D1255

Dewis Consultants Ltd

Conwy County Borough Council

Rhos Point

Section 1 - Rhos Point, Marine Drive, Rhos on Sea

13-11-2026

Demolition of dilapidated ancillary buildings adjacent to grade 2 listed turret (to be retained)

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A10
Project particulars

Clauses

110 The Project

1. Name: Rhos Point, Rhos on Sea
2. Nature: Demolition
3. Location: Rhos Point, Marine Drive, Rhos on Sea, Conwy, LL28 4NL
4. Timescale for construction work: 8 weeks

120 Employer (client)

1. Name: Conwy County Borough Council
2. Address: Conwy County Borough Council, Conway Rd, Colwyn Bay LL29 7AZ
3. Contact: Mr Bleddyn Evans
4. Telephone: 01492514273
5. Email: bleddyn.evans@conwy.gov.uk

140 Architect/ contract administrator

1. Name: Dewis Architecture
2. Address: Menai House, Holyhead Road, Llanfairpwllgwyngyll, LL61 5UJ
3. Contact: Mr Bedwyr Davies
4. Telephone: 01248 715006
5. Email: info@dewis.uk.com

150 Principal Designer (CDM Regulations)

1. Duties: Fulfil all applicable duties that relate to the role of Principal Designer for the purposes of the CDM Regulations only.
2. Name: Eryri Consulting Limited
3. Address: M-SParc Menai, Science Pk, Gaerwen LL60 6AG
4. Contact: Mr Glyn Hughes
5. Telephone: 01248 719816
6. Email: info@eryriconsulting.co.uk

150 Principal Designer (Building Regulations) Type A

1. Duties: Fulfil all applicable duties that relate to the role of Principal Designer for the purposes of the Building Regulations only.
2. Name: DEWIS architecture
3. Address: Menai House, Holyhead Road, Llanfairpwll, Anglesey, LL61 5UJ
4. Contact: Mr Bedwyr Davies
5. Telephone: 01248 715006
6. Email: info@dewis.uk.com

200 Consultant

1. Description: Structural Engineer
2. Name: Bro Consultancy

3. Contact: Nedw Llewelyn
4. Address: 15A Clwyd Street, Ruthin, Denbighshire, LL15 1HF
5. Telephone: 01824 731241
6. Email: enquiries@bro-consultancy.com

200 Consultant Type A

1. Description: Archaeologist
2. Name: Heneb
3. Contact: Michael Lynes
4. Address: Craig Beuno, Garth Rd, Bangor, Gwynedd, LL57 2RT
5. Telephone: 01248352535
6. Email: Michael.Lynes@heneb.org.uk

Ω End of Section

A11
Tender and contract documents

Clauses

110 Tender drawings

1. The tender drawings are: See section 4 of the Tender Document

120 Contract drawings

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

160 Pre-construction information

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

Ω End of Section

A12
The site/ existing buildings

Clauses

110 The site

1. Description: The site is situated in a prominent seafront location at Rhos Point, Marine Drive, Rhos-on-Sea, at its junction with Abbey Road. The site occupies a coastal position overlooking the Irish Sea and is adjacent to the public promenade and Wales Coast Path.

120 Existing buildings on/ adjacent to the site

1. Description: The site comprises a collection of vacant, predominantly single-storey commercial buildings formerly used for café and associated leisure purposes. These structures surround the Grade II listed Former Pier Entrance Building, which dates from approximately 1895 and represents the principal surviving feature of the former Rhos-on-Sea Pier.

   The commercial buildings have been vacant for several years and have deteriorated significantly, with evidence of neglect and vandalism. The site forms a prominent part of the local seafront and is considered an important location within the wider regeneration of Rhos-on-Sea.

140 Existing utilities and services

1. Drawings: (Information shown is indicative only): see utilities section of tender documents.
2. Other information: There is electricity and a gas connection however these will have been disconnected by the client prior to the contract proceeding.

160 Soils and ground water

1. Information: Included in the tender documents.

170 Site investigation

1. Report: Included in the tender documents.

180 Health and safety file

1. Availability for inspection: The health and safety file for the site/ building may be seen by appointment during normal office hours at: on site.

200 Access to the site

1. Description: Access directly Marine Drive
2. Limitations: No limitations
3. Access for inspections: Provide access at reasonable times for both on-site and off-site work.

210 Parking

1. Restrictions on parking of the Contractor's and employees' vehicles: There is a pay and display car park nearby on the corner of Abbey Road and Colwyn Avenue. There is also parking along the promenade which has a limited duration.

220 Use of the site

1. General: Do not use the site for any purpose other than carrying out the Works.

230 Surrounding land/ building uses

1. General: Adjacent or nearby uses or activities are as follows:
   1.1. Residential, retail, playground, beach & preomenade..

240 Health and safety hazards

1. General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. However, the following hazards are or may be present:
   1.1. Asbestos.
2. Information: The accuracy and sufficiency of this information is not guaranteed. Ascertain if any additional information is required to ensure the safety of all persons and the works.
3. Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.

250 Site visit

1. Assessment: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.
2. Arrangements for visit: Contact Chris Roberts, Repairs And Maintenance Officer, ERF - Environment, Roads and Facilities
   Conwy County Borough Council -
   Email :- chris.roberts1@conwy.gov.uk
   Office :- 01492 577386
   Mobile :- 07549 404463

Ω End of Section

A13
Description of the work

Clauses

110 Preparatory work by others

1. Details: Bird box install and temporary repairs to turret. Gas and electrical disconnection
2. Timescale: Pre-contract

120 The works

1. Description: Demolition of buildings leaving historical and listed turret in place.

130 Work by others concurrent with the Contract

1. Description: Watching brief by archaeologist

Ω End of Section

A20
JCT Minor Works Building Contract (MW)

Clauses

JCT Minor Works Building Contract

- The Contract: JCT Minor Works Building Contract 2024 Edition.
- Requirement: Allow for the obligations, liabilities and services described.

Recitals

First - The Works and the Contract Administrator

- The work comprises: Demolition of existing buildings leaving existing listed turret in place
- Architect/ Contract Administrator: See clause A10/140.

Second - Contract documents

- Contract drawings: As listed in clause A11/120.
- Contract documents: The following have been prepared which show and describe the work to be done: Schedule of work and specification.

Third - Priced documents

- Documents to be priced or provided by the Contractor: Schedule of Work

Articles

4 - Architect/ Contract Administrator

- Architect/ Contract Administrator: See clause A10/140.

5 - CDM Regulations - Principal Designer and Principal Contractor

- Principal Designer: See clause A10/150.
- Principal Contractor: See clause A10/130.

6 - Building Regulations - Principal Designer and Principal Contractor

- Principal Designer: See clause A10/150.
- Principal Contractor: See clause A10/130.

Contract Particulars

Fourth Recital and the JCT Fluctuations Option - Base Date

- Base Date: 10 days before return of tender

Fourth Recital and clause 4.2 - Construction industry scheme (CIS)

- Employer at the Base Date is not a 'contractor' for the purposes of the CIS.

Fifth Recital - CDM Regulations

- The project is notifiable.

Sixth Recital - Framework agreement

- Framework agreement: Does not apply
- Details
  - Date:
  - Title:
  - Parties:

Seventh Recital and Schedule 2 - Supplemental Provisions

- Health and safety: Supplemental Provision 1 does not apply.
- Cost savings and value improvements: Supplemental Provision 2 does not apply.
- Performance Indicators and monitoring: Supplemental Provision 3 does not apply.

Article 8 - Arbitration

- Article 8 and Schedule 1 apply.

Clause 2.2 - Commencement and Completion

- Works commencement date: January 2027
- Date for Completion: March 2027

Clause 2.8 - Liquidated damages

- At the rate of £750 per calendar month or pro-rata thereto.

Clause 2.10 - Rectification period

- Period: Six months from the date of practical completion.

Clause 4.3 and 4.4 - Interim payments

- Interim Valuation Dates
  - The first Interim Valuation Date is: 4 weeks following commencement
  - Thereafter at intervals of: 4 weeks
- Payments due prior to practical completion
  - Percentage of total value of the work etc.: 95 per cent
- Payments becoming due on or after practical completion
  - Percentage of the total amount to be paid: 97½ per cent

Clause 4.4 and 4.9 - Fluctuations provision

- The following fluctuations provision applies: No fluctuations provision applies

Clause 4.9.1 - Supply of documentation for computation of amount to be finally certified

- Period: Three months from the date of practical completion.

Clause 5.3 - Contractor's Public Liability insurance - injury to persons or property

- The required level of cover for any one occurrence or series of occurrences arising out of one event

- Not less than: £5 million

Clause 7.3 - Adjudication

- The Adjudicator is: President or Vice President
- Nominating body: Royal Institution of Chartered Surveyors

Schedule 1 paragraph 2.1 - Arbitration

- Appointor of Arbitrator (and of any replacement): President or a Vice-President of the: The Royal Institution of Chartered Surveyors.

Conditions - No Amendments

Section 1: Definitions and Interpretation - No Amendments

Section 2: Carrying out the Works - No Amendments

Section 3: Control of the Works - No Amendments

Section 4: Payment - No Amendments

Section 5: Injury, Damage and Insurance - No Amendments

Section 6: Termination - No Amendments

Section 7: Settlement of Disputes - No Amendments

Execution

Execution

- The Contract: Will be executed under hand.

Contract guarantee bond - No Amendments

Ω End of Section

A30
Tendering/ subletting/ supply

Main contract tendering

110 Scope

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

145 Tendering procedure

1. General: In accordance with the principles of: NBS Guide to Tenderting for Construction Projects.
2. Arithmetical errors: Overall price is dominant.

160 Exclusions

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

170 Acceptance of tender

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

190 Period of validity

1. Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 6 months.
2. Date for possession/commencement: See section A20.

Pricing/ submission of documents

210 Preliminaries in the specification

1. The Preliminaries/ General conditions sections (A10-A56 inclusive) must not be relied on as complying with SMM7/ NRM2.

220 Pricing of preliminaries

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

250 Priced documents

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

310 Tender

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

440 Schedule of Rates

1. Schedule of Rates (unpriced): Included with the tender documents. The Contractor may insert additional items. All items must be fully priced.
2. Fully priced copy
   2.1. Submittal date: With the tender

480 Programme

1. Programme of work: Prepare a summary showing the sequence and timing of the principal parts of the Works and periods for planning and design. Itemize any work which is excluded.
2. Submit: With tender.

510 Alternative method tenders

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

515 Alternative time tenders

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

530 Substitute products

1. Details: If products of different manufacture to those specified are proposed, submit details with the tender giving reasons for each proposed substitution. Unless notification is given at tender stage, proposals for substitutions may not be considered.
2. Compliance: Substitutions accepted will be subject to the verification requirements of clause A31/200.

550 Health and safety information

1. Content: Describe the proposed organization and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the Works may affect.
2. Include
   2.1. Policy document: A copy of the Contractor's health and safety policy documents, including risk assessment procedures.

2.2. Records: Accident and sickness records for the past five years and of any previous Health and Safety Executive enforcement action.

2.3. Training: Records of training and training policy.

2.4. Personnel: The proposed number and type of staff responsible for health and safety on this project with details of their qualifications and duties.

3. Submit: Within one week of request

570 Outline construction phase health and safety plan

1. Content: As follows:-

1.1. Risk assessment: Method statements on how risk from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed. Procedures for carrying out risk assessment and for managing and controlling the risk.

1.2. Management system: Details of the proposed management structure, responsibilities and arrangements for issuing health and safety directions. Include procedures for informing other contractors and employees of health and safety hazards.

1.3. Selection: Proposed procedure for ensuring competency of other contractors, the self-employed and designers.

1.4. Communication: Procedures for communications between the project team, other contractors and site operatives. Include arrangements for cooperation and coordination between contractors.

1.5. Emergency: Procedures including those for fire prevention and escape.

1.6. Records: Arrangements for ensuring that accidents, illness and dangerous occurrences are recorded.

1.7. Personnel: Procedures for ensuring that persons on site have received relevant health and safety information and training. Include arrangements for consulting with and taking the views of people on site, for preparing site rules and drawing them to the attention of those affected and ensuring compliance.

1.8. Monitoring: Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements. Review procedures to obtain feedback.

1.9. Welfare facilities: Include appropriate arrangements.

2. Submittal date: Within one week of request.

590 Site Waste Management Plan

1. Development

1.1. Responsibility: Contractor

1.2. Content: Principal Contractor for the purposes of the plan.
Location of the site.
Description of the project.
Estimated project cost.
Types and quantities of waste that will be generated.
Resource management options for these wastes including proposals for minimization/reuse/recycling.
The use of appropriate and licenced waste management contractors.
Record keeping procedures.
Waste auditing protocols.

1.3. Submittal date: submit with Tender

595 Environmental policy

1. Environmental Policy: See A11/180.

2. Project Environmental Management System:

2.1. General: Develop a system compatible with the existing policy.

599 Freedom of Information Act

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

Subletting/ supply - No Amendments

Ω End of Section

A31
Provision, content and use of documents

Definitions and interpretations

110 Definitions

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

120 Communication

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

130 Products

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

135 Site equipment

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

140 Drawings

1. Definitions: To BSRIA BG 6 Design framework for building services.
2. CAD data: In accordance with BS EN ISO 19650.

145 Contractor's choice

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

155 Submit proposals

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

160 Terms used in specification

1. Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes removal and disposal of associated pipework, wiring, ductwork or other services.
2. Remediate: Action or measures taken to lessen, clean up, remove or mitigate the existence of hazardous materials; in accordance with standards, or requirements as may be set out by statutes, rules, regulations or specification.
3. Fix: Receive, unload, handle, store, protect, place and fasten in position; dispose of waste and surplus packaging. To include all labour, materials and site equipment for that purpose.

4. Supply and fix: As above, but including supply of products, components or systems to be fixed, together with everything necessary for their fixing. All products, components or systems are to be supplied and fixed unless stated otherwise.
5. Keep for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, protect adequately and store until required by the employer/ purchaser, or until required for use in the works as instructed.
6. Keep for recycling: As 'keep for reuse', but relates to a naturally occurring material rather than a manufactured product.
7. Make good: Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.
8. Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.
9. Repair: Execute remedial work to restore something to its original working state. Make secure, sound and neat. Excludes redecoration and/ or replacement.
10. Refix: Fix removed products.
11. Ease: Adjust moving parts of designated products, or work to achieve free movement and good fit in open and closed positions.
12. Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.
13. System: Equipment, accessories, controls, supports and ancillary items (including installation) necessary for that section of the work to function.
14. Building Manual: A document containing information of use to subsequent building owners, occupiers and users about the requirements and procedures for effective operation, maintenance, decommissioning and demolition of the building.

170 Manufacturer and product reference

1. Definition: When used in this combination:
    1.1. Manufacturer: The person or legal entity under whose name or trademark the particular product, component or system is marketed
    1.2. Product reference: The proprietary brand name and/ or identifier by which the particular product, component or system is described.
2. Currency: References are to the particular product as specified in the manufacturer’s technical literature current on the date of the invitation to tender.

200 Substitution of products

1. Products: If an alternative product to that specified is proposed, obtain approval before ordering the product.
2. Reasons: Submit reasons for the proposed substitution.
3. Information to be submitted:
    - 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 or guarantee.

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

210 Cross references

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

220 Referenced documents

1. Conflicts: Specification prevails over referenced documents.

230 Equivalent products

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

240 Substitution of standards

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

250 Currency of documents and information

1. Currency: References to published documents are to the editions, including amendments and revisions, current on the date of the invitation to tender.

260 Sizes

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

Documents provided on behalf of the employer

410 Additional copies of drawings/ documents

1. Additional copies: Issued on request and charged to Contractor

440 Dimensions

1. Scaled dimensions: Do not rely on.

450 Measured quantities

1. Ordering products and constructing the Works: The accuracy and sufficiency of the measured quantities are not guaranteed.

2. Precedence: The specification and drawings shall override the measured quantities.

460 The specification

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

Documents provided by contractor/ subcontractors/ suppliers

630 Technical literature

1. Availability: Retain on site for reference by supervisory personnel.
2. Information: Manufacturers' current information and relevant British Standards, relating to products to be used in the Works.

640 Maintenance instructions and guarantees

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

Ω End of Section

A32
Management of the works

Generally

110 Supervision

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

115 Considerate Constructors Scheme

1. Registration: Before starting work, register the site and pay the appropriate fee.
2. Contact
   - 2.1. Address: Considerate Constructors Scheme Office, The Maltings, Hoe Lane, Ware, SG12 9LR.
   - 2.2. Tel: 01920 485959.
   - 2.3. Free phone: 0800 7831423.
   - 2.4. Web: www.ccscheme.org.uk.
   - 2.5. E mail: enquiries@ccscheme.org.uk.
3. Standard: Comply with the scheme's Code of Considerate Practice.
   - 3.1. Minimum compliance level: Excellent

118 Vehicle safety requirements

1. Vehicle equipment: Ensure that all vehicles have the following:
   - Audible alert to other road users of the planned movement of the vehicle when the vehicle's indicators are in operation.
   - Prominent signage at the rear of the vehicle to warn cyclists of the dangers of passing the vehicle on the inside.
   - Properly adjusted Class VI mirror(s) or Fresnel lens to eliminate the near-side blind spot.
   - Side underrun guards.
2. Drivers:
   - Trained on vulnerable road user safety through an approved course.
   - Hold a current valid Certificate of Professional Competence.
   - Have a valid driving licence and be legally able to drive the vehicle.
3. Scheme membership: Submit evidence of registration with and accreditation to the Fleet Operator Recognition Scheme (FORS)

120 Insurance

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

130 Insurance claims

1. Notice: If an event occurs that 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 person administering the Contract on their behalf and the insurers.

2. Failure to notify: Indemnify the Employer against any loss, which may be caused by failure to give such notice.

140 Climatic conditions

1. Climatic conditions: Record accurately and retain.
2. Information:
   - 2.1. Air temperatures: Daily maximum and minimum, including overnight.
   - 2.2. Delay records: Due to adverse weather, include a description of the weather, the types of work affected and the number of hours lost.

150 Ownership

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

Programme/ progress

210 Programme

1. Master programme: When requested, and before starting work on site, submit a master programme for the Works in an approved form.
2. Include:
   - 2.1. Planning: Planning and mobilization by the Contractor including subcontractor's work.
   - 2.2. Engineering services: Running in, adjustment, commissioning and testing of engineering services and installations.
   - 2.3. Instructions: Work resulting from instructions issued in regard to the expenditure of provisional sums.
   - 2.4. Concurrent work: Work by others and concurrent with the Contract. The nature, scope and relevant limitations of which are suitably defined in the Contract Documents, as is the relationship with preceding and following work.
3. Number of copies: One copy.
4. Submittal date:

250 Monitoring

1. Progress
   - 1.1. Records: Record on a copy of the programme kept on site.
   - 1.2. Delays: Minimize. Take appropriate action to recover lost time.
   - 1.3. Corrective action: Where progress falls below target, submit proposals.
   - 1.4. Submittal date: As soon as possible.
   - 1.5. Completion forecast: Submit on the last working day of each week.
2. Key Performance Indicators
   - 2.1. Details:
   - 2.2. Performance: Record progress against each KPI.
   - 2.3. Corrective action: If performance falls below target, submit proposals.
   - 2.4. Submittal date: As soon as possible.

260 Site meetings

1. General: Site meetings will be held to review progress and other matters arising from administration of the Contract.
2. Frequency: Every month

3. Location: on site
4. Accommodation: Ensure availability at the time of such meetings.
5. Attendees: Attend meetings and inform subcontractors and suppliers when their presence is required.
6. Chairperson (who will also take and distribute minutes): Contract Administrator

290 Notice of completion

1. Requirement: Give notice of the anticipated Date for Completion of the whole or parts of the Works.
2. Associated works: Ensure that necessary access, services and facilities are complete.
3. Period of notice (minimum): Two weeks

310 Extensions of time

1. 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.
2. 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.
    - All other relevant information required.

Control of cost

420 Removal/ replacement of existing work

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

430 Proposed instructions

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

440 Measurement

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

450 Daywork vouchers

1. Before commencing work: Give reasonable notice to person countersigning daywork vouchers.
2. Content: Before delivery, each voucher must:
    - Be referenced to the instruction under which the work is authorized.
    - Include a full description of the work undertaken and time spent on individual tasks.
    - Be signed by the Contractor's person in charge as evidence that the operatives' names, the time spent by each, and the plant and materials shown are correct.
3. Submit: By the end of the week in which the work has been executed.

470 Products not incorporated into the Works

1. Ownership: At the time of each valuation, supply details of those products not incorporated into the Works which are subject to reservation of title inconsistent with passing of property as required by the Conditions of Contract, together with their respective values.

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

Ω End of Section

A33
Quality standards/ control

Standards of products and executions

110 Incomplete documentation

1. General: Where and to the extent that products or work are not fully documented, they are to be:
   1.1. Standard: Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used.
   1.2. Suitability: Suitable for the purposes stated or reasonably to be inferred from the project documents.
2. Contract documents: Omissions or errors in description and/ or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract.

120 Workmanship skills

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

130 Quality of products

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

135 Quality of execution

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

140 Evidence of Compliance

1. Proprietary products: Retain on site evidence that the proprietary product specified has been supplied.
2. Performance specification: Submit upon request evidence of compliance with performance specifications, including:
   - Test reports indicating properties tested.
   - Pass or fail criteria.
   - Test methods and procedures.
   - Test results.
   - Identity of testing agency.
   - Test dates and times.
   - Identities of witnesses.
   - Analysis of results.

150 Inspections

1. Products and executions: Inspection, or other action, of products or executions must not be taken as approval, unless confirmed in writing and including:
    - Date of inspection.
    - Part of the work inspected.
    - Respects or characteristics which are approved.
    - Extent and purpose of the approval.
    - Any associated conditions.

160 Related work

1. Details: Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is:
    - Appropriately complete.
    - In accordance with the project documents.
    - To a suitable standard.
    - In a suitable condition to receive the new work.
2. Preparatory work: Ensure that all necessary preparatory work has been carried out.

170 Manufacturer's recommendations/ instructions

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

180 Water for the works

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

Samples/ approvals

210 Samples

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

220 Approval of products

1. Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
2. Approval: Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained.
3. Complying sample: Retain in good, clean condition on site. Remove when no longer required.

230 Approval of execution

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

Accuracy/ setting out generally

320 Setting out

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

330 Appearance and fit

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

340 Critical dimensions

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

350 Levels of structural floors

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

360 Record drawings

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

Services generally

410 Services regulations

1. New or existing services: Comply with the bye-laws or regulations of the relevant statutory authority.

420 Water regulations/ bye-laws notification

1. Requirements: Notify water Statutory Provider of any work carried out to, or which affects, new or existing services. Submit required plans, diagrams and details.
2. Consent: Allow adequate time to receive Statutory Provider's consent before starting work. Inform the Employer immediately if consent is withheld or is granted subject to significant conditions.

435 Electrical installation certificate

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

Supervision/ inspection/ defective work

525 Access

1. Extent: Provide access to the Works at reasonable times; also to other places where the Contractor or subcontractors are preparing work for the Contract.
2. Designate: Contract Administrator

530 Overtime working

1. Notice: Prior to overtime being worked, submit details of times, types and locations of work to be done.
   1.1. Minimum period of notice: One week
2. Concealed work: If executed during overtime for which notice has not been given, it may be required to be opened up for inspection and reinstated at the Contractor's expense.

540 Defects in existing work

1. Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.
2. Documented remedial work: Do not execute work which may hinder access to defective products or work, or be rendered abortive by the remedial work.

560 Tests and inspections

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

610 Defective products/ executions

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

Work at or after completion

710 Work before completion

1. General: Make good all damage consequent upon the Works.
2. Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.

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

720 Security at completion

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

730 Making good defects

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

Ω End of Section

A34
Security/ safety/ protection

Security, health and safety

110 Pre-construction information

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

120 Execution hazards

1. Common hazards: Not listed. Control by good management and site practice.
2. Significant hazards: The design of the project includes the following:
   2.1. Hazard: See CDM PCI Pack
   2.2. Precautions assumed: See CDM PCI Pack
   2.3. Specification reference: See CDM PCI Pack
   2.4. Drawing reference: See CDM PCI Pack

130 Product hazards

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

140 Construction phase health and safety plan

1. Submission: Present to the employer/ client no later than 1 week.
2. Confirmation: Do not start construction work until written confirmation is received that the construction phase health and safety plan includes the procedures and arrangements required by the CDM Regulations.
3. Content: Develop the plan from and draw on the outline construction phase health and safety plan, clause A30/570, and the pre-tender health and safety plan/ pre-construction information.

150 Security

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

160 Stability

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

190 Occupier's rules and regulations

1. Compliance: Conform to the occupier's rules and regulations affecting the site.

200 Mobile telephones and portable electronic equipment

1. Restrictions on use: None

210 Safety provisions for site visits

1. Access: Provide at reasonable times.
2. Inspections: Agree dates and times several days in advance, to enable affected parties to be present.
3. 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.
4. Protective clothing and/ or equipment: Provide and maintain on site for visitors to the-site.

220 Working precautions/ restrictions

1. Hazardous areas: Operatives must take precautions as follows:
   1.1. Work area: See CDM PCI Pack
   1.2. Precautions: See CDM PCI Pack
2. Permit to work: Operatives must comply with procedures in the following areas:
   2.1. Work area: See CDM PCI Pack
   2.2. Procedures: See CDM PCI Pack

Protect against the following

330 Noise and vibration

1. Standard: In accordance with BS 5228-1.
2. Noise levels from the Works: Maximum level: 85 dB(A) when measured from site boundary.
3. Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
4. Restrictions: Obtain consent before using percussion tools and other noisy appliances. Do not use radios or other audio equipment, or permit employees to use them in ways or at times that may cause nuisance.

340 Pollution

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

350 Pesticides

1. Use: Not permitted.

360 Nuisance

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

370 Asbestos containing materials

1. Duty: Report immediately any suspected materials discovered during execution of the works. Do not disturb, and agree methods for safe removal or encapsulation.

371 Dangerous or hazardous substances

1. Duty: Report immediately suspected materials discovered during execution of the works. Do not disturb and agree methods for safe removal or remediation.

375 Antiquities

1. Duty: Report immediately any fossils, antiquities and other objects of interest or value discovered during execution of the works.
2. Preservation: Keep objects in the exact position and condition in which they were found.

380 Fire prevention

1. Duty: Prevent personal injury or death, and damage to the Works or other property from fire.
2. Standard: Comply with Fire prevention on construction sites. The joint code of practice on the protection from fire of construction sites and buildings undergoing renovation, published by the Fire Protection Association (the 'Joint Fire Code').

390 Smoking on-site

1. Smoking on-site: Not permitted.

400 Burning on-site

1. Burning on-site: Not permitted.

410 Moisture

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

420 Infected timber/ Contaminated materials

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

430 Waste

1. Waste: Includes rubbish, debris, spoil, containers and packaging, and surplus material requiring disposal.
2. Requirement: Minimize production and prevent accumulation of waste. Keep the site and works clean and tidy. Clean out voids and cavities in the construction before closing.

3. Disposal: Collect and store in suitable containers. Remove from site and dispose of in a safe and competent manner, as approved and directed by the waste regulation authority.
4. Recyclable material: Sort and dispose of at a materials recycling facility approved by the waste regulation authority.
5. Documentation: Retain on-site.

440 Electromagnetic interference

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

460 Powder actuated fixing systems

1. Use: Not permitted.

470 Invasive species

1. General: Prevent the introduction or spread of species (e.g. plants or animals) that may adversely affect the site and/ or the Works economically, environmentally or ecologically.
2. Duty: Report immediately any suspected invasive species discovered during execution of the Works. Do not disturb and agree methods for safe eradication or removal.

Protect the following

510 Existing services

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

520 Roads and footpaths

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

530 Existing topsoil/ subsoil

1. Duty: Prevent over compaction of existing topsoil and subsoil in those areas which may be damaged by construction traffic, parking of vehicles, temporary site accommodation or storage of materials and which will require reinstatement prior to completion of the Works.
2. Protection: Before starting work submit proposals for protective measures.

540 Retained trees/ shrubs/ grassed areas

1. Protection: Preserve and prevent damage, except those not required.
2. Replacement: Mature trees and shrubs if uprooted, destroyed, or damaged beyond reasonable chance of survival in their original shape, as a consequence of the Contractor's negligence, must be replaced with those of a similar type and age at the Contractor's expense.

555 Wildlife species and habitats

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

560 Existing features

1. Protection: Prevent damage to existing buildings, internal fixtures, fittings, house collection and antiquities, furniture, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.

570 Existing work

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

630 Existing structures

1. Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.
2. Supports: During execution of the Works:
   2.1. Standard: In accordance with BS 5975 and BS EN 12812.
   2.2. Requirements:
   - 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, which 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.
3. Adjacent structures: Monitor and immediately report excessive movement.

640 Materials for recycling/ reuse

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

Ω End of Section

A35
Specific limitations on method/ sequence/ timing

Clauses

130 Method/ sequence of work

1. Specific Limitations: None

160 Use or disposal of materials

1. Specific limitations: Prioritize recycling of materials from any demolition etc.

170 Working Hours

1. Specific limitations: Outside of normal working hours of 8am-5pm Monday-Thursday, 8am-1pm Saturday

Ω End of Section

A36
Facilities/ temporary work/ services

Generally - No Amendments

Accommodation

210 Room for meetings

1. Facilities: Provide suitable temporary accommodation for site meetings, adequately heated and lit. The room may be part of the Contractor's own site offices.
2. Furniture and Equipment: Provide table and chairs for 6 people.

230 Temporary accommodation

1. Accommodation made available by the Employer: The following may be used for the duration of the Contract without charge provided that:
    - It is used solely for the purposes of carrying out the Works.
    - The use to which it is put does not involve undue risk of damage.
    - Temporary adaptations are approved by or on behalf of the Employer before being carried out.
    - It is vacated on completion of the Works or determination of the Contract.
    - When vacated, its condition is at least equivalent to its condition at the start of the Contract.
2. Description: Welfare facilities
3. Available services and facilities: Toilets, running water

Temporary works

310 Roads

1. Permanent roads, hard standings and footpaths on the site: The following may be used, subject to clause A34/520:

320 Temporary works

1. Employer's specific requirements: Provide: Method Statement and Design.

340 Name boards/ advertisements

1. General: Obtain approval, including statutory consents, and provide a temporary name board displaying:
    - title of project;
    - name of Employer;
    - names of consultants; and
    - names of Contractor and subcontractors.
2. Special requirements:

Services and facilities

410 Lighting

1. Finishing work and inspection: Provide temporary lighting, the intensity and direction of which closely resembles that delivered by the permanent installation.

420 Lighting and power

1. Supply: Electricity from the existing mains may be used for the Works as follows:
   1.1. Metering: Existing
   1.2. Point of supply: Contractor to make enquiries
   1.3. Available capacity: Domestic 240v
   1.4. Voltage: 230 V
   1.5. Frequency: 50 Hz.
   1.6. Phase: Single
   1.7. Current: Alternating.
2. Continuity: No responsibility will be accepted for the consequences of failure or restriction in supply.

430 Water

1. Supply: The existing mains may be used for the Works as follows:
   1.1. Metering: Existing
   1.2. Source: Mains
   1.3. Location of supply point: Contractor to make enquiries
   1.4. Conditions/ Restrictions: see CDM PCI Pack
2. Continuity: No responsibility will be accepted for the consequences of failure or restriction in supply.

440 Telephones

1. Direct communication: As soon as practicable after the start on site, provide the Contractor's person in charge with a mobile telephone.

540 Meter readings

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

550 Thermometers

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

570 Personal protective equipment

1. General: Provide the equipment described below for the sole use of other members of the project team, in sizes to be specified.
2. Safety helmets: 3
   2.1. Standard: To BS EN 397, neither damaged nor time expired.
   2.2. Number required: 3
3. High-visibility waistcoats:
   3.1. Standard: To BS EN ISO 20471.
   3.2. Class:
   3.3. Number required: 3
4. Safety boots:
   4.1. Standard: To BS EN ISO 20345, with steel insole and toecap.

4.2. Number of pairs required: 2

5. Disposable respirators:
   5.1. Standard: To BS EN 149, FFP1S.
   5.2. Number required: 3
6. Eye protection:
   6.1. Standard: To BS EN ISO 16321-1 and BS EN ISO 16321-3, as appropriate.
   6.2. Number required: 3
7. Ear protection:
   7.1. Standard: Muffs to BS EN 352-1, plugs to BS EN 352-2.
   7.2. Number required: 3
8. Hand protection:
   8.1. Standard: To BS EN 388, BS EN 407, BS EN ISO 21420 or BS EN 511 as appropriate.
   8.2. Number required: 3

Ω End of Section

A37
Operation/ maintenance of the finished works

Generally

110 The Building Manual

1. Responsibility: The Contractor.
2. Content: Obtain and provide comprehensive information for owners and users of the completed Works. Include an overview of the main design principles. Describe key components and systems within the finished Works to enable proper understanding, efficient and safe operation, and maintenance.
3. Specific requirements: Principal Designer
4. Format: Physical and Digital
5. Number of copies: 1
6. Delivery to: Client by (date) Practical completion.

115 The Health and Safety File

1. Responsibility: The Contractor The Principal Designer
2. Content: Obtain and provide the following information: see CDM PCI Pack
3. Format: Physical and Digital
4. Delivery to: Principal Designer By (date): Practical Completion.

155 Content of the Building Manual

1. General: Details of the property, the parties, fire safety strategy, operational requirements and constraints of a general nature.
2. Building fabric: Design criteria, maintenance details, product details, and environmental and trafficking conditions.
3. 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.
4. Documentation: Guarantees, warranties, maintenance agreements, test certificates and reports.

160 Presentation of Building Manual

1. Format: Electronic
2. As-built drawings: The main sets may form annexes to the Building Manual.

190 Maintenance service

1. Scope: Provide a comprehensive maintenance service. Include all planned preventative maintenance, as set out within the maintenance schedule and replacement of all consumable items.
2. Terms:
3. Commencement:
4. Duration:

Ω End of Section

A40
Contractor's general cost items: management and staff

Clauses

110 Management and staff

1. Cost-significant items: Items required assessed by the contractor

Ω End of Section

A41
Contractor's general cost items: site accommodation

Clauses

110 Site accommodation

1. Details: Site accommodation required or made/ not made available by the Employer: See section A36.
2. Cost significant items: To be included, requirements under CDM by Contractor

Ω End of Section

A42
Contractor's general cost items: services and facilities

Clauses

110 Services and facilities

1. Details: Services or facilities required or made/ not made available by the Employer: See section A36.
2. Cost significant items: TBC

Ω End of Section

A43
Contractor's general cost items: mechanical plant

Clauses

110 Mechanical plant

1. Cost significant items: TBC

Ω End of Section

A44
Contractor's general cost items: temporary works

Clauses

110 Temporary works

1. Details: Temporary works required or made/ not made available by the Employer: See section A36.
2. Cost significant items: TBC

Ω End of Section

A50
Work/ products by/ on behalf of the employer

Clauses

120 Products provided by/ on behalf of employer

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

Ω End of Section

A53
Work by statutory authorities/ undertakers

Clauses

120 Work by statutory undertakers

1. Item: Water and Electricity connection
2. Description of work: Excavation, connection and general work associated
3. Provisional Sum: Include See Schedule of Work.
4. Allow for general attendance.

Ω End of Section

A54
Provisional work/ items

Clauses

110 Provisional sums for defined work

1. Item: See Schedule of Work
2. Description of work: See Schedule of Work
3. Provisional Sums: Include …….
4. Allow for general attendance.

210 Provisional sums for undefined work

1. Item: See Schedule of Work
2. Description of work: See Schedule of Work
3. Provisional Sums: Include …….
4. Allow for general attendance.

590 Contingencies

1. Provisional sum: Include: See Schedule of Work.

Ω End of Section

A55
Dayworks

Clauses

150 Daywork Charges

1. General: Where an instruction is issued requiring a variation which is not of a similar character or executed under similar conditions to work included in the Contract and where work cannot properly be measured and valued, the Contractor shall be allowed payment on a daywork basis at the following rates:
2. RICS/ Construction Confederation: Prime cost of labour: The sum of £ …….
   2.1. Percentage adjustment to cover incidental costs, overheads and profit: TO BE COMPLETED BY CONTRACTOR%.
3. Prime cost of materials and goods: The sum of £ …….
   3.1. Percentage adjustment to cover incidental costs, overheads and profit: TO BE COMPLETED BY CONTRACTOR%.
4. Prime cost of plant: The sum of £ …….
   4.1. Percentage adjustment to cover incidental costs, overheads and profit: TO BE COMPLETED BY CONTRACTOR%.
5. RICS/ Electrical Contractors' Association: Prime cost of labour: The sum of £ …….
   5.1. Percentage adjustment to cover incidental costs, overheads and profit: TO BE COMPLETED BY CONTRACTOR%.
6. Prime cost of materials and goods: The sum of £ …….
   6.1. Percentage adjustment to cover incidental costs, overheads and profit: TO BE COMPLETED BY CONTRACTOR
7. Prime cost of plant: The sum of £ …….
   7.1. Percentage adjustment to cover incidental costs, overheads and profit: TO BE COMPLETED BY CONTRACTOR%.
8. RICS/ Electrical Contractors' Association of Scotland: Prime cost of labour: The sum of £ …….
   8.1. Percentage adjustment to cover incidental costs, overheads and profit: TO BE COMPLETED BY CONTRACTOR%.
9. Prime cost of materials and goods: The sum of £ …….
   9.1. Percentage adjustment to cover incidental costs, overheads and profit: TO BE COMPLETED BY CONTRACTOR%.
10. Prime cost of plant: The sum of £ …….
    10.1. Percentage adjustment to cover incidental costs, overheads and profit: TO BE COMPLETED BY CONTRACTOR%.
11. RICS/ Building Engineering Services Association: Prime cost of labour: The sum of £ …….
    11.1. Percentage adjustment to cover incidental costs, overheads and profit: TO BE COMPLETED BY CONTRACTOR%.
12. Prime cost of materials and goods: The sum of £ …….
    12.1. Percentage adjustment to cover incidental costs, overheads and profit: TO BE COMPLETED BY CONTRACTOR%.
13. Prime cost of plant: The sum of £ …….
    13.1. Percentage adjustment to cover incidental costs, overheads and profit: TO BE COMPLETED BY CONTRACTOR%.
14. RICS/ National Association of Plumbing, Heating and Mechanical Services contractors: Prime cost of labour: The Sum of £ …….

14.1. Percentage adjustment to cover incidental costs, overheads and profit: TO BE COMPLETED BY CONTRACTOR%.

15. Prime cost of materials and goods: The Sum of £ …….

15.1. Percentage adjustment to cover incidental costs, overheads and profit: TO BE COMPLETED BY CONTRACTOR%.

16. Prime cost of plant: The Sum of £ …….

16.1. Percentage adjustment to cover incidental costs, overheads and profit: TO BE COMPLETED BY CONTRACTOR%.

Ω End of Section



D1255

Dewis Consultants Ltd

Conwy County Borough Council

Rhos Point

Section 2- Rhos Point

13-11-2026

Demolition of dilapidated ancillary buildings adjacent to grade 2 listed turret (to be retained)

Contents

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C20
Demolition

General requirements

110 Desk study/ survey

1. Scope: Before starting deconstruction/ demolition work, examine available information, and carry out a survey of: The whole building.
2. Report and method statements: Submit, describing:
   - 2.1. Form, condition and details of the structure or structures, the site, and the surrounding area.
     - 2.1.1. Extent: As shown on Dewis demolition drawing
   - 2.2. Type, location and condition of features of historical, archaeological, geological or ecological importance.
   - 2.3. Type, location and condition of adjoining or surrounding premises that might be adversely affected by removal of the structure or structures, or by noise, vibration and dust generated during deconstruction or demolition.
   - 2.4. Identity and location of services above and below ground, including those required for the contractor's use, and arrangements for their disconnection and removal.
   - 2.5. Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.
   - 2.6. Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage.
   - 2.7. Proposed programme of work, including sequence and methods of deconstruction or demolition.
   - 2.8. Details of specific pre-weakening required.
   - 2.9. Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.
   - 2.10. Arrangements for control of site transport and traffic.
   - 2.11. Special requirements: Archaeological watching brief, Ecology, Site waste management plan development and proposals,
3. Format of report: PDF

120 Extent of deconstruction/ demolition

1. General: Subject to retention requirements specified elsewhere, deconstruct/ demolish structures down to As indicated on Dewis demolition drawing.

130 Groundworks

1. Old foundations, slabs and the like: See schedule of work, confirmation will come whether to break out in locations and to the extents stated or retain.
2. Contaminated material: Remove, and carry out remediation required by the 'Enforcing Authority'
3. Removal of deleterious material: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil

150 Features to be retained

1. General: Keep in place and protect the following: All items not indicated as demolished on Dewis demolition drawings.

Services affected by deconstruction and demolition

210 Services regulations

1. Work carried out to or affecting new and/ or existing services: existing gas and electrical supply to be terminated prior to commencement of work.

220 Location and marking of services

1. Services affected by deconstruction/ demolition work: Locate and mark positions
2. Mains services marking: Arrange with the appropriate authorities for services to be located and marked
   2.1. Marking standard: In accordance with Street Works UK publication 'Guidance on the Positioning and Colour Coding of Underground Utilities' Apparatus'.

230 Services disconnection arranged by contractor

1. General: Arrange with the appropriate authorities and responsible private organizations for disconnection of services, and removal of fittings and equipment owned by those authorities prior to starting deconstruction or demolition

231 Services disconnection arranged by employer

1. General: The employer will arrange with the appropriate authorities and responsible private organizations for disconnection of services, and removal of fittings and equipment owned by those authorities prior to deconstruction or demolition, as follows: gas and electric supply.
2. Timing: Do not start deconstruction or demolition until disconnections are completed.

240 Disconnection of drains

1. General: Locate, disconnect and seal disused drain connections. Agree where drains are to be sealed
2. Sealing: Permanent, and within the site

250 Live foul and surface water drains

1. Drains and associated manholes, inspection chambers, gullies, vent pipes and fittings: Leave clean and in working order at completion of deconstruction or demolition work

Deconstruction and demolition work

310 Workmanship

1. Standard: Demolish structures in accordance with BS 6187.
2. Operatives
   2.1. Appropriately skilled and experienced for the type of work.
   2.2. Holding, or in training to obtain, relevant Construction Skills certification of competence.
3. Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of deconstruction and demolition to be used.

320 Gas and vapour risks

1. Precautions: Prevent fire or explosion caused by gas and vapour from tanks, pipes, etc.

330 Dust control

1. General: Minimize airborne dust by periodically spraying deconstruction and demolition works with an appropriate wetting agent. Keep public roadways and footpaths clear of mud and debris

2. Lead dust: Submit method statement for control, containment and clean-up regimes.

340 Health hazards

1. Precautions: Protect site operatives and general public from hazards associated with vibration, dangerous fumes and dust arising during the course of the works.

350 Adjoining property

1. Temporary support and protection: Provide. Maintain and alter, as necessary as work proceeds. Do not leave unnecessary or unstable projections.
2. Defects: Report immediately on discovery.
3. Damage: Minimize disturbance. Repair promptly to ensure safety, stability, weather protection and security.
4. Support to foundations: Do not disturb.

360 Structures to be retained

1. Extent: Existing listed turret
2. Parts which are to be kept in place: Protect. Give notice and notify service authority or owner of damage arising from the execution of the works.
3. Interface between retained structures and deconstruction or demolition: Cut away and strip out with care to minimize the amount of making good needed

370 Partly demolished structures

1. General: Leave in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours.
2. Temporary works: Prevent overloading due to debris.
3. Access: Prevent access by unauthorized persons.

380 Dangerous openings

1. General: Provide guarding at all times, including outside of working hours. Illuminate during hours of darkness.
2. Access: Prevent access by unauthorized persons.

390 Asbestos-containing materials – known occurrences

1. General: Materials containing asbestos are known to be present in: Refer to Asbestos survey provided.
2. Removal: By contractor licensed by the Health and Safety Executive, and prior to other works starting in these locations
3. Timing: Before other works start in these locations

391 Asbestos-containing materials – unknown occurrences

1. Discovery: Give notice immediately of suspected asbestos-containing materials when discovered during deconstruction and demolition work. Avoid disturbing such materials.
2. Removal: Submit statutory risk assessments and details of proposed methods for safe removal.

410 Unforeseen hazards

1. Discovery: Give notice immediately when hazards such as unrecorded voids, tanks, chemicals, are discovered during deconstruction or demolition.
2. Removal: Submit details of proposed methods for filling, removal, etc.

450 Site condition at completion

1. Debris: Clear away and leave the site in a clean, tidy and secure condition.

Materials arising

510 Contractor's property

1. Components and materials arising from the deconstruction and demolition work: Property of the contractor, except for designated items which remain the property of the employer
2. Action: Remove from site as work proceeds, where not to be reused or recycled for site use

520 Recycled materials

1. Materials arising from deconstruction and demolition work: Can be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification and in accordance with any site waste management plan.
2. Evidence of compliance: Submit full details and supporting documentation.
   2.1. Verification: Allow adequate time in programme for verification of compliance.

Ω End of Section

D20
Excavating and filling

Generally/the site

110 Site investigation

1. Report: See Preliminaries section A12

145 Variations in ground water level

1. Give notice: If levels encountered are significantly different from levels in the site investigation report or previously measured.

150 Existing services, features and structures

1. Services: See section A12 for locations.
2. Site features to be retained: See section A12 for details.
3. Structures: See section A34 for details of protection.

Clearance/excavating

310 Unstable ground

1. Generally: Ensure that the excavation remains stable at all times.
2. Give notice: Without delay if any newly excavated faces are too unstable to allow earthwork support to be inserted.
3. Take action: If instability is likely to affect adjacent structures or roadways, take appropriate emergency action.

320 Recorded features

1. Recorded foundations, beds, drains, manholes, etc.: Break out and seal drain ends
2. Contaminated earth: Remove and disinfect as required by Local Authority.

330 Unrecorded features

1. Give notice: If unrecorded foundations, beds, voids, basements, filling, tanks, pipes, cables, drains, manholes, watercourses, ditches, etc. not shown on the drawings are encountered.

350 Existing watercourses

1. Diverted watercourses which are to be filled: Before filling, remove vegetable growths and soft deposits.

Disposal of materials - Not Used

Filling

500 Proposed fill materials

1. Details: Submit full details of proposed fill materials to demonstrate compliance with specification, including:
    1.1. Type and source of imported fill.
    1.2. Proposals for processing and reuse of material excavated on site.
    1.3. Test reports as required elsewhere.
2. Timing:

510 Hazardous, aggressive or unstable materials

1. General: Do not use fill materials which would, either in themselves or in combination with other materials or ground water, give rise to a health hazard, damage to building structures or instability in the filling, including material that is:
   1.1. Frozen or containing ice.
   1.2. Organic.
   1.3. Contaminated or noxious.
   1.4. Susceptible to spontaneous combustion.
   1.5. Likely to erode or decay and cause voids.
   1.6. With excessive moisture content, slurry, mud or from marshes or bogs.
   1.7. Clay of liquid limit exceeding 80 and/or plasticity index exceeding 55.
   1.8. Unacceptable, class U2 as defined in the 'Specification for highway works', clause 601.

530 Placing fill

1. Surfaces of excavations and areas to be filled: Free from loose soil, topsoil, organic material, rubbish and standing water.
2. Freezing conditions: Do not place fill on frozen surfaces. Remove material affected by frost. Replace and recompact if not damaged after thawing.
3. Adjacent structures, membranes and buried services
   3.1. Do not overload, destabilise or damage.
   3.2. Submit proposals for temporary support necessary to ensure stability during filling.
   3.3. Allow 14 days (minimum) before backfilling against in situ concrete structures.
4. Layers: Place so that only one type of material occurs in each layer.
5. Earthmoving equipment: Vary route to avoid rutting.

535 Compaction generally

1. General: Compact fill not specified to be left loose as soon as possible after placing.
2. After compaction: Surface of each layer must be well closed, showing no movement under compaction plant, and without cracks, holes, ridges, loose material and the like.
3. Defective areas: Remove and recompact to full thickness of layer using new material.

540 Benching in fill

1. Adjacent areas: If, during filling the difference in level between adjacent areas of filling exceeds 600 mm, cut into edge of higher filling to form benches 600 mm minimum width and height equivalent to depth of a layer of compacted filling.
2. New filling: Spread and compact to ensure maximum continuity with previous filling.

650 Protection of compacted filling

1. Temporary protective filling: Before allowing construction traffic, raise level of compacted cohesive soil filling at least 150 mm above formation level using properly compacted temporary filling.
2. Removal: Remove temporary protective filling from site before permanent construction.

Bioremediation - Not Used

'specification for highway works: earthworks specification' appendices - Not Used

Ω End of Section

D21
Ground gas collection and venting systems

General - Not Used

System performance

210 Risk assessment and report

1. General: Undertake and submit report.
   1.1. Copies: One
   1.2. Timing: Before starting work on site.
2. Contents
   2.1. Identification of gas contaminants and their source.
   2.2. Extent and level of gas contamination.
   2.3. Evaluation of the consequences of the contamination not being treated.
   2.4. Assessment of potential or unacceptable risks.
   2.5. Other information: Any considered relevant.

Products - Not Used

Execution - Not Used

Completion

920 Documentation

1. Operation and maintenance instructions: Submit.
2. Record drawings: Submit.
   2.1. Number of copies: Two

Ω End of Section

E05
In situ concrete construction generally

To be read with preliminaries/ general conditions.

290 Accuracy of construction

1. Setting out: To BS 5964-1.
2. Geometrical tolerances: To Section 10 of the 'National Structural Concrete Specification for Building Construction'
   - 2.1. Conflicts: Notwithstanding tolerances specified elsewhere, do not exceed requirements for compliance with the designated code of practice.
   - 2.2. Substitution of alternative requirements: None

Ω End of Section



SCHEDULE OF WORKS

PROPOSED DEMOLITIONS at
MFL50211 - Rhos Point, Marnie Drive, Rhos-on-Sea

3.1 CLEARANCE/DEMOLITIONS

3.2 GROUNDWORKS

3.3 REPAIRS

3.4 EXTERNAL WORKS & SUNDRY ITEMS

3.5 SITE ACCOMMODATION, CONTINGENCY SUM & PRELIMINARIES

PROPOSED DEMOLITIONS at

MFL50211 - Rhos Point, Marnie Drive, Rhos-on-Sea

NOTE:

Contractors must visit the site before completing the Tender in order that they may appreciate its condition, means of access and all other circumstances which may affect the Tender. The Contractor must allow for all reasonable elements of work to ensure the Project is completed satisfactorily. Any claims for extra costs due to omission in the Tender **or failure to identify such costs** will not be permitted.

The Contractor will be expected to take all measurements reasonably necessary for the compilation of the Tender.

All materials must be removed from site at completion of the scheme.

All items in this Section are to be read in conjunction with Section 2 and the Drawings provided.

Site visit to be arranged by appointment, candidates to contact:
Chris Roberts,
Repairs And Maintenance Officer
ERF - Environment, Roads and Facilities
Conwy County Borough Council
Email :- **chris.roberts1@conwy.gov.uk**
Office :- **01492 577386**
Mobile :- **07549 404463**

NO REDEVELOPMENT WORKS ARE PROPOSED AS PART OF THIS CONTRACT. REFER TO DRAWINGS FOR RED DASHED LINE INDICATING EXTENT OF DEMOLITIONS. SEE PRELIMS FOR MORE INFORMATION

3.1	**CLEARANCE/DEMOLITIONS** **NOTES:-** Contractor to refer to the Structural Design in conjunction with this document. Contractor must visit site to fully understand the nature of the works for pricing purposes and CDM Regulations purposes. General Contractor is to observe all mandatory and statutory Health & Safety Regulations and precautions with regard to working, removal and disposal of asbestos based materials. Any asbestos identified for removal must be removed to comply with the Control of Asbestos Regulations 2012. The Contractor is required to produce a Method Statement for the removal of asbestos to comply with all current legislation and Health & Safety requirements. **EXTERNAL**		
3.1.1	Undertake inspection of all visible electrical cables / circuits within the curtilage of the site to ensure they have been made safe / isolated. Undertake a CAT scan of the grounds and associated areas of excavation / flagstone removal prior to commencing with demolition to identify buried services not shown on any attached plans. Report any additional findings or concerns to Client prior to commencing.	item	
3.1.2	The Contractor's attention is drawn to the existing coastal retaining wall extending along the eastern boundary of the site, which retains the elevated ground supporting the existing buildings above the beach below. The Contractor shall take all necessary precautions to protect the structural integrity and stability of the retaining wall throughout the demolition works. Particular consideration shall be given to demolition methods, temporary loading, positioning of plant and machinery, storage of materials and the potential effects of removing adjoining structures. No demolition activities shall be undertaken which could compromise the stability of the retaining wall or retained ground. Any signs of movement, cracking, instability or damage shall be immediately reported to the Contract Administrator and Structural Engineer, with affected works suspended pending further instruction. The Contractor shall allow for all necessary protective measures and safe working procedures to ensure the retaining wall remains undamaged and structurally stable throughout the works.	item	
	TO COLLECTION		0.00

3.1.3	Allow for the careful removal and disposal of all existing signage and associated lighting installations, where present, including all necessary brackets, fixings, supports and electrical connections. Remove all redundant materials from site to an appropriately licensed waste disposal facility and make good affected surfaces and openings as Particular care shall be taken when working in proximity to the existing column located on the public footway, which shall be protected and retained unless otherwise instructed. The existing pole-mounted 'P' parking sign shall be retained in situ wherever practicable and adequately protected throughout the demolition works. Should temporary removal be necessary, this shall be agreed with the Contract Administrator and relevant Highway Authority prior to undertaking any works, with provision made for its subsequent reinstatement.	item	
3.1.4	Remove existing rainwater gutters, downpipes, fascias and soffits and remove waste to tip.	item	
3.1.5	Strip off remaining roofs including all coverings, flashings, rainwater goods and timber work.	item	
3.1.6	Carefully demolish all structures shown on drawing D1255_DEW-XX-XX-DR-A-102-DEMOLITION PLANS. **OPTION A -** Demolition of site area / existing structure to 1m below existing slab / foundation level in accordance with the Code of Practice for Demolition 2000 (COP BS:6187 2011) Including re-cycling of materials in accordance with the waste management plan, and retention of any identified materials.	item	
	OPTION B - Demolition of site area / existing structure to existing external ground in accordance with the Code of Practice for Demolition 2000 (COP BS:6187 2011) Including re-cycling of materials in accordance with the waste management plan, and retention of any identified materials.	item	
3.1.7	Allow for the treatment and eradication of invasive non-native plant species identified within the Cambrian Ecology Report included in the tender documentation, comprising several stands of Butterfly Bush (Buddleja davidii) and a single stand of Pheasant Berry (Leycesteria formosa). Works to include all necessary treatment, removal, appropriate disposal of arisings and associated making good, undertaken in accordance with the ecologist's recommendations and relevant		
3.1.8	Clear all vegetation and debris from yard. Remove all waste to tip.	Item	
3.1.9	Demolish low stone wall to front of building. Remove waste to tip.	Item	
	TO COLLECTION		0.00

3.1.10	Allow for the identification, investigation, disconnection, capping off and making safe of all redundant surface water and foul drainage runs encountered during the demolition works. Include all necessary fittings, sealing and associated works to ensure redundant drainage connections are securely terminated and do not compromise any retained drainage infrastructure. Particular attention is drawn to the existing Dŵr Cymru Welsh Water (DCWW) surface water pipe located within the northernmost section of the site, which shall be identified, protected and retained unless otherwise agreed with DCWW. Allow for liaison with and attendance of relevant statutory undertakers where necessary to investigate, isolate or remove redundant or unsafe drainage infrastructure. All works affecting public drainage apparatus shall be subject to the necessary approvals from DCWW. The Contractor shall take all necessary precautions to prevent demolition debris, silt, contaminants or other materials from entering any live drainage systems throughout the works.	item	
3.1.11	The disconnection of the incoming electrical supply by Scottish Power Energy Networks (SPEN) is being arranged separately by the Client, with quotation currently awaited. The Contractor shall liaise with the Client and SPEN as necessary to coordinate the works and shall not commence electrical strip-out or associated demolition until confirmation has been received that the relevant supplies have been safely isolated and made dead.	item	
	INTERNAL		
3.1.12	Allow for the isolation, disconnection and removal of all existing electrical installations within the buildings scheduled for demolition, including distribution boards, cabling, light fittings, sockets, switches, conduits, trunking and associated electrical equipment.	item	
3.1.13	Any electrical services identified for retention shall be suitably protected and made safe throughout the demolition works.	item	
3.1.14	Allow for all necessary testing, verification and certification of isolation by a suitably competent electrical contractor prior to commencement of works.	item	
3.1.15	Allow for removal of all internal materials encountered as part of the demolition works and as part of the internal alterations, including kitchen and bathroom fittings, internal plumbing, decoration, fixed furniture, electrical and data trunking etc. and cart away from site.	item	
	TO COLLECTION		0.00

3.1.16	Allow for the removal of all internal joinery including doors, linings, skirtings, architraves etc. and cart away from site.	item	
3.1.17	Break up and remove existing floor slab, remove all redundant waste material off site for recycling.	item	
3.1.18	Allow here for the removal of existing ceiling system, remove waste to tip.	item	
3.1.19	Allow for hacking off any loose or damaged internal plasterwork to internal walls and ceilings, remove waste to tip.	item	
3.1.20	Demolish all existing walls shown in red dotted lines as shown on drawing D1255-DEW-XX-XX-DR-A-102-Demolition Floor Plan, remove waste to tip.	item	
	OPTION A - Demolition of site area / existing structure to 1m below existing slab / foundation level in accordance with the Code of Practice for Demolition 2000 (COP BS:6187 2011) Including re-cycling of materials in accordance with the waste management plan, and retention of any identified materials.	item	
	OPTION B - Demolition of site area / existing structure to existing external ground in accordance with the Code of Practice for Demolition 2000 (COP BS:6187 2011) Including re-cycling of materials in accordance with the waste management plan, and retention of any identified materials.	item	
3.1.21	Remove all security bars to windows and remove waste to tip.	item	
3.1.22	Contractor to include here for any work within this Section to comply with the details and the overall conception of the drawings and works which has not been specifically itemised above.	item	
	TO COLLECTION PAGE 3/04		0.00
	TO COLLECTION PAGE 3/03		0.00
	TO COLLECTION PAGE 3/02		0.00
	TO COLLECTION PAGE 3/01		0.00
	TO SUMMARY		0.00

3.2	**GROUNDWORKS**		
3.2.1	Recycle approved fill and/or import clean hardcore replacement fill to excavation, filling in layers not exceeding 300mm well compacted between layers to 150 - 200mm of agreed finished ground level with sand blinding across the site area	item	
	OPTION A - Infilling to 1m below existing slab / foundation level in accordance with the Code of Practice for Demolition 2000 (COP BS:6187 2011) Including re-cycling of materials in accordance with the waste management plan, and retention of any identified materials.		
	OPTION B - Infilling to existing external ground in accordance with the Code of Practice for Demolition 2000 (COP BS:6187 2011) Including re-cycling of materials in accordance with the waste management plan, and retention of any identified materials.		
3.2.2	Lay Terram 4500 geotextile membrane over new fill, turned down at edges by 100mm and secured with pins. Perimeter of membrane to be haunched against existing structures in a weak over-site concrete to prevent weed infiltration at edges.	item	
3.2.3	Import and lay 200mm thick layer of 20-25mmm diameter slate waste over terram, well compacted and roller finished level with surrounding ground levels.	item	
3.2.4	Provide operators O&M manual outlining the materials and products used together with concise maintenance requirements and a complete list of suppliers / sub-contractors involved with the project. Manuals to include photographic studies of the demolition process as works proceed	item	
3.2.5	Include to cap off / make safe and secure existing redundant surface water and/or foul drainage runs uncovered as part of the works, in addition, allow for attendance of other / relevant utility body to investigate and remove unsafe or redundant items of infrastructure.(Care must be taken to avoid material entering any live drainage system)	item	
3.2.6	Contractor to include here for any work within this Section to comply with the details and the overall conception of the drawings and works which has not been specifically itemised above.	item	
		TO SUMMARY	0.00

3.3	**REPAIRS**		
3.3.1	Upon completion of the relevant demolition works, carefully remove all temporary strapping and associated fixings in preparation for permanent masonry repairs listed below.	item	
3.3.2	Allow for the careful inspection, dismantling and reinstatement of loose or unstable stonework to the existing tower following completion of adjacent demolition works. Works to include provision of suitable scaffolding and access equipment, careful removal of affected stones to expose and establish the existing fixing arrangements and condition of the supporting structure, in consultation with the Structural Engineer.	item	
3.3.3	Allow for the permanent re-fixing of affected stonework using concealed stainless steel dowels or other suitable fixing methods as agreed with the Structural Engineer, ensuring minimal intervention and retention of the historic character and appearance of the structure. Include all necessary fixings, bedding, repointing and making good using materials compatible with the existing masonry.	item	
3.3.4	Remove temporary fencing and make good any associated damage. Arrange to power wash surrounding areas and sweep adjacent roads with commercial road sweeper. Check all adjacent road gullies / drains and clear out any debris, test to ensure none are blocked.	Item	
3.3.5	Contractor to include here for any work within this Section to comply with the details and the overall conception of the drawings and works which has not been specifically itemised above.	item	
	TO SUMMARY		0.00

3.4	**EXTERNAL WORKS & SUNDRY ITEMS**		
3.4.1	Allow for the supply and installation of 2.0m high galvanised steel Heras-type mesh security fencing to secure the site perimeter following completion of all demolition and associated works. Fencing to comprise proprietary interlocking mesh panels, suitable support feet, anti-tamper couplers and all necessary bracing and stabilisation to ensure a secure and robust installation. Include provision of a lockable access gate at a location to be agreed with the Client. Fencing to remain in situ following completion of the contract and be handed over to the Client in a secure and serviceable condition.	item	
3.4.2	Contractor to include here for any work within this Section to comply with the details and the overall conception of the drawings and works which has not been specifically itemised above.	item	
		TO SUMMARY	0.00

3.5	**SITE ACCOMMODATION, CONTINGENCY SUM & PRELIMINARIES**		
3.5.1	Main Contractor to include for the provision of all safe working platforms to comply with current Health & Safety requirements. (The Working at Height Regulations 2005). On areas which cannot be reached safely by means of all terrain powered access equipment (booms, scissor lifts, etc.) the Main Contractor shall provide suitable tubular scaffolding. Any scaffolding is to be erected / removed by a competent organisation/erector holding approved accreditation from the CITB / NASC. All scaffolding / temporary platforms to allow constant and uninterrupted access to fire escape doors / routes, or other access ways. Allow for suitable edge protection as the work requires. Perimeter of all scaffolding at ground level to be enclosed in steel 3m x 2m site safety fencing. All ladders to be removed and stored securely at the end of each day / shift. Signage shall be placed prominently on scaffold to read "Scaffold Incomplete - Danger Keep Off". Successful tenderer will be responsible for ensuring total compliance with all of the above requirements together with current Health & Safety legislation.	item	
3.5.2	Ensure the work area affected and unaffected by the works are fully protected for the duration of the works by means of site safety fencing / hoarding. All fencing / hoarding must prominently display suitable warning signage in both English and Welsh .	item	
3.5.3	Provide temporary site compound enclosed in site safety fencing / hoarding to form storage area, site welfare facilities, etc. (Areas to be agreed with Client prior to commencement). Successful tenderer to name one person as foreman / charge hand prior to commencing; during the whole of the works, to be responsible for all day to day activities, Health & Safety compliance, contacting the Client for staged inspections and all other contract related issues. It is recommended that they are of senior level and experienced in managing projects for the company on a regular basis.	item	
3.5.4	Waste from mixers to be disposed of in skips and removed at regular intervals.	item	
3.5.5	Include here cost of Preliminaries for the works, including general costs and complying with CDM Regulations **if not included in previous items.**	item	
3.5.6	Allow a Contingency Sum in the amount of 10% of contract sum for unforeseen works to be omitted or expended at the direction of the Contract Administrator.	item	
	TO COLLECTION		0.00

3.5.7	Allow for the preparation, implementation and monitoring of a site-specific Construction Environmental Management Plan (CEMP) for the duration of the demolition works, in accordance with the recommendations of the Cambrian Ecology Report and Guidance for Pollution Prevention (GPP 5). The CEMP shall identify appropriate measures to prevent pollution, contamination and uncontrolled discharge of dust, debris, fuels, oils and other potentially harmful substances into the surrounding marine, intertidal and coastal environments, particularly the Liverpool Bay Special Protection Area (SPA). Include all necessary pollution prevention measures, site management procedures, monitoring and emergency response arrangements to ensure the demolition works are undertaken without adverse effects on the protected habitats. The CEMP shall be submitted for approval by the relevant authorities, where required, prior to commencement of demolition works.	item	
3.5.8	On completion, terminate all services, clear away, clean and reinstate all surfaces damaged/disturbed during the works.	item	
3.5.9	The Contractor's attention is drawn to the potential requirement for temporary site fencing, hoarding and associated safety measures to extend onto the adjoining public footway during demolition works. The Contractor shall allow for compliance with all conditions imposed by the relevant Highway Authority, including provision, maintenance and subsequent removal of temporary fencing, pedestrian protection measures, signage, barriers and any necessary traffic or pedestrian management arrangements. The Contractor shall coordinate the proposed site establishment and demolition methodology with the approved highway licence and shall not occupy or obstruct the public highway until the necessary permissions are in place.	item	0.00
	TO COLLECTION PAGE 3/07		0.00
	TO SUMMARY		0.00

	SUMMARY SHEET		
3.1	**CLEARANCE/DEMOLITIONS**		0.00
3.2	**GROUNDWORKS**		0.00
3.3	**REPAIRS**		0.00
3.4	**EXTERNAL WORKS & SUNDRY ITEMS**		0.00
3.5	**SITE ACCOMMODATION, CONTINGENCY SUM & PRELIMINARIES**		0.00
		TOTAL TO FORM OF TENDER	0.00

4.1 DIAGRAMS AND DETAILS

4.2 SCHEDULE OF RATES

4.1 DIAGRAMS AND DETAILS (included with Specification unless otherwise stated)

1 – DEWIS ARCHITECTURE

Section 1 – Preliminaries & Contract Particulars
Section 2 – NBS Specification
Section 3 – Schedule of Work
Section 4 – Documentation and Rates

D1255_DEW-XX-XX-DR-A-001-SITE LOCATION PLAN_C01
D1255_DEW-XX-XX-DR-A-002-EXISTING SITE PLAN_C01
D1255_DEW-XX-XX-DR-A-003-EXISTING FLOOR PLAN_C01
D1255_DEW-XX-XX-DR-A-004-EXISTING ELEVATIONS_C01
D1255_DEW-XX-XX-DR-A-005-EXISTING GROUND FLOOR_C01
D1255_DEW-XX-XX-DR-A-006-PHOTOGRAPHIC RECORD MARKER PLAN_C01
D1255_DEW-XX-XX-DR-A-101-DEMOLITION SITE PLAN_C01
D1255_DEW-XX-XX-DR-A-102-DEMOLITION FLOOR PLAN_C01
D1255_DEW-XX-XX-DR-A-103-DEMOLITION ELEVATIONS_C01
D1255_DEW-XX-XX-DR-A-200-PROPOSED SITE PLAN_C01
D1255_DEW-XX-XX-DR-A-203-PROPOSED CONSTRUCTION TRAFFIC MANAGEMENT PLAN_C01

D1255-DEW-XX-XX-RP-A-0001-Heritage Impact Statement
D1255-DEW-XX-XX-RP-A-0002-Design and Access Statement
D1255-DEW-XX-XX-RP-A-0003-Green Infrastructure Statement
D1255-DEW-XX-XX-RP-A-0004-CTMP

2 – BRO CONSULTANCY – STRUCTURAL ENGINEERS

N5848 - Structural Report A

3 – ERYRI CONSULTING – CDM PRINCIPAL DESIGNER

PRE-CONSTRUCTION INFORMATION PACK

4 – HENEB - ARCHAEOLOGY

FS26-172 Rhos Point, Rhos on Sea WSI

5 – CAMBRIAN ECOLOGY

Rhos Point Building PEA Report
Rhos Point Shadow Habitats Regulation Assessment (Final)

6 – ASBESTOS REPORT

MFL502.14-01
MFL502.19-01
MFL502.36-01

7 – PHOTOGRAPHS

D1255-DEW-XX-XX-RP-A-006 Photographic Record-P1

4.2 SCHEDULE OF RATES

Hourly rates (to include overheads) allowed for in the pricing of this Specification and on which the cost of any additional works will be based.

Craftsmen			per hour
Labourer			per hour
Materials	Cost plus	%	
Plant	Cost plus	%	