

# BUILDING WORKS

	<b>DESCRIPTION OF WORKS</b>	<b>£</b>	<b>p</b>
	<b><u>GENERAL CONDITIONS</u></b>		
1.00	The Contractor shall comply with the duties of the Principal Contractor set out in current Health and Safety Legislation, and to allow for any cost in complying with such Regulations. The Contractor is to allow an adequate cost for the provision of the relevant items to ensure the Health, Safety and Welfare of all operatives, staff and visitors.		
1.01	All building works are to be carried out in accordance with current Building Regulations, good building practice and to the satisfaction of both Client and Contract Administrator, using good quality fit-for-purpose materials.		
1.02	The Contractor is to provide a programme of works two weeks prior to the commencement of any works.		
1.03	The Contractor is to allow for ensuring the site and premises remain secure throughout the duration of the works.		
1.04	All skips are to be lockable and removed from site immediately when full.		
1.05	The Contractor is to allow for the provision of all suitable access equipment in order to carry out the works in a safe working manner, including any specifically stated below.		
1.06	The Contractor is to allow for the provision of all temporary work, floor protection, hoardings and dust screens as necessary during the contract duration.		
1.07	The Contractor is to allow for the provision of all necessary suitable temporary signage to direct staff to the nearest suitable alternative toilets whilst the toilet refurbishment and conversion works are in progress, including updating of signage as necessary. All to the satisfaction of both Client and Contract Administrator.		
1.08	The Contractor shall clear away all rubbish, dust, debris and surplus materials leave the site clean and tidy during and on completion of all works including the safe disposal of all associated waste.		
1.09	The Contractor shall allow for the relocation, protection and re-installation of any existing furniture, equipment, furnishings, etc affected by these works.		
1.10	The works to be carried out are as stated on the drawings and/or described below. In the event of discrepancies, the drawings are to take precedence. The following items are to be separately priced, but the tender sum will constitute an all-inclusive offer.		
		<b>£</b>	<b>p</b>

1.11	All discrepancies are to be notified to the CA as soon as they are discovered.		
1.12	The items below comprise brief descriptions of work only. Full details of the work required are contained within the drawings and Materials and Workmanship section of the Specification.		
1.13	The Contractor must include all costs involved in carrying out the whole of the works whether all items of work are specifically described in this section or not. The list of work descriptions is intended for use in tender analysis and should not, therefore, be regarded as exhaustive or definitive.		
1.14	All quantities and dimensions stated should be treated as approximate.		
1.15	A site visit will be required by the Contractor to obtain accurate site measurements prior to ordering, manufacture and installation.		
1.16	All items below are to be included but are not exclusive and the Contractor should seek clarification from the CA where there are any uncertainties or ambiguities.		
1.17	The CA is Aaron Obee who can be contacted at Email: <a href="mailto:aaron.obee@centralbedfordshire.gov.uk">aaron.obee@centralbedfordshire.gov.uk</a> ; Tel: 0300 300 5981.		
1.18	The Works shall consist of the following: -		
2.00	<b>Changing Places WC</b> – Renovation of disabled access WC in West Street carpark, Leighton Buzzard. The aim is to increase the size of the WC to be suitable for track hoist system, changing bench, and other items to assist the users.		
2.01	Access & egress routes to work areas will be agreed with the carpark attendant, facilities team & the contract administrator. They will be kept clear of obstruction for the duration of the works.		
2.02	Existing escape routes will be maintained, any temporary adjustments will be agreed prior to commencement of the works.		
2.03	All work is to be carried out in accordance with the specification & Changing Places Practical Guide.		

2.04	Before any work starts on site, the works space is to be secured for the health and safety of those working and the general public who are still using the building.		
2.05	Site compound to be located at the north side of the building located directly outside fire exit. This leaves room for 1 lockable skip if required, and parking will be allocated once vehicle amount is determined.		
2.06	Existing boarding to be removed as specified on attached drawing and kept aside for later use if still in good condition.		
2.07	Fire panels etc located in attendant office to be carefully covered to protect against dust/damage from the works.		
2.08	Glass panels, desk space, wiring and fittings to be removed as specified on drawing.		
2.09	Door and blockwork to be removed as specified. Remaining blockwork to be left to act as guideline for new WC wall.		
2.10	WC wall to be removed and made ready for further works. Window looking into carpark to be bricked up and made secure for the WC.		
2.11	Flooring to be stripped out from WC and replaced with new once new walls have be constructed.		
2.12	New flooring will be as similar to existing as possible. <b>To be chosen...</b>		
2.13	Attendant room wall that contains fire panels to be extended to the point where it meets new wall to create room as shown on proposed drawing. This wall will be built and finished to match existing wall. The door to be moved to be facing lobby when building up the wall that was previously glass panels.		
2.14	WC room to be made good after new wall is constructed for Wealden Rehab to bring in and fit new fixtures according to Changing Places design criteria.		
2.15	WC wall decoration to be same materials as previous. Colours to be decided. (Possibly purple & white to match CBC colours?)		
2.16	WC to be left in clean state with services accessible for the handover to Wealden Rehab to fit specialist fittings.		
2.17	CCTV Camera to be relocated to new position as shown on proposed drawing.		
	<b>Extraction Fan Replacement</b>	£	p

3.00	Allowed to decommission, disconnect and strip out what is left of the original Saver SAVTF6 Twin-Fan extraction unit.		
3.01	The fan unit is to be removed from site and disposed of in accordance with current regulations.		
3.02	supply and install a new Twin-Fan Extraction Unit, complete with Run & Standby function, to serve the existing ducted extraction system serving these toilet areas.		
	<b>Decorations</b>		
4.00	Ensure all walls are painted to match existing walls where work has taken place.		
	<b>Handover</b>		
5.00	Allow to thoroughly clean all works areas so that they are ready for immediate use by the client upon hand over.		
5.01	Ensure all glass is polished inside and out and all dust caused by the works removed.		
	<b>Provisional Items</b>		
6.00	Include the following provisional items for works that cannot be entirely defined or detailed, to be deducted or expended as directed by the Contract Administrator.		
6.01	Include for profit and attendance on the above items, to be adjusted pro-rata on any actual expenditure (.....%) Extend into value column. If the calculated value is not extended into the value column the works will be paid at cost and the % deemed to be NIL.		
	<b>To Collection</b> £		

Allow for any other works detailed on the drawings but not listed above. If no items are listed the tender agrees that the full works are included within the above rates and form an all inclusive tender.			
Tender to list below:			
<b>SCHEDULE of WORKS</b>			
<b>CARRIED TO MAIN SUMMARY</b>		<b>£</b>	