessories.	4	nr		-
7	Signage; information point signage fixed to moveable planter F1	2	nr		-
	Any quantities provided above are approximate and are to be verified by the contractor as part of their tender submission. Where quantities are not included these are to be provided by the contractor. The contractor is to include for any further items of work specifically identified, or inferred within the tender information, but not specifically identified above				
				Total Carried to Summary £	-

Ref	3: Provisional Sums	Qty	Unit	Rate	Cost £
1.0	**Provisional Sums**				
1.1	Include the following undefined Provisional Sums which shall be expended as directed by the CA in accordance with the Terms and Conditions of the Contract				
1	Include the Provisional sum of £2,000.00 (two thousand pounds) for contingencies		item		2,000.00
2	Profit and overheads		%	2,000.00	-
	Any quantities provided above are approximate and are to be verified by the contractor as part of their tender submission. Where quantities are not included these are to be provided by the contractor. The contractor is to include for any further items of work specifically identified, or inferred within the tender information, but not specifically identified above				
				Total Carried to Summary £	

Ref	4: Dayworks	Qty	Unit	Rate	Cost £
1.0	**Labour**				
1.1	The contractor must state below the all-inclusive hourly rates required for labour for works undertaken during the normal working day				
1	10 hours (provisional) General Operatives	10	hr		-
2	10 hours (provisional) Painter / Decorator	10	hr		-
3	10 hours (provisional) Carpenter / Joiner	10	hr		-
4	10 hours (provisional) Roofer	10	hr		-
5	10 hours (provisional) Mason / Bricklayer	10	hr		-
6	10 hours (provisional) Plumber / Electrician	10	hr		-
7	Other Grades/Trades (insert):				
1.1.1	The contractor must state below the all-inclusive hourly rates required for labour for works undertaken outside of the normal working day				
1	10 hours (provisional) General Operatives	10	hr		-
2	10 hours (provisional) Painter / Decorator	10	hr		-
3	10 hours (provisional) Carpenter / Joiner	10	hr		-
4	10 hours (provisional) Roofer	10	hr		-
5	10 hours (provisional) Mason / Bricklayer	10	hr		-
6	10 hours (provisional) Plumber / Electrician	10	hr		-
7	Other Grades/Trades (insert):				-
2.0	**Materials and Goods**				
1	Provide the prime cost of materials and goods		item		500.00
2	Add the percentage addition for incidental costs, overheads and profit		%	500.00	-
3.0	**Plant**				
1	Provide for the prime cost of plant hired by the Contractor		item		500.00
2	Add the percentage addition for incidental costs, overheads and profits		%	500.00	-
	Carried Forward £				**1,000.00**

Ref	4: Dayworks	Qty	Unit	Rate	Cost £
	Brought Forward £				**1,000.00**
3.0	**Plant (contd)**				
3.1	Rates for plant not hired by the Contractor shall be as set out in The Schedule of Basic Plant Charges for Use in Connection with Daywork Under a Building Contract published by the Royal Institution of Chartered Surveyors (current edition at the Base Date)				
1	Provide for the prime cost of plant not hired by the Contractor		item		500.00
2	Add the percentage addition for incidental costs, overheads and profits		%	500.00	-
	Total Carried to Summary £				