

Oral and Maxillofacial Surgery Refurbishment

Luton and Dunstable University Hospital NHS
Foundation Trust

7 February 2017

Tender Enquiry Document ('the Specification')
Rev 01

Quality information

Document name	Ref	Prepared for	Prepared by	Date	Reviewed by
Tender Enquiry Document	Rev 01	Luton and Dunstable University Hospitals NHS Foundation Trust	B Flindall	7 February 2017	S Clarke

Revision history

Document	Ref	Prepared for	Prepared by	Date	Reviewed by
Tender Enquiry Document	Rev 01	Luton and Dunstable University Hospitals NHS Foundation Trust	B Flindall	7 February 2017	S Clarke

This document has been prepared by AECOM Limited for the sole use of our client (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM Limited and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM Limited, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM Limited.

CONTENTS

VOLUME ONE

Section One	General Conditions and Preliminaries
Section Two	Contract Sum Analysis ('the Priced Document')

Appendices

Appendix A	List of Drawings, Specifications and Other Information from which the Specification/ Tender Document is prepared	A/1
Appendix B	Certificate of Bona Fide Tender	B/1
Appendix C	Form of Tender 1(Stated Programme) and Form of Tender 2 (Alternative Programme)	C/1
Appendix D	Guarantee Bond, Collateral Warranty and JCT Amendment Nr 1	D/1
Appendix E	CDM Pre-Construction Information (to follow)	E/1
Appendix F	Tender Evaluation Matrix and Scoring Criteria	F/1
Appendix G	Instructions to Tenderers	I/1
Appendix H	Schedule of Work for Contractor Design Portion	J/1

VOLUME TWO

Architectural Drawings, Specifications and Other Information

VOLUME THREE

Existing Drawings

OVERVIEW

Employer's Profile

The L&D is committed to delivering the best patient care, the best clinical knowledge and expertise using the best technology available and with kindness and understanding from all their staff. That vision has informed the hospital of what the L&D is and will continue to be during the next five years. Constantly striving to improve Clinical Outcome, Patient Safety and Patient Experience which is at the heart of everything they do.



The Works

The Luton and Dunstable University Hospital NHS Foundation Trust are continuing site redevelopment and as such require the redevelopment of the existing Oral and Maxillofacial Surgery area to provide new Oral Surgery space, Restorative Dentistry space, Dental Chair space, Reception/Waiting Area, WCs and ancillary areas.

Programme

Anticipated programme dates are as follows: -

- Issue tender documents: 7 February 2017
- Tender Returns: 6 March 2017 (12:00 noon)
- Phase 1 Start on Site: 31 March 2017
- Phase 1 Completion: 12 May 2017
- Phase 2 Start on Site: 16 May 2017
- Phase 2 Completion: 23 June 2017
- Phase 3 Start on Site: 26 June 2017
- Phase 3 Completion: 29 June 2017
- Completion of the Works: 29 June 2017

VOLUME ONE

VOLUME ONE - SECTION ONE GENERAL CONDITIONS AND PRELIMINARIES

A10 **PROJECT PARTICULARS**

110a THE PROJECT:

Name: Oral and Maxillofacial Surgery Refurbishment

Nature: Refurbishment within the existing Oral and Maxillofacial Surgery (ground floor) to provide Oral Surgery, Restorative Dentistry, Waiting Area and ancillary spaces including Clean Utility, Dirty Utility, Reception Area, WCs, Office Space, Patient Assess, Change and Store Room.

Location: Luton and Dunstable University Hospital NHS Foundation Trust.

120 EMPLOYER (CLIENT):

Luton and Dunstable University Hospital NHS Foundation Trust
Lewsey Road
Luton
Bedfordshire
LU4 0DZ

123 EMPLOYER'S REPRESENTATIVE AND CONTRACT ADMINISTRATOR (hereinafter referred to as 'CA'):

Melanie Chalk

Luton and Dunstable University Hospital NHS Foundation Trust
Lewsey Road
Luton
Bedfordshire
LU4 0DZ

Phone: 01582 497977
Email: Melanie.Chalk@ldh.nhs.uk

130 PRINCIPAL CONTRACTOR: The Contractor.

140 ARCHITECT:

Murphy Philipps
16 Wenlock Road
London
N1 7TA

Contact: João Diogo
Phone: 020 7490 8008
Email: joao.diogo@murphyphilipps.co.uk

150 PRINCIPAL DESIGNER:

Luton and Dunstable University Hospital NHS Foundation Trust
Lewsey Road
Luton
Bedfordshire
LU4 0DZ

Phone: 01582 497977
Email: Melanie.Chalk@ldh.nhs.uk

Oral and Maxillofacial Surgery Refurbishment, Luton and Dunstable University Hospital NHS
Foundation Trust
General Conditions and Preliminaries

160 QUANTITY SURVEYOR (PRE CONTRACT):

AECOM
36 Storey's Way
Cambridge
CB3 0DT

Contact: Brian Flindall
Phone: 01223 488 049
Email: brian.flindall@aecom.com

160a QUANTITY SURVEYOR (POST CONTRACT):

TBC

Contact: TBC
Phone: TBC
Mobile: TBC
Email: TBC

170 BUILDING CLERK OF WORKS

Luton and Dunstable University Hospital NHS Foundation Trust
Lewsey Road
Luton
LU4 0DZ

Contact: Jon Hall
Phone: 07976 736 449
Email: jon.hall@ldh.nhs.uk

200 STRUCTURAL ENGINEER:

N/A

Contact:
Phone:
Email:

230 MECHANICAL AND ELECTRICAL ENGINEER:

N/A

Contact:
Phone:
Email

A11 **TENDER AND CONTRACT DOCUMENTS**

- 110a THE TENDER DRAWINGS: The Drawings upon which the Specification/
Tender Documents are based are listed in **Appendix A**.
- 120 THE CONTRACT DRAWINGS will be the same as the tender drawings.
- 160 CDM PRE-CONSTRUCTION INFORMATION: The CDM Pre-construction
information is included in **Appendix E** of the tender document.
- 180 INSPECTION: Drawings and other documents relating to the Contract but not
included in the tender documents may be seen by appointment during normal
office hours at the office of the Employer.
- 181x INSPECTION: Before tendering, carefully examine all documents referred to
in this Specification (e.g. drawings, specifications, reports, etc.) including
those available for inspection from the Employer and ascertain from them and
from this Specification, the full extent and character of the work. Insofar as it
may be reasonably inferred from such documents, ascertain what restrictions
are imposed upon freedom of choice to carry out the Works in the sequence
and by the methods which would otherwise be considered to be the most
appropriate.

A12 THE SITE/ EXISTING BUILDINGS

110 THE SITE:

The site is located at the Maxillofacial Unit and Orthodontics at Luton and Dunstable University Hospital NHS Foundation Trust and is surrounded by existing buildings. The works will be on the ground floor and the surrounding department will remain in operation, with other floors occupied and in use, for the duration of the works. The site, the means of access, phasing and the position of the works are shown on drawings 30-00-DR-AR-98000 Rev P1 together with other information provided within the tender documents to this Specification document. The phasing / sequence of the works is as follows:

Section 1 - Waiting Area, Dental Chair Area, Restorative Dentistry Rooms, Office Area, Dirty Utility, WCs, Circulation and ancillary spaces

Section 2 - Oral Surgery, Clean Utility, Sisters Office and Change area

Section 3 – Patient Assess.

115 THE EXISTING BUILDING(S):

All buildings adjacent to and within the local vicinity of the site will be in operation during the works.

The Contractor is to maintain and protect from damage all other existing buildings adjacent the works. Disturbed areas (including areas of soft and hard landscaping) are to be fully reinstated at the end of the contract when vacated by the Contractor.

The site, the means of access, phasing and the position of the works are shown on drawing 30-00-DR-AR-98000 Rev P1 together with other information provided within the tender documents to this Specification document.

120 EXISTING BUILDINGS ON/ ADJACENT TO THE SITE:

See A12/ 115

130 DEMOLITION / STRIP-OUT and/ or removal (Minor demolition and alterations works) including removal of arisings / demolished materials off-site will be carried out under this Contract. Works include that shown on drawing 30-00-DR-AR-98000 Rev P1.

140 EXISTING MAINS/ SERVICES:

Attention is drawn to the services and installations known to exist on and adjacent to the site and within the adjacent existing buildings affected by the works shown on information provided within the tender documents and others held by the Employer (this information is available for review and inspection upon request from the Employer).

Although the information within this Specification document indicates the possible location and extent of existing services to the affected area, the Contractor shall be deemed to have fully liaised with the Employer and relevant hospital authorities and fully acquainted himself with the positions and details of such services and installations and to the need to keep existing hospital roads, footpaths and fire escape routes clear at all times.

The Contractor is required to visit the proposed works areas during the tender period to familiarise himself with the scope, existing fabric, services and installations, and logistics (and access).

The existing record drawings are for information only and any reliance on their accuracy is at the Contractor's risk.

160 SOILS AND GROUND WATER INFORMATION Soil and Ground Water information is not available for inspection.

171x SITE INVESTIGATION: A site investigation report is not available for inspection.

180 A HEALTH AND SAFETY FILE for the site/ building is available for inspection by appointment during normal office hours at the office of the CA

200 ACCESS TO THE SITE:
Access to the site is shown on drawings 30-00-DR-AR-98000 Rev P1 together with other information provided within the tender documents to this Specification document.

The Contractor shall note the site entrance and all access routes will remain in use throughout the contract period. The Contractor shall ascertain the required vehicular and pedestrian access route(s), both generally and adjacent to the site, and ensure they remain open and accessible to the public and hospital staff at all times during the contract. A restricted amount of passes will be issued to the Contractor by the Employer for the duration of the contract.

All existing fire routes (internally and externally) should be maintained at all times.

Any required access to areas of the existing building outside of the Contractor's possession shall be agreed in advance with the Employer. The Contractor shall provide the CA with at least one weeks' notice of the need to gain access to areas of the existing buildings outside of the areas in the Contractor's possession.

The Contractor shall reinstate any disturbed hard and soft landscaped areas upon completion of the works. Reinstatement shall be carried out to all present standards.

The Contractor shall note that the site entrances and all access routes will remain in use throughout the contract period. The Contractor shall ascertain the required vehicular and pedestrian access route(s), both generally and adjacent to the site, and ensure they remain open and accessible to the public and hospital staff at all times during the contract.

A restricted amount of passes will be issued to the Contractor for the duration of the contract.

210 PARKING of the Contractor's and employees' vehicles will be restricted. Parking of the Contractor's and employees' vehicles will not be permitted on site (parking of the Contractor's and employees' vehicles will be restricted to within the Contractor's designated compound area only).

220a USE OF THE SITE:
Do not use the site for any purpose other than carrying out the Works. Do not display or permit advertisements to be displayed on site without consent of the CA.

Access limitations may be imposed by the Employer. Refer to the Pre-Construction Information Pack attached as an Appendix to this Specification document.

Restrictions on the use of temporary craneage may be imposed by the Employer. Refer to the Pre-Construction Information Pack, attached as an Appendix to this Specification document, and other information included

herewith. Lifting over adjacent occupied buildings will not be permitted, unless previously agreed.

230 SURROUNDING LAND/ BUILDING USES:
The site is surrounded by existing buildings as indicated on information provided within the tender documents.

240 HEALTH AND SAFETY HAZARDS:
The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up.

The Contactor should make himself familiar with the site/ building and review the Health & Safety File available for inspection by appointment with the Employer.

However the following risks may be present:-
The nature and condition of the site / buildings cannot be fully and certainly ascertained before it is opened up.

Asbestos (Pre-Construction Information included elsewhere in this Specification).

The accuracy and sufficiency of this information is not guaranteed by the Employer or the CA and the Contractor must ascertain if any additional information is required to ensure the safety of all persons and the Works. The existing fire alarm system should be maintained at all times. Draw to the attention of all personnel working on site the nature of any possible contamination and the need to take appropriate precautionary measures.

250 SITE VISIT: Before tendering, visit the site, inspect trial holes, ascertain the nature of the site, access thereto and all local existing conditions and restrictions likely to affect the execution of the Works.

Arrangements to visit site may be made by appointment with Margaret Reynolds (Tel: 01582 49 8815).

A13 **DESCRIPTION OF THE WORK**

110 **PREPARATORY WORK BY OTHERS:**

Details of facilitating/ enabling works to be carried out by others are included elsewhere in this Specification.

Preparatory works to be undertaken by the Employer/ End User are indicated on the information in the tender documents.

120 **THE WORK:**

The scope of the Contract Works are set out elsewhere in this Specification.

130 **WORK BY OTHERS CONCURRENT WITH THE CONTRACT** is described in section A50 of the tender documents.

131x **WORK OUTSIDE THE SITE BOUNDARY:** The scope of the Contract Works includes work outside the site boundary including:
- None

In addition to the works identified above, the Contractor shall be aware that works are likely to take place in adjacent areas during the contract period.

140 **COMPLETION WORK BY OTHERS:**

Details of completion work by others is described in section A50 of this document.

A20 **THE CONTRACT**

111 STANDARD FORM WITHOUT QUANTITIES: The form of contract will be the JCT Standard Building Contract 2011 Without Quantities.

Allow for the obligations, liabilities and services described therein against the headings below:

THE RECITALS (1 to 12)

First Recital

The Employer wishes to have the following work carried out the:

The refurbishment of the Oral and Maxillofacial Surgery at the Luton and Dunstable University Hospital NHS Foundation Trust

Second Recital

CONTRACT DRAWINGS: The Contract Drawings will be as listed in Clause A11/ 120

Third Recital

PRICING OPTION: Pricing Option B will apply, Pricing Option A will be deleted.

ACTIVITY SCHEDULE: The words 'and has provided the Employer with the priced schedule of activities annexed to this Contract (the Activity Schedule)' will be deleted.

Fourth Recital

CONSTRUCTION INDUSTRY SCHEME (CIS): Employer at the Base Date is a 'contractor' for the purposes of the CIS

Fifth Recital

INFORMATION RELEASE SCHEDULE: The Fifth recital will be deleted

Sixth Recital

DIVISION OF WORKS INTO SECTIONS: The Sixth recital will not be deleted

Seventh Recital

FRAMEWORK AGREEMENT: The Seventh recital will be deleted

Eighth Recital

SUPPLEMENTAL PROVISIONS: The Eighth recital will not be deleted

Ninth, Tenth, Eleventh and Twelfth Recital

CONTRACTOR'S DESIGNED PORTION: The Ninth, Tenth, Eleventh and Twelfth recital will not be deleted

CONTRACTOR'S DESIGNED PORTION: the nature of the Works included in the Contractor's Designed Portion is identified in clause A30/ 195

THE ARTICLES (1 to 9)

Article 3

Architect/ Contract Administrator: See section A10

Article 4

Quantity Surveyor: See section A10

Article 5

Principle Designer: See section A10

Articles 6

Principal Contractor: Will be the contractor unless otherwise stated in section A10

CONTRACT CONDITIONS

Section 1: Definitions and Interpretation

Definitions

Interpretation

Section 2: Carrying out the Works

Contractors Obligations

Possession

Supply of Documents, Setting Out etc.

Errors, Discrepancies and Divergences

CDP Design Work

Fees, Royalties and Patent Rights

Unfixed Materials and Goods - property, risk etc

Adjustment of Completion Date

Practical Completion, Lateness and Liquidated Damages

Partial Possession by Employer

Defects

Contractor's Design Documents

Section 3: Control of the Works

Access and Representatives

Sub-Contracting

Architect/ Contract Administrator's Instructions

CDM Regulations

Section 4: Payment

Contract Sum and Adjustments

Payments, Certificates and Notices

Gross Valuation

Retention

Fluctuations

Loss and Expense

Section 5: Variations

General

The Valuation Rules

Section 6: Injury, Damage and Insurance

Injury to Persons and Property

Insurance against Personal Injury and Property Damage

Insurance of the Works

CDP Professional Indemnity Insurance

Joint Fire Code - Compliance

Section 7: Assignment, Third Party Rights and Collateral Warranties
Assignment
Clauses 7A to 7E - Preliminary
Third Party Rights from Contractor
Collateral Warranties

Section 8: Termination
General
Termination by Employer
Termination by Contractor
Termination by Either Party
Consequences of Termination under Clauses 8.9 to 8.11, etc.

Section 9: Settlement of Disputes
Mediation
Adjudication
Arbitration

CONTRACT PARTICULARS PART 1: GENERAL

Third Recital: The Pricing Option

The Pricing Option that applies is Option B; The Priced Document is the Contract Sum Analysis

Fourth Recital and Clause 4.7: Construction Industry Scheme (CIS)
Employer at Base Date is a 'contractor' for the purposes of the Act and the Regulations

Sixth Recital: Sectional Completion
Description of sections:

Section 1 - Waiting Area, Dental Chair Area, Restorative Dentistry Rooms, Office Area, Dirty Utility, WCs, Circulation and ancillary spaces

Section 2 - Oral Surgery, Clean Utility, Sisters Office and Change area

Section 3 – Patient Assess.

Seventh Recital: Framework Agreement
Not applicable

Eighth Recital and Schedule 8: Supplemental Provisions

Collaborative working - Paragraph 1 applies

Health and safety - Paragraph 2 applies

Cost savings and value improvements - Paragraph 3 applies

Sustainable development and environmental considerations - Paragraph 4 applies

Performance Indicators and monitoring - Paragraph 5 applies

Notification and negotiation of disputes - Paragraph 6 applies

Where paragraph 6 applies, Employer's nominee is: TBC

Where paragraph 6 applies, Contractor's nominee is: TBC

or such replacement as each Party may notify to the other from time to time.

Tenth Recital: Employer's Requirements
Refer to Appendix H

Eleventh Recital: Contractor's Proposals
To be confirmed

Eleventh Recital: CDP Analysis
To be confirmed

Article 8: Arbitration
Article 8 and Clauses 9.3 to 9.8 do not apply

Article 11: Parent Company Guarantee
A parent company guarantee is not required.
Identity of Contractor's Guarantor: N/ A

Article 12: Performance Bond
A Performance Bond is required

Clause 1.1: Base Date: Ten days before the date of tender

Clause 1.1: CDM Planning Period shall mean the period of 2 weeks ending on the Date of Possession

Clause 1.1: Date for Completion of Sections

Section 1: 12 May 2017
Section 2: 23 June 2017
Section 3: 29 June 2017

Clause 1.7: Addresses for service of notices
Employer: See section A10 / 120
Contractor: See section A10 / 120

Clause 2.4: Date for Possession of Sections.

Section 1: 31 March 2017
Section 2: 16 May 2017
Section 3: 26 June 2017

Clause 2.9.1.2: Master programme
Critical paths are required to be shown

Clause 2.19.3: Contractor's Designed Portion
Limit of Contractor's liability for loss of use (if any): £2,000,000

Clause 2.32.2: Liquidated Damages
Damages: At the rate of

Section 1 – £5,000 per Calendar week or pro-rata thereof will be payable to the Employer by the Contractor.
Section 2 – £5,000 per Calendar week or pro-rata thereof will be payable to the Employer by the Contractor.
Section 3 – £5,000 per Calendar week or pro-rata thereof will be payable to the Employer by the Contractor.

Clause 2.38: Rectification Period

Oral and Maxillofacial Surgery Refurbishment, Luton and Dunstable University Hospital NHS
Foundation Trust
General Conditions and Preliminaries

Section 1 Period: 12 months from the date of practical completion of the Works
Section 2 Period: 12 months from the date of practical completion of the Works
Section 3 Period: 12 months from the date of practical completion of the Works

Clause 4.8: Advanced Payment & Payment Bond

Advance Payment: Clause 4.8 does not apply

An advance payment bond is not required

Clause 4.9.1: Interim payments - due dates

Due dates for interim payments: The first due date is: one month after the Date of Possession and thereafter the same date in each month or the nearest Business Day in that month.

Clause 4.17.4: Listed Items - Uniquely Identified

Listed Items: uniquely identified: a bond in respect of payment for such items is not required.

Clause 4.17.5: Listed Items: not uniquely identified

Listed Items: not uniquely identified: a bond in respect of payment for such items is not required

Clause 4.19: Contractors Retention Bond

Clause 4.19 does not apply

Clause 4.20.1: Retention Percentage

Retention Percentage: 3 per cent

Clause 4.21 & Schedule 7: Fluctuations Options Not used

Clause 5.7: Daywork

The Percentage Additions will be as listed in Section A55

Clause 6.4.1.2: Contractors Insurance: Injury to persons or property Insurance cover (for any one occurrence or series of occurrences arising out of one event) £ 5,000,000

Clause 6.5.1: Insurance: Liability of Employer

Insurance may be required.

Minimum amount of indemnity for any one occurrence or series of occurrences arising out of one event: £5,000,000

Clause 6.7 and Schedule 3: Insurance of the Works: Insurance Options Schedule 3: Insurance Option C applies

Percentage to cover professional fees: 15%

Annual renewal date of insurance (as supplied by Contractor)

Clause 6.10 and Schedule 3: Terrorism Cover - details of the required cover not applicable

Clause 6.12: Contractor's Designed Portion: Professional Indemnity Insurance

Level of cover: Amount of indemnity required relates to claims or series of claims arising out of one event and is £1,000,000

Level of cover for pollution and contamination is not required.

The expiry of required period of CDP Professional Indemnity insurance is 12 years.

Clause 6.14: Joint Fire Code

To Collection £:

The Joint Fire Code: applies

The insurer under Schedule 3, Insurance Options A, B or C (paragraph C.2) has specified that the works are a Large Project

Clause 6.17: Joint Fire Code Amendments

Joint Fire Code - Amendments / Revisions: The cost if any, of compliance with amendments or revisions to the Joint Fire Code shall be borne by the Contractor

Clause 7.2: Assignment / Grant by Employer of rights under Clause 7.2

Clause 8.9.2: Period of Suspension

Period of suspension is: 2 months

Clause 8.11.1.1 to 8.11.1.5: Period of Suspension

Period of suspension is: 2 months

Clause 9.2.1: Adjudication

The Adjudicator is: The Royal Institution of Chartered Surveyors

Clause 9.4.1: Arbitration

Not applicable

**CONTRACT PARTICULARS PART 2: THIRD PARTY RIGHTS AND
COLLATERAL WARRANTIES**

Such rights or warranties are required from the Contractor and the particulars required by Part 2 (A) to (D) are set out in **Appendix D**

ATTESTATION

The Contract will be executed as a Deed

CONTRACT PERFORMANCE BOND:

A Contract Performance Bond is required (as set out in **Appendix D**)

PARENT COMPANY GUARENTEE:

A Parent Company Guarantee is not required.

A30 **TENDERING/ SUB-LETTING/ SUPPLY**

MAIN CONTRACT TENDERING

- 110 SCOPE: These conditions are supplementary to those stated in the invitation to tender and on the Form of Tender.
- 132x COLLABORATIVE WORKING The Parties shall work with each other and with other project team members in a cooperative and collaborative manner, in good faith and in a spirit of trust and respect. To that end, each shall support collaborative behavior and address behavior which is not collaborative.
- 145 TENDERING PROCEDURE will be in accordance with the principles of the JCT 2012 Practice Note - Tendering.
- 145x ERRORS IN THE PRICED DOCUMENTS: will be dealt with in accordance with the JCT 2012 Practice - Tendering, Alternative 1.
- 149x THIRD PARTY RIGHTS AND COLLATERAL WARRANTIES: Third Party Rights and Collateral Warranties are to be conferred by the Contractor
- 153x EMPLOYERS WARRANTY: The contractor shall ensure that all sub-contractors enter into the Form of Sub-Contractor's Collateral Warranty in favour of the Employer a copy of which, with the relevant parts completed, is included in **Appendix D**.
- 160 EXCLUSIONS: If the Contractor cannot tender for any part(s) of the work as defined in the tender documents the QS must be informed as soon as possible, defining the relevant part(s) and stating the reason(s) for the inability to tender.
- 170 ACCEPTANCE OF TENDER: The Employer and the Employer's representatives:
1. Offer no guarantee that the lowest or any tender will be recommended for acceptance or accepted.
2. Will not be responsible for any cost incurred in the preparation of any tender.
- 190 PERIOD OF VALIDITY: Tenders must remain open for consideration (unless previously withdrawn) for not less than 12 Weeks from the date fixed for the submission or lodgement of tenders. Information on the date for possession/ commencement is given in section A20.
- 195 CONTRACTOR DESIGN: Undertake and take full responsibility for the design of the following parts of the works:

Architectural, Services and Structural:

1. MEP Services Design.

2. Structural Design.

3. Vacuum Design

4. Security Design

Contractor to check specifications and satisfy himself that all Contractor Design items are allowed for within their tender submission.
- 198 CONTRACTS FOR SUPPLY OF PRODUCTS: Ensure that all contracts for the supply or the supply and fixing of products provide for the property in such products upon delivery to site to pass unconditionally to the Contractor.

PRICING/ SUBMISSION OF DOCUMENTS

- 211 PRELIMINARIES IN THE SPECIFICATION: The Preliminaries/ General conditions sections (A10-A55 inclusive) must not be relied on as complying with NRM.
- 250a PRICING OF SPECIFICATION/ SCHEDULES OF WORK: Alterations and qualifications to the Specification/ Schedules of Work must not be made without the written consent of the CA. Tenders containing unauthorized alterations or qualifications may be rejected. Costs relating to items in the Specification/ Schedules of Work which are not priced will be deemed to have been included elsewhere in the tender.
- 251a THE PRICED SPECIFICATIONS/ SCHEDULES OF WORK must be submitted with tender returns. The breakdowns must be fully quantified and priced and monied out to agree with the total of his tender, and is to include the MEP sections of the document.
- 301a QUANTITIES IN THE SPECIFICATION/ SCHEDULES OF WORK:
Where and to the extent that quantities are included in the Specification/Schedules of Work, they have not been prepared in accordance with NRM.
- 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 work. Costs relating to items which are not priced will be deemed to have been included elsewhere in the Contractor's price.
- 305x SPECIFICATION/ SCHEDULES OF WORK WITHOUT QUANTITIES:
Where and to the extent that quantities are not included in the Specification/Schedules of Work, 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.
- QUANTITIES IN THE SPECIFICATION/ SCHEDULES OF WORK: Where and to the extent that quantities are included in the Specification/ Schedules of Work, they have been prepared in accordance with NRM only where and to the extent stated. Where not so stated, the items, descriptions and measurements:
- Must not be relied on as complying with NRM.
- Must be priced taking account of the information given elsewhere in the tender documents, including for all associated and ancillary work shown or clearly apparent as being necessary for the complete and proper execution of the Works.
- 310 TENDER: 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 work.
- 441 A SCHEDULE OF RATES must be submitted for the complete works within 2 working days of request. This is to include the MEP services works. Your tender cannot be accepted without this.
- 450x THE ANALYSIS of the Contractor's Designed Portion
- THE ANALYSIS of the Contractor's Designed Portion Schedule 1 Contractor's Design Submission Procedure for submission of Design Information for works included in the Contractor's Design Portion will be used.
- Prepare and submit to the CA, three copies and one reproducible copy of all drawings, specifications, details, levels and setting out dimensions which are either:-
- a) reasonably necessary from time to time to explain and amplify the Employer's

Requirements, Contractor's Proposals and any variations; or

b) reasonably necessary to enable the Contractor to execute and complete the design and construction of the Works and any variations; or

c) stated in the following paragraph 3 to be prepared by the Contractor; on a date which will enable the CA and Contractor to comply with the procedures set out in this Clause without delaying the progress of the Works.

1. Any drawings, specifications, details, levels and setting out dimensions returned by the CA under the foregoing paragraph b) without comment shall be marked 'returned with no comment' and so endorsed, dated and signed by the CA.
2. On a date which will enable the CA and Contractor to comply with all the foregoing provisions, the Contractor shall provide:-

- Final versions of specifications.
- Amplification of proposals made with the tender.
- General arrangement drawings.
- Any necessary calculations.
- Detailed working drawings.

3. During the course of the work the Contractor shall provide:-

- Any necessary certificates to demonstrate compliance with these requirements.
- Such samples of materials and workmanship as are necessary to enable the CA to make a choice on finishes and colours.

4. Obtain final version of the information and submit to the CA the number of copies required. On behalf of the CA distribute additional copies as appropriate to all affected Subcontractors and others and keep at least one copy on site

480 PROGRAMME: The Contractor's proposed programme as specified in Section A32 or a summary thereof showing the sequence and timing of the principal parts of the Works, periods for planning and design, and itemizing any work which is excluded must be submitted with the tender return.

490 INFORMATION RELEASE SCHEDULE: An Information Release Schedule is not used.

500 TENDER STAGE METHOD STATEMENTS must be submitted with the tender return, describing how and when the Contractor proposes and undertakes to carry out all of the works.

510 ALTERNATIVE TIME TENDERS:

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

517x TENDERS: The following tenders are required (see **Appendix C** Form of Tender):

1. Tender Nr 1 - Fixed Price Tender, in accordance with contract particulars on stated programme.

520 DESIGN DRAWINGS to be included in the Contractor's Proposals must

include:

- Architectural, Services and Structural

1. To be in accordance with the schedule of work prepared by the Trust (refer to **Appendix H**)

520 TECHNICAL INFORMATION to be included in the Contractor's Proposals must include:

- All technical information necessary to amplify the Contractor's Proposals, to the reasonable satisfaction of the Employer.

530 SUBSTITUTE PRODUCTS: If the Contractor wishes to substitute products of different manufacture to those specified, details must be submitted with the tender giving reasons for each proposed substitution. Substitutions which have not been notified at tender stage may not be considered. Substitutions sanctioned by the CA will be subject to the verification requirements of clause A31/ 200.

540 QUALITY CONTROL RESOURCES: A statement must be submitted with the tender return describing the organisation and resources which the Contractor proposes and undertakes to provide to control the quality of the Works, including the work of subcontractors. The statement must include the number and type of staff responsible for quality control, with details of their qualifications and duties.

550 HEALTH AND SAFETY INFORMATION: A statement must be submitted with the tender describing the organisation and resources which the contractor proposes and undertakes to provide to safeguard the health and safety of operatives, including those of subcontractors and of any person who may be affected by the works, including:

- A copy of the contractor's health and safety policy document, including risk assessment procedures.

- Accident and illness records for the past five years.

- Records of previous Health and Safety Executive enforcement action.

- Records of training and training policy.

- The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.

570 AN OUTLINE CONSTRUCTION PHASE HEALTH AND SAFETY PLAN must be submitted with the tender return and is to include the following:

- Method statements related to the construction hazards identified in the CDM pre-construction information and/ or statements on how the hazards will be addressed and other significant hazards identified by the contractor.

- Details of the management structure and responsibilities.

- Arrangements for issuing health and safety directions.

- Procedures for informing other contractors and employees of health and safety hazards.

- Selection procedures for ensuring competency of other contractors, the self-employed and designers.

- Procedures for checking that all haulage and freight operators comply with a recognised operator scheme (such as FORS) or have effective systems in place in

order to ensure drivers are properly qualified and competent to drive and are aware of vulnerable road drivers together with specific project hazards and logistics.

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

- 590 SITE WASTE MANAGEMENT PLAN: Prior to commencing the works on site, submit the draft Site Waste Management Plan to the CA in accordance with the requirements of the Site Waste Management Plans Regulations 2008.
- 591x SITE WASTE MANAGEMENT PLAN: Prior to commencing the works on site complete a written declaration that all reasonable steps will be taken to ensure that:
- all waste from the site is dealt with in accordance with the waste duty of care in section 34 of the Environment Protection Act 1990 (3) and the Environmental Protection (Duty of Care) Regulations 1991 (4); and
 - materials will be handled efficiently and waste managed appropriately.
- 592x SITE WASTE MANAGEMENT PLAN CONTENTS: Include the following in the Site Waste Management Plan:
- name of client.
 - name of Principal Contractor.
 - author of plan.
 - location of the site.
 - estimated cost of the project.
 - nature of the project and its design.
 - construction method or materials employed in order to minimise the quantity of waste produced on site.
 - description of each waste type expected to be produced in the course of the project.
 - estimate of the quantity for each different waste type expected to be produced.
 - waste management action proposed for each different waste type, including re-using, recycling, recovery and disposal.
- 593x SITE WASTE MANAGEMENT PLAN MAINTENANCE: Update the Site

Waste Management Plan in accordance with the requirements of the Site Waste Management Plan Regulations 2008, as often as necessary to ensure that the plan accurately reflects the progress of the project, and in any event not less than every six months:

- a) review the plan.
- b) record the types and quantities of waste produced.
- c) record the types and quantities of waste that have been;
 - (i) re-used (and whether this was on or off site).
 - (ii) recycled (and whether this was on or off site).
 - (iii) sent for another form of recovery (and whether this was on or off site).
 - (iv) sent to landfill, or
 - (v) otherwise disposed of.
- d) update the plan to reflect the progress of the project.

Review, revise and refine the Site Waste Management Plan as necessary, to ensure that any changes in respective roles and responsibility are clearly communicated to those affected.

Demonstrate to the CA that the Site Waste Management Plan is updated in accordance with the Site Waste Management Plan Regulations 2008.

594x SITE WASTE MANAGEMENT PLAN AVAILABILITY: Ensure that the Site Waste Management Plan is kept:

- at the site office, or
- if there is no site office, at the site.

Ensure that every contractor knows where the Site Waste Management Plan is kept and make it available to any contractor carrying out work described in the Plan.

Keep the Site Waste Management Plan for two years after the completion of the project at the principal place of business or at the site of the project.

595x SITE WASTE MANAGEMENT PLAN ARRANGEMENTS AND COMMUNICATION: Be responsible for putting in place effective arrangements and communication in order that all workers engaged in the construction work co-operate effectively in promoting and developing measures to ensure that any waste arising on site is managed within the terms of the Site Waste Management Plan and for checking the effectiveness of such measures including:

- co-ordination of the work.
- providing every worker with:
 - (a) suitable site induction, and
 - (b) any further information and training needed for the particular work to be carried out within the terms of the Site Waste Management Plan.
 - (c) ensuring, so far as is reasonably practicable, that waste produced during construction is re-used, recycled or recovered.
 - (d) sufficient site security measures are in place to prevent the illegal disposal of waste from the site.

596x SITE WASTE MANAGEMENT PLAN EXECUTION: Within three months of the work being completed the principal contractor must add to the plan:

- confirmation that the plan has been monitored on a regular basis to ensure that work is progressing according to the plan and that the plan was updated in

accordance with this regulation, and

- an explanation of any deviation from the plan.

630 **SUBLETTING/ SUPPLY**

640a DOMESTIC SUBCONTRACTORS: Comply with the Construction Industry Board 'Code of practice for the selection of subcontractors', April 1997.

645 'LISTED' DOMESTIC SUBCONTRACTORS: The work listed below as described and set out in the Contract Documents must be carried out by persons identified in a list as provided for in Contract clause 3.8 and clause A30/ 641a:

N/A

'LISTED' DOMESTIC SUBCONTRACTORS:

1. If the Contractor wishes to add additional person(s) to any list given under the provisions of Contract clause 3.8, written application must be made to the CA and, if requested, submission (in an approved form) of evidence of the suitability of such additional person(s). Wherever possible, submissions for addition of person(s) must be made, and consent obtained, before return of the tender. When any submission for addition of person(s) is made with the tender the consequences, if any, to the tender price compared to the use of the listed persons are to be made clear or the tender will be treated as qualified.

2. Before the start of the work to which the list relates, the Contractor must enter into a binding subcontract agreement and confirm to the CA that this has been done, giving the name of the selected subcontractor.

A31 **PROVISION, CONTENT AND USE OF DOCUMENTS**

DEFINITIONS AND INTERPRETATIONS

- 110 DEFINITIONS: The meaning of terms, derived terms and synonyms used in the preliminaries/ general conditions and specification is as defined below or in the appropriate British Standard or British Standard glossary.
- 115x CA means the person nominated in the Contract as Architect or Contract Administrator or their authorised representative which shall include the Engineer where reference to him is made in a specification.
- 120a COMMUNICATION IN WRITING: When required to advise, notify, inform, instruct, agree, confirm, obtain information, obtain approval or obtain instructions do so in writing.
- 125x APPROVAL (and words derived therefrom) means the approval in writing of the CA unless specified otherwise.
- 130a PRODUCTS means materials (including naturally occurring materials) and goods (including components, equipment and accessories) intended for permanent incorporation in the Works.
- 160a TERMS USED IN SPECIFICATION:
- REMOVE means disconnect, dismantle as necessary and remove the stated element, work or component and all associated accessories, fastenings, supports, linings and bedding materials, and dispose of unwanted materials. It does not include removing associated pipework, wiring, ductwork or other services.
- FIX ONLY means all labours in unloading, handling, storing and fixing in position, including use of all plant.
- SUPPLY AND FIX: Unless stated otherwise all items given in the schedule of work and/ or on the drawings are to be supplied and fixed complete.
- KEEP FOR REUSE means:
- During removal prevent damage to the stated components or materials, and clean off bedding and jointing materials.
 - Stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed.
- REPLACE means:
- Remove the stated existing components, features and finishes.
 - Provide and fit in lieu new components, features or finishes which, unless specified otherwise, must match those which have been removed.
 - Make good as necessary.
- REPAIR means carry out local remedial work to components, features and finishes as found in the existing building. Resecure or refix as necessary and leave in a sound and neat condition. It does not include:
- Replacement of components or parts of components.
 - Redecoration.
- REFIX means fix removed products
- MAKE GOOD means carry out local remedial work to components, features and finishes which have been disturbed by other, previous work under this Contract and leave in a sound and neat condition. It does not include:
- Replacement of components or parts of components.
 - Redecoration.

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

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

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

SYSTEM means equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.

170 MANUFACTURER AND PRODUCT REFERENCE: Where used in this combination:

'Manufacturer' means the firm under whose name the particular product is marketed.

'Reference' means the proprietary brand name and/ or reference by which the particular product is identified.

171x CURRENCY: References are to the particular product as specified in the manufacturer's technical literature current on the date of invitation to tender

200a SUBSTITUTION OF PRODUCTS:

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

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

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

210 CROSS-REFERENCES TO THE SPECIFICATION:

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

220 REFERENCED DOCUMENTS

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

230a EQUIVALENT PRODUCTS:

1. Where the substitution of a product different to that specified is permitted before ordering the product inform the CA of the reasons for the substitution. When requested, submit for verification documentary evidence that the alternative product is equivalent in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and appearance. Submit certified English translations of any foreign language documents.
2. Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, function and appearance of the construction as a whole.
3. If substitution is approved, and before ordering products, provide revised drawings, specification and manufacturer's guarantees.

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

250 CURRENCY OF DOCUMENTS:

1. References to standards, type approval certificates, catalogues, codes of practice and the like are to the editions, revisions, versions and amendments current at [the date of invitation to tender]
2. References to BSI documents are to the versions and amendments listed in the BSI Standards Catalogue, including updates, current at [the date of invitation to tender].

255x MANUFACTURER AND REFERENCE: Where used in this combination:

1. 'Manufacturer' means the firm under whose name the particular product is marketed.
2. 'Reference' means the proprietary brand name and/ or reference by which the particular product is identified.

260 SIZES: Unless otherwise stated:

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

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 EMPLOYER

410 ADDITIONAL COPIES OF DRAWINGS: Two copies of drawings (not counting any certified copy of the Contract Drawings) will be issued to the Contractor free of charge. Additional copies will be issued on request but will be charged to the Contractor.

420 ADDITIONAL COPIES OF SPECIFICATION: After execution of the Contract, two copies of the Specification will be issued to the Contractor in accordance with the Contract. Additional copies will be issued on request, if available, but will be

charged to the Contractor.

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

450 THE MEASURED QUANTITIES: For purposes of ordering products and constructing the Works:

1. The accuracy and sufficiency of the measured quantities is not guaranteed.
2. The specification and drawings shall take precedence over the measured quantities.

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

470 DIVERGENCE FROM STATUTORY REQUIREMENTS: Inform the Architect/ CA immediately should there be any divergence between the drawings or specification and the requirements of the Building Regulations, other Statutes, statutory undertakers and other regulatory authorities.

**DOCUMENTS PROVIDED BY CONTRACTOR/ SUBCONTRACTORS/
SUPPLIERS**

510 DESIGN AND PRODUCTION INFORMATION: Complete the design and detailing of parts of the works as identified in the specification providing:

1. Production information based on the drawings, specification and other information
2. Liaison to ensure coordination of the work with related building elements and services

515x DESIGN AND PRODUCTION INFORMATION: Make reasonable allowance for completing design/ production information, submission, comment, inspection, amendment, resubmission and reinspection.

520x DESIGN AND PRODUCTION INFORMATION: Submit two copies to the CA for comment. Ensure that any necessary amendments are made without delay.

Complete final version of information and submit two copies to the CA.

600a CONTRACTOR'S DESIGN INFORMATION

Schedule 1 Contractor's Design Submission Procedure for submission of Design Information for works included in the Contractor's Design Portion will be used.

Prepare and submit to the CA, three copies and one reproducible copy of all drawings, specifications, details, levels and setting out dimensions which are either:-

- a) reasonably necessary from time to time to explain and amplify the Employer's Requirements, Contractor's Proposals and any variations;
- or
- b) reasonably necessary to enable the Contractor to execute and complete the design and construction of the Works and any variations;
- or
- c) stated in the following paragraph 3 to be prepared by the Contractor; on a date which will enable the CA and Contractor to comply with the procedures set out in this Clause without delaying the progress of the Works.

1. Any drawings, specifications, details, levels and setting out dimensions returned by the CA under the foregoing paragraph b) without comment

shall be marked 'returned with no comment' and so endorsed, dated and signed by the CA.

2. On a date which will enable the CA and Contractor to comply with all the foregoing provisions, the Contractor shall provide:-

- Final versions of specifications
- Amplification of proposals made with the tender
- General arrangement drawings
- Any necessary calculations
- Detailed working drawings

3. During the course of the work the Contractor shall provide:-

- Any necessary certificates to demonstrate compliance with these requirements.
- Such samples of materials and workmanship as are necessary to enable the CA to make a choice on finishes and colours.

4. Obtain final version of the information and submit to the CA the number of copies required. On behalf of the CA distribute additional copies as appropriate to all affected Subcontractors and others and keep at least one copy on site.

610 PRODUCTION INFORMATION must be provided by the Contractor/Domestic Subcontractor(s) as follows:

- All works in an Electronic format

1. Submit to CA for comment and make any necessary amendments.

2. Submit sufficient copies of final version to CA for distribution to all affected parties.

620 AS BUILT DRAWINGS AND INFORMATION must be provided to the CA [not less than 2 weeks before the date for completion] as follows:

- All works in an Electronic format

630 TECHNICAL LITERATURE: The Contractor is required to keep copies of the following on site, readily accessible for reference by all supervisory personnel:

- Manufacturers' current literature relating to all products to be used in the Works.
- Relevant BS Codes of Practice.

640a MAINTENANCE INSTRUCTIONS AND GUARANTEES: Retain copies delivered with components and equipment (failing which, obtain), register with manufacturer as necessary and hand over to CA on or before Practical Completion.

Notify CA of telephone numbers for emergency services by Subcontractors after Practical Completion.

650x ENERGY PERFORMANCE CERIFICATE: Commission an independent Energy Assessor in accordance with the Energy Performance of Buildings (Certificates and Inspections) Regulations 2007 and prior to Practical Completion of the Works issue an accredited Energy Performance Certificate with recommendations to the Employer or his Agent/ Architect/ CA.

Notify Building Control that the Energy Performance Certificate and recommendations has been issued to the building owner in accordance with the Energy Performance of Buildings (Certificates and Inspections) Regulations 2007.

850 ELECTRONIC DATA INTERCHANGE (EDI):
Not used.

A32 **MANAGEMENT OF THE WORKS**

GENERALLY

- 110 SUPERVISION: Accept responsibility for co-ordination, supervision and administration of the Works, including all subcontracts. Arrange and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for co-ordination of the work.
- 115a CONSIDERATE CONSTRUCTORS SCHEME:
1. Registration: Before starting work register the site and pay the appropriate fee:
- Address: Considerate Constructors Scheme Office, PO Box 75, Great Amwell, Ware, SG12 9UY.
 - Tel. 01992 550050.
 - Fax. 01992 550041.
 - Web. www.ccscheme.org.uk
 - E-mail. enquiries@ccscheme.org.uk
2. Standard: Comply with the Scheme's Code of Considerate Practice.
- 116x COLLABORATIVE WORKING Schedule 8 Supplemental Provisions are in use.
- 120 INSURANCE: Before starting work on site submit documentary evidence and/ or policies and receipts for the insurance required by the Conditions of Contract.
- 130 INSURANCE CLAIMS: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, forthwith give notice in writing to the Employer, the CA and the Insurers. Indemnify the Employer against any loss which may be caused by failure to give such notice.
- 140 CLIMATIC CONDITIONS: Keep an accurate record of:
- Daily maximum and minimum air temperatures (including overnight).
 - Delays due to adverse weather, including description of the weather, type(s) of work affected and number of hours lost.
- 150 OWNERSHIP: Materials arising from the alteration work are to become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.
- 153x SUSTAINABLE DEVELOPMENT AND ENVIRONMENTAL CONSIDERATIONS
Schedule 8 Supplemental Provisions are in use.
- The Contractor is encouraged to suggest economically viable amendments to the Works which, if instructed as a Variation, may result in an improvement in environmental performance in the carrying out of the Works or of the completed Works.
- The Contractor shall provide to the Employer all Information that he reasonably requests regarding the environmental impact of the supply and use of materials and goods which the Contractor selects.

PROGRAMME/PROGRESS

210a PROGRAMME:

1. The master programme for the Works must make allowance for:

- Design, production information and proposals provided by the Contractor/ Subcontractors/ Suppliers, including inspection and checking (see section A31).
- Planning and mobilisation by the Contractor.
- Running in, adjustment, commissioning and testing of all engineering services and installations
- Work resulting from instructions issued in regard to the expenditure of defined provisional sums (see section A54).
- Work by or on behalf of the Employer and concurrent with the Contract (see section A50) the nature and scope of which, the relationship with preceding and following Work and any relevant limitations are suitably defined in the Contract Documents.

2. Where and to the extent that the programme implications for work which is not so defined and impossible to assess the Contractor should exclude it from his programme and confirm this when submitting the programme.

3. The master programme must also incorporate:-

- The dates of Possession and Completion.
- The date for watertightness of the building.
- The dates for the issue of further information and nomination of Subcontracts.

4. Submit copies of the programme to CA before starting work on site

220x THE PROGRAMME must show earliest and latest start and finish dates for each activity, and identify all critical activities.

230a SUBMISSION of programmes will not relieve the Contractor of his responsibility to advise the CA of the need for further drawings or details or instructions in accordance with Clause 2.12 of the Conditions of Contract.

240a COMMENCEMENT OF WORK: Inform the CA at least 10 working days before the proposed date for commencement of work on site.

The Employer has recommended a minimum of 7 days as being required for the contractor to plan and prepare before construction commences on site.

250a MONITORING: Record progress on a copy of the programme kept on site. If any circumstances arise which may affect the progress of the Works put forward proposals or take other action as appropriate to minimise any delay and to recover any lost time. Submit an updated programme if requested.

260 CA'S SITE MEETINGS:

- The CA will hold regular site meetings to review progress and other matters arising from the administration of the Contract. Meetings will normally be held [Monthly].
- Ensure the availability of accommodation at the time of such meetings.
- Attend all meetings and inform subcontractors and suppliers when their presence

is required.

- The CA will chair the meetings and take and distribute minutes.

The Contractor and relevant sub-contractors will also be required to attend weekly liaison meetings with the Client/ End User and any nominated representatives.

265a **CONTRACTOR'S PROGRESS:** Submit a progress report to the CA 2 working days prior to each CA's site meeting. Notwithstanding the Contractor's obligations under the Contract the report must include:

- Requirements for further information to enable the CA to fulfill his obligations will be met under the following conditions of contract:
Clause 2.12.

- A progress statement by reference to the master programme for the Works.

- Details of any matters materially affecting the regular progress of the Works.

- Any requirements for further drawings or details or instructions to enable the CA to fulfill his obligations under the Conditions of Contract.

270 **CONTRACTOR'S SITE MEETINGS:** Hold meetings with appropriate subcontractors and suppliers shortly before main site meetings to facilitate accurate reporting of progress.

Hold meetings to ensure that all Subcontractor's information requirements are met and to establish their requirements for holes, chases, recesses, fixings and the like before the work is put in hand, to avoid conflict with other work.

280a **PHOTOGRAPHS:** Provide a full digital photographic record (internally and externally) is to be taken of the site and any existing buildings prior to the execution of any works and again on completion. The photographs should particularly record the condition of the road, footpaths, trees, walls, fences and buildings to be retained and adjacent property.

The Main Contractor will be required to make a full digital photographic record (internally and externally) of progress of the works every two-weeks.

All photographs are to be retained for record purposes by the Contractor but made available to the CA if requested.

290 **NOTICE OF COMPLETION:** Give CA at least 4 weeks notice of the anticipated dates of practical completion of the whole or parts of the Works.

300a **ADVERSE WEATHER:** Use all reasonable and suitable building aids and methods to prevent or minimise effects of adverse weather conditions.

The Contractor shall provide to the Employer all information that he may reasonably require to monitor and assess the Contractors performance against the targets for those performance indicators.

Where the Employer considers that a target for any of those performance indicators may not be met, he may inform the Contractor who shall submit his proposals for improving his performance against that target to the Employer.

CONTROL OF COST

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

- 415x COST SAVINGS AND VALUE IMPROVEMENTS (This clause is for use with Schedule 8 Supplemental Provisions and should be deleted when Schedule 8 Supplemental Provisions do not apply)

The Contractor is encouraged to propose changes to designs and specifications for the Works and/ or to the programme for their execution that may benefit the Employer, whether in the form of a reduction in the cost of the Works or their associated life cycle costs, through practical completion at a date earlier than the Completion Date or otherwise.

The Contractor shall provide details of his proposed changes in accordance with Schedule 8 Supplemental Provisions paragraph 3 of the contract together with his assessment of the benefit he believes the Employer may obtain, expressed in financial terms, and a quotation.

Where the Employer wishes to implement a change proposed by the Contractor, the Parties shall negotiate with a view to agreeing its value, the financial benefit and any adjustment to the Completion Date. Upon agreement, the change and the amount of any adjustment of the Contract Sum shall be confirmed in an Architect/ Contract Administrator's instruction, together with the share of the financial benefit to be paid to the Contractor and any adjustment to the Completion Date.

Original proposals by the Contractor under Schedule 8 Supplemental Provisions paragraph 3 may only be instructed in accordance with it, provided always that nothing shall prevent the Employer from utilising other contractors to implement such changes after practical completion of the Works.

- 420 REMOVAL/ REPLACEMENT OF EXISTING WORK: The extent and location of renewal of existing work must be agreed, at least on a provisional basis, with the CA before the work is started. Remove existing work in ways which will reasonably minimise the amount of removal and renewal.

- 435a PROPOSED INSTRUCTIONS: If the CA issues details of a proposed instruction with a request for an estimate of cost, the procedure for submission and acceptance of this Quotation shall be in accordance with clause 5.3 and schedule 2 of the contract.

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

- 450a DAYWORK VOUCHERS: Give reasonable notice to the CA of the commencement of any work for which daywork vouchers are to be submitted. Before being delivered each voucher must be:
- Referenced to the instruction under which the work is authorised, and
 - Signed by the person in charge as evidence that the workmen's names, the time spent by each, the plant and materials shown are correct.

Endorsement of vouchers by the CA will not bind the Quantity Surveyor to value the work as daywork.

- 460a INTERIM VALUATIONS: At least 2 working days before the due date of an interim payment submit an estimate of the Gross Valuation as defined by the Contract together with all necessary supporting information. The details must show the sub-division into the same buildings, work sections or elements as these Specification/ Schedule of Work/ Bills of Quantities.

Details shall be submitted to the QS.

- 465x PRELIMINARIES IN INTERIM PAYMENTS: Work priced in the Preliminaries Section will be valued for the purpose of inclusion in Interim Payments on the

following basis:

1. Fixed charge items will be valued as and when the charge is properly incurred.
2. Time related charge items will be expressed as a percentage of the Contract Sum excluding the value of all preliminaries items and provisional sums for undefined work and dayworks together with the percentage additions thereto. This percentage will be added to the value of work properly executed and referred to in Contract clause 4.16.1 excluding the value of variations. This method of valuing preliminary items is for the purposes of Interim Payments only and shall not be construed as setting a precedent for adoption in the valuation of variations.

470a UNFIXED MATERIALS: At the time of each interim valuation disclose which of the unfixed materials and goods on site are free from, and which are subject to, any reservation of title inconsistent with passing of property as required by Clause 2.24 of the Conditions of Contract, together with their respective values. When requested provide evidence of freedom from reservation of title.

475a LISTED OFF-SITE MATERIALS OR GOODS: The information submitted to the CA in accordance with Clauses 4.17 of the Conditions of Contract as reasonable proof that the property in 'listed items' is vested in the Contractor must include:

1. For items purchased from a supplier:

- A copy of the contract of sale and a written statement from the supplier that any conditions of the sale relating to the passing of property have been fulfilled and the listed items are not subject to any encumbrance or charge.

2. For items purchased from a supplier by a subcontractor or manufactured or assembled by any subcontractor:

- A copy of the subcontract with the subcontractor and a written statement from the subcontractor that any conditions relating to the passing of property have been fulfilled.

480 LABOUR AND PLANT RETURNS: At the beginning of each week provide for verification by the CA records showing, for each day of the previous week:

1. The number and description of craftsmen, labourers and other persons employed on or in connection with the Works, including those employed by subcontractors.
2. The number, type and capacity of all mechanical and power- operated plant employed on the Works.

A33 QUALITY STANDARDS/ CONTROL

MATERIALS AND WORK GENERALLY

- 105x **GENERALLY:** The descriptions of materials and workmanship contained in these Bills of Quantities shall apply to the whole of the work regardless of the section headings under which they have been described or measured.
- 110a **GOOD PRACTICE:** Where and to the extent that materials, products and workmanship are not fully detailed or specified they are to be:
1. Of a standard appropriate to the Works and suitable for the functions stated in or reasonably to be inferred from the project documents, and
 2. In accordance with relevant good building practice.
- 120a **WORKMANSHIP SKILLS:** Use appropriately skilled and experienced operatives for the type and quality of the work.
- Provide evidence of skills/ qualifications when requested.
- 130a **GENERAL QUALITY OF PRODUCTS:**
1. Products to be new unless otherwise specified.
 2. For products specified to a British or European Standard obtain certificates of compliance from manufacturers when requested by CA.
 3. Where a choice of manufacturer or source of supply is allowed for any particular product, the whole quantity required to complete the work must be of the same type, manufacture and/ or source unless otherwise approved. Produce written evidence of sources of supply when requested by CA.
 4. Ensure that the whole quantity of each product required to complete the work is of consistent kind, size, quality and overall appearance.
 5. Where consistency of appearance is desirable ensure consistency of supply from the same source. Unless otherwise approved do not use different colour batches where they can be seen together.
 6. If products are prone to deterioration or have a limited shelf life, order in suitable quantities to a programme and use in appropriate sequence. Do not use if there are any signs of deterioration, setting or other unsatisfactory condition.
- 131x **PROHIBITED PRODUCTS:** Do not employ on or incorporate in the Works any of the following products and impose a like obligation upon all Subcontractors:-
- High alumina cement in structural elements
 - Woodwool slabs in permanent formwork to concrete or in structural elements
 - Calcium chloride in admixtures for use in reinforced concrete
 - Asbestos as described in the Asbestos (Prohibitions) Regulations 1985 and the Asbestos Products (Safety) Regulations 1985
 - Aggregates for use in reinforced concrete which do not comply with British Standard Specification 882 :1983 and aggregates for use in concrete which do not comply with the provisions of British Standard Specification 8110:1985
 - Lead or any products containing lead for use in connection with drinking water
 - Urea formaldehyde in quantities which may be hazardous with reference to the limits set out at the time of use by the Health and Safety Executive

- Products which are generally composed of mineral fibres either man made or naturally occurring which have a diameter of 3 microns or less and a length of 200 microns or less or which contain any fibres not sealed or otherwise stabilised to ensure that fibre migration is prevented

- Other products or substances generally known to be deleterious at the time of use or to the durability of the property in the particular circumstances in which they are being used.

In the event of any such products being specified by the CA, immediately draw the attention of the CA to this fact and require him to issue alternative instructions in regard thereto.

132a PROPRIETARY PRODUCTS:

1. Handle, store, prepare and use or fix each product in accordance with its manufacturer's current printed or written recommendations/ instructions. Inform CA if these conflict with any other specified requirement. Submit copies to CA when requested.
2. The tender will be deemed to be based on the products as marketed and recommendations on their use current at the Base Date.
3. Obtain confirmation from manufacturers that the products specified and recommendations on their use have not been changed since that time. Where such change has occurred, inform the CA and do not place orders for or use the affected products without further instructions.
4. Where British Board of Agrément certified products are used, comply with the limitations, recommendations and requirements of the relevant valid certificates.

135a QUALITY OF EXECUTION: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment

1. Check on-site dimensions
2. Do not use different colour batches where they can be seen together
3. Adjust joints open to view so they are even and regular
4. Adjust location and fixing of components and products so that joints which are to be finished with mortar or sealant or otherwise left open to view are even and regular.

140a CHECKING COMPLIANCE OF PRODUCTS: Check all delivery tickets, labels, identification marks and, where appropriate, the products themselves to ensure that all products comply with the project documents. Where different types of any product are specified, check to ensure that the correct type is being used in each location. In particular, check that:

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

145x COMPLIANCE WITH PERFORMANCE SPECIFICATIONS: Submit evidence of compliance with performance specifications, including test reports indicating:

- Properties tested
- Pass/ fail criteria

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

150 INSPECTIONS

Inspection or any other action by the CA must not be taken as approval unless confirmed in writing identifying date of inspection, part of the work inspected, respects or characteristics which are approved, extent and purpose of the approval and any associated conditions.

155x PROTECTION OF PRODUCTS:

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

160a SUITABILITY OF RELATED WORK AND CONDITIONS: Ensure that all trades are provided with necessary details of related types of work. Before starting each new type or section of work, ensure that:

1. Previous, related work is appropriately complete, in accordance with the project documents, to a suitable standard and in a suitable condition to receive the new work.
2. All necessary preparatory work has been carried out, including provision for services, openings, supports, fixings, damp proofing, priming and sealing

3. The environmental conditions are suitable, particularly that the building is suitably weathertight when internal components, services and finishes are installed.

- 170 MANUFACTURER'S RECOMMENDATIONS/ INSTRUCTIONS: Comply with manufacturer's recommendations and instructions current at the date of invitation to tender
1. Submit details of manufacturer's changes in instructions or recommendations issued since date of tender
 2. Use ancillary products and accessories supplied or recommended by the main product manufacturer

Comply with limitations, recommendations and requirements of relevant product Agreement certificates.

- 180 WATER FOR THE WORKS: Clean and uncontaminated. If other than mains supply is proposed provide evidence of suitability. Test to BS 3148 if instructed.

- 191x CUTTING HOLES, ETC: Unless otherwise described all holes through concrete walls, floors, beams, columns and the like and through hollow block floors shall be formed with formwork when the concrete is poured. No such holes may be cut through the completed concrete members or hollow block floors without the CA's permission. All holes through block and brick partitions and the like shall be cut or formed before the plaster, wall tiles or other finish is applied. The extra cost of cutting holes through concrete partitions and the like after the finish has been applied will not be reimbursed unless the work is carried out on the instructions of the CA which will only be given when he is satisfied that every endeavour has been made to comply with these conditions. Permission to cut holes which could have been formed during construction will not be deemed to be instructions.

SAMPLES/ APPROVALS

- 210 SAMPLES: Comply with all other specification requirements and in respect of the stated or implied characteristics either to an express approval or to match a sample expressly approved as a standard for the purpose.
- 220 APPROVAL OF PRODUCTS: Where approval of a product is specified the requirement for approval relates to a sample of the product and not to the product as used in the Works. Submit a sample or other evidence of suitability. Do not confirm orders or use the product until approval of the sample has been obtained. Retain approved sample in good, clean condition on site. Ensure that the product used in the Works matches the approved sample.
- 230a APPROVAL OF EXECUTED WORK: Where a sample of finished work is specified for approval, the requirement for approval relates to the sample itself. (If approval of the finished work as a whole is required this is specified separately). Obtain approval of the stated characteristic(s) of the sample before proceeding with the Works. Retain approved sample in good, clean condition on site. Ensure that the relevant characteristic(s) of the Works match the approved characteristic(s) of the sample. Remove samples which are not part of the finished Works when no longer required.
- 235a APPROVALS: Where and to the extent that products or work are specified to be approved or the CA instructs or requires that they are to be approved, the same must be supplied and executed to comply with all other requirements and in respect of the stated or implied characteristics either:
1. To the express approval of the CA or
 2. To match a sample expressly approved by the CA as a standard for the purpose.

- 240x APPROVALS: Inspection or any other action by the CA must not be taken as approval of products or work unless the CA so confirms in writing in express terms referring to:
- Date of inspection
 - Part of the work inspected
 - Respects or characteristics which are approved
 - Extent and purpose of the approval
 - Any associated conditions.

ACCURACY/ SETTING OUT GENERALLY

- 310a ACCURACY OF INSTRUMENTS: Use instruments and methods described in BS 5606.

- 320 SETTING OUT: Submit details of methods and equipment to be used in setting out the Works.

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

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

- 330a APPEARANCE AND FIT:

1. Arrange the setting out, erection, juxtaposition of components and application of finishes (working within the practical limits of the design and the specification) to ensure that there is satisfactory fit at junctions, that there are no practically or visually unacceptable changes in plane, line or level and that the finished work has a true and regular appearance.
2. Wherever satisfactory accuracy, fit and/ or appearance of the work are likely to be critical or difficult to achieve, obtain approval of proposals or of the appearance of the relevant aspects of the partially finished work as early as possible.
3. Without prejudice to the above and unless specified otherwise, tolerances will (where applicable) be not greater than those given in BS 5606, Tables 1 and 2.
4. Ensure that there is an adequate exchange of information with and between all Subcontractors, Suppliers and others employed by the Employer with regard to the sizes of components, openings and locations. Check dimensions of all components after delivery to site and inform the CA of any departure from permissible deviations and tolerances.
5. Any work which fails to meet the specific levels of accuracy, appearance and fit must be rectified at the Contractor's expense. In no circumstances must work be rectified without the prior approval of the CA.

- 340a CRITICAL DIMENSIONS: Certain dimensions on the following drawings are noted as critical. Set out and construct the works to ensure compliance with the tolerances stated on the drawings:

- Setting Out drawings

- 350 350 LEVELS OF STRUCTURAL FLOORS: Maximum tolerances for designed levels to be as follows:

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

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

SERVICES GENERALLY

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

420 WATER REGULATIONS/ BYELAWS NOTIFICATION: Notify the Water Undertaker of any work carried out to or which affects new or existing services and submit any required plans, diagrams and details. Allow adequate time to receive the Undertaker's consent before starting work.

Inform the CA immediately if consent is withheld or is granted subject to significant conditions.

430 WATER REGULATIONS/ BYELAWS CONTRACTOR'S CERTIFICATE: On completion of the work, submit to the CA (and where required also to the Water Undertaker) a certificate including:

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

440x GAS INSTALLATION CERTIFICATION: Hand over to the CA before Practical Completion a certificate stating:

- The address of the premises.
- A brief description of the new installation and/ or work carried out to an existing installation.
- Any special recommendations or instructions for the safe use and operation of gas appliances and flues.
- The Contractor's name and address.
- A statement that the installation complies with the Gas Safety (Installation and Use) Regulations.

- The name, qualification and signature of the GAS SAFE REGISTER registered individual responsible for checking compliance.
- The date on which the installation was checked.

450 MECHANICAL AND ELECTRICAL SERVICES must have final tests and commissioning carried out so that they are in full working order at practical completion.

460x SERVICE RUNS: Make adequate provision for services, including unobstructed routes and fixings. Wherever possible ducts, chases and holes are to be formed during construction rather than cut.

SUPERVISION/ INSPECTION/ DEFECTIVE WORK

510a SUPERVISION: In addition to the constant management and supervision of the works provided by the Contractor's person-in-charge, all significant types of work must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality and progress.

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

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

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

525x COVERING UP: Before commencing the Works agree with the CA which parts of the Works are required to be inspected before being covered up.

530 OVERTIME WORKING: Whenever overtime is to be worked, give CA not less than 2 working days notice, specifying times, types and locations of work to be done. Concealed work executed during overtime for which notice has not been given may be required to be opened up for inspection and reinstated at the Contractor's expense.

540a DEFECTS IN EXISTING WORK to be reported to CA without delay. Obtain instructions before proceeding with work which may:
1. Cover up or otherwise hinder access to the defective construction, or
2. Be rendered abortive by the carrying out of remedial work.

550 ACCESS FOR INSPECTION: Give CA not less than 5 working days notice before removing scaffolding or other facilities for access.

555x ACCESS FOR CA: Provide at all reasonable times access to the Works and to other places of the Contractor or Subcontractors where work is being prepared for the Contract.

556x COVERING UP: Before commencing the Works agree with the CA which parts of the Works are required to be inspected before being covered up.

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

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

610 PROPOSALS FOR RECTIFICATION OF DEFECTIVE WORK/ PRODUCTS:

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

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

1. will be at the expense of the Contractor, and
2. will not be considered as grounds for extension of time.

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

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

WORK AT/ OR AFTER COMPLETION

710 WORK BEFORE COMPLETION:

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

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

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

A34 A34 SECURITY/ SAFETY/ PROTECTION

GENERALLY

115x WORKING ENVIRONMENT

Without limiting statutory and/ or regulatory duties and responsibilities and/ or the specific health and safety requirements of this Contract, the Parties will endeavour to establish and maintain a culture and working environment in which health and safety is of paramount concern to everybody involved with the project.

In addition to the specific health and safety requirements of this Contract, the Contractor undertakes to:

- comply with any and all approved codes of practice produced or promulgated by the Health and Safety Executive and/ or the Health and Safety Commission;
- ensure that all personnel engaged by the Contractor and members of the Contractor's supply chain on site receive appropriate site-specific health and safety induction training and regular refresher training;
- ensure that all such personnel have access at all times to competent health and safety advice in accordance with regulation 7 of the Management of Health and Safety at Work Regulations 1999;
- ensure that there is full and proper health and safety consultation with all such personnel in accordance with the Health and Safety (Consultation with Employees) Regulations 1996.

150 SECURITY: Adequately safeguard the site, the Works, products, materials, plant, and any existing buildings affected by the Works from damage and theft. Take all reasonable precautions to prevent unauthorised access to the site, the Works and adjoining property.

160 STABILITY: Accept responsibility for the stability and structural integrity of the Works during the Contract, and support as necessary. Prevent overloading: details of design loads may be obtained from CA.

170a OCCUPIED PREMISES:

1. Existing buildings will be occupied and/ or used during the Contract.
2. Carry out the Works without undue inconvenience and nuisance and without danger to occupants and users.
3. If it transpires that compliance with this clause requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be paid to the Contractor, provided that such overtime is authorised by the CA in advance.

180 PASSES will be required for access to certain parts of the site (at the Clients discretion).

Submit to the CA a list of the names of all persons requiring passes together with any other related information the CA may reasonably require. Passes must be returned to the CA when required and in any case on completion of the work to which the pass relates.

190 OCCUPIER'S RULES AND REGULATIONS: Comply with the Occupier's Rules and Regulations affecting the site. Copies may be seen by contacting the Clients Representative.

200 MOBILE TELEPHONES must not be switched on or used if directed by the CA not to do so.

210 EMPLOYER'S REPRESENTATIVE'S SITE VISITS: Inform the CA in advance of all safety provisions and procedures (including those relating to materials which may be deleterious) which will require the compliance of the Employer or the Employer's

representatives when visiting the site. Provide protective clothing and/ or equipment for the Employer and the Employer's representatives as appropriate.

220 WORK IN HAZARDOUS AREAS: Operatives must take the following precautions when working in the area(s) listed below:

- Work area: Site

Precautions: All Contractors site staff to be given an induction by the Client / End User nominated representative prior to beginning works on-site.

225x PERMIT to work procedures will operate for all work carried out in the following area(s):

- as directed by the CA.

PROTECT AGAINST THE FOLLOWING:

310 EXPLOSIVES: Do not use.

330 NOISE CONTROL:

1. Comply generally with the recommendations of BS 5228:Part 1, clause 9.3 for minimising noise levels during the execution of the Works.
2. Noise levels from the works are to be kept below dB(A) when measured from the locations stated below.
 - Controlled noise levels will be measured from.
 - Controlled noise levels will apply during the following hours:
3. Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
4. Do not use pneumatic drills and other noisy appliances during without consent of the CA.
5. Do not use or permit employees to use radios or other audio equipment in ways or at times which may cause nuisance. All noise control to comply with the Cambridge University Hospital standards.

340 POLLUTION PREVENTION: Protect the site, the works and the general environment including streams and waterways against pollution.

345x POLLUTION/ CONTAMINATION INCIDENT: If pollution occurs inform the appropriate authorities immediately including the Architect/ CA and provide relevant information

350a USE OF PESTICIDES:

1. Use will not be permitted.

360 NUISANCE: Take all necessary precautions to prevent nuisance from smoke, dust, rubbish, vermin and other causes. Prevent Hazardous build-up of surface water on site, in excavations and to surrounding areas and roads.

370 ASBESTOS BASED MATERIALS: Report immediately to the CA any suspected asbestos based materials discovered during demolition/refurbishment work. Avoid disturbing such materials. Agree with the CA methods for safe removal or encapsulation.

380 FIRE PREVENTION: Take all necessary precautions to prevent personal injury, death, and damage to the Works or other property from fire. Comply with Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Building Employers Confederation and the Loss Prevention Council. Provide reasonable facilities and access to the Employer's Insurer's Surveyors to enable them to check compliance with the Code.

- 390 SMOKING ON SITE: Smoking on site is not permitted
- 400 BURNING ON SITE of materials arising from the work will not be permitted.
- 410 MOISTURE: Prevent the work from becoming wet or damp where this may cause damage. Dry out the Works thoroughly. Control the drying out and humidity of the Works and the application of heat to prevent:
1. Blistering and failure of adhesion.
 2. Damage due to trapped moisture.
 3. Excessive movement.
- 420 INFECTED TIMBER: Where instructed to remove timber affected by fungal/insect attack from the building, do so in a way which will minimise the risk of infecting other parts of the building.
- 430 WASTE:
1. Remove rubbish, debris, surplus material and spoil regularly, and keep the site and Works clean and tidy.
 2. Remove all rubbish, dirt and residues from voids and cavities in the construction before closing in.
 3. Ensure that non-hazardous material is disposed of at a tip approved by a Waste Regulation Authority.
 4. Remove all surplus hazardous materials and their containers regularly for disposal off site in a safe and competent manner, as approved by a Waste Regulation Authority and in accordance with relevant regulations.
 5. Retain waste transfer documentation on site.
- 440 ELECTROMAGNETIC INTERFERENCE: Take all necessary precautions to avoid excessive electromagnetic disturbance of apparatus outside the site.
- 450 LASER EQUIPMENT:
1. Install, use and store construction laser equipment in accordance with BS EN 60825-1 and the manufacturers instructions.
 2. Use either Class 1 or Class 2 laser equipment ensuring that the laser beam is not set at eye level and is terminated at the end of its useful path.
 3. The use of Class 3A and Class 3B laser equipment will not be permitted without the approval of the CA and subject to the submission of a method statement on its safe use.
- PROTECT THE FOLLOWING:**
- 510 EXISTING SERVICES:
1. Notify all service authorities and/ or adjacent owners of the proposed works not less than one week before commencing site operations.
 2. Before starting work check and mark positions of existing mains/ services. Where positions are not shown on drawings obtain relevant details from service authorities or other owners.
 3. Observe service authority's recommendations for work adjacent to existing services.
 4. Adequately protect, and prevent damage to all services. Do not interfere with their operation without consent of the service authorities or owners.
 5. Identify below ground services with signboards, giving type and depth, and overhead services with headroom markers.
 6. If any damage to services results from the execution of the Works, immediately notify the CA and the appropriate service authority. Make arrangements for the work to be made good without delay to the satisfaction of the service authority or owner as appropriate. Any measures taken by the CA to deal with an emergency will not affect the extent of the Contractor's liability.
 7. Replace marker tapes or protective covers disturbed during site operations to the service authority's recommendations.

- 520 ROADS AND FOOTPATHS: Adequately maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris. Any damage to roads and footpaths caused by site traffic or otherwise consequent upon the Works must be made good to the satisfaction of the Local Authority or other owner. Bear any costs arising. Indemnify the Employer against any liability, loss or proceedings in respect of any damage to highways or bridges caused by extraordinary traffic in connection with the Works.
- 521x ROAD USERS: Safeguard public road users from site traffic including supervising all site related plant and goods vehicles entering and exiting site and/ or when carrying out manoeuvres.
- 530 EXISTING TOPSOIL/ SUBSOIL: Protect existing topsoil and subsoil from over compaction 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. Agree extent of reinstatement with the CA and bear any costs arising.
- 540a RETAINED TREES/ HEDGES/ SHRUBS/ GRASSED AREAS:
1. Adequately protect and preserve, except those which are to be removed.
2. Replace to approval or treat as instructed any species or areas damaged or removed without approval.
3. Mature trees and shrubs which, due to the Contractor's negligence, are uprooted, destroyed, or in the opinion of the CA, damaged beyond reasonable chance of survival in their original shape, must be replaced with those of a similar type and age at the Contractor's expense.
- 550a TREES TO BE RETAINED: Unless agreed otherwise by the CA:
1. Provide temporary fencing as clause A36/ 320a.
2. Do not make temporary fixings of any kind to trees.
3. Do not damage by fire.
4. Do not damage the bark.
5. Do not damage or cut off branches.
6. Do not sever roots exceeding 25mm in diameter.
7. Do not dump spoil or rubbish, excavate or disturb topsoil, park vehicles or plant, store materials or place temporary accommodation within the branch spread.
8. Do not change level of ground within area 3m beyond the branch spread.
9. Allow for any double handling, confined working and the like occasioned by the retention and preservation of trees.
- 560 EXISTING FEATURES: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features which are to remain in position during the execution of the Works.
- 570 EXISTING WORK: Prevent damage to existing property undergoing alteration or extension and make good to match existing any defects so caused.

Remove existing work the minimum necessary and with care to reduce the amount of making good to a minimum.
- 580a BUILDING INTERIORS: Protect building interiors exposed to weather during the course of alteration work with temporary enclosures of sufficient size to permit execution of the work and which will remain weathertight in severe weather.
- 600 EXISTING FURNITURE, FITTINGS AND EQUIPMENT: Prevent damage to any Services and furniture, fittings or equipment left in the existing property.

Move as necessary to enable the Works to be executed, cover and protect as necessary and replace in original positions.

610 ESPECIALLY VALUABLE/ VULNERABLE ITEM(S): Ensure the provision and maintenance of special protective measures to prevent damage to vulnerable item(s).

Submit within one week of request a method statement describing the special protection to be provided, to ensure that damage does not occur.

Vulnerable items include the following: -

N/A

620a ADJOINING PROPERTY: Obtain permission as necessary from owners if requiring to erect scaffolding on or otherwise use adjoining property and pay all charges.

625 ADJOINING PROPERTY RESTRICTIONS:

Prevent trespass of workpeople.

Take all reasonable precautions to prevent damage to adjoining property.

Remove and make good on completion or when directed. Bear the cost of repairing any damage arising from execution of the Works.

630 EXISTING STRUCTURES:

1. Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.
2. Provide and maintain during the execution of the Works all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures on the site or adjoining, that may be endangered or affected by the Works.
3. Support existing structure as necessary during cutting of new openings or replacement of structural parts.
4. Monitor adjacent structures and immediately report excessive movement to the CA.
5. Do not remove supports until new work is strong enough to support the existing structure. Prevent overstressing of completed work when removing supports. Comply with BS 5975.

- A35 **SPECIFIC LIMITATIONS ON METHOD/ SEQUENCE/ TIMING/ USE OF SITE**
- 110 SCOPE: The limitations described in this section are supplementary to limitations described or implicit in information given in other sections or on the drawings.
- 120 DESIGN CONSTRAINTS:
The limitations described in this section are supplementary to limitations described or implicit in information given in other sections or on the drawings.

A site constraints drawing is included elsewhere within this specification.
- 130a METHOD/ SEQUENCE OF WORK: Include the following specific limitations as to method/ sequence of work in the programme:

The phasing / sequence of the works is as follows:
With reference to drawing MPA-30-00-DR-AR-98001 Rev P2:
Possession of Section 1 (Phase 1 orange area)
Handover of Section 1 (Phase 1 orange area)
One day gap between handover of Section 1 and Commencement of Section 2 for Trust decant and recant.
Possession of Section 2 (Phase 2 yellow area)
Handover of Section 2 (Phase 2 yellow area)
Possession of Section 3 (Phase 3 green area)
Handover of Section 3 (Phase 3 green area)

Refer to the phasing and access drawings contained in **Appendix A**.
- 140 SCAFFOLDING: Ensure that standing scaffolding is erected early enough and/ or dismantled late enough to suit the programmes of all subcontractors.
- 160a USE OR DISPOSAL OF MATERIALS: Unless agreed otherwise by the CA do not remove from site or dispose of any sand, gravel or other materials found on the site.
- 170 WORKING HOURS:
Monday to Friday 7.30am - 5.00pm. Weekend working is also acceptable but must be in agreement with the CA.

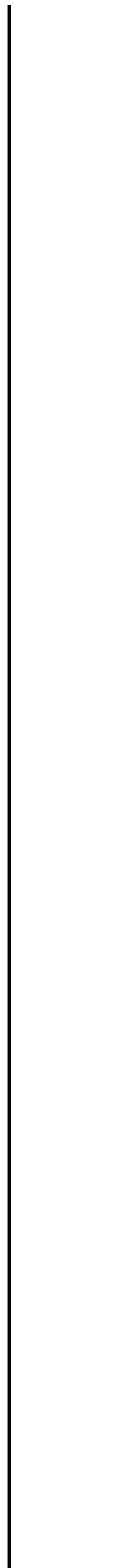
At all other times only with consent of the CA.

When extended hours or weekend working is required notice shall be given to and the additional hours to be worked agreed with the [CA/ Client] at least 2 working days before the additional hours are worked.
- 180 COMPLETION IN SECTIONS OR PARTS:
Where the Employer is to take possession of any Section or part of the Works and such Section or part will, after its completion, depend for its adequate functioning on work located elsewhere on the site, complete such other work in time to permit such possession to take place.

During execution of the remainder of the Works ensure that completed Sections or parts of the Works have continuous and adequate provision of services, fire precautions, means of escape and safe access.
- 190x NOTIFICATION AND NEGOTIATION OF DISPUTES (This clause is for use when Schedule 8 Supplemental Provisions are in use - delete when Schedule 8 Supplemental Provisions are not in use)

With a view to avoidance or early resolution of disputes or differences (subject to Article 7), each Party shall promptly notify the other of any matter that appears likely to give rise to a dispute or difference. The senior executives nominated in the

Contract Particulars (or if either is not available, a colleague of similar standing) shall meet as soon as practicable for direct, good faith negotiations to resolve the matter.



A36 FACILITIES/ TEMPORARY WORKS/ SERVICES

GENERALLY

105x RATES, FEES AND CHARGES: Include for all rates, fees and charges on works of a temporary nature.

110 SPOIL HEAPS, TEMPORARY WORKS AND SERVICES LOCATION: Inform CA of the intended siting of all spoil heaps, temporary works and services.

Maintain, alter, adapt and move temporary works, services and facilities as necessary. Remove when no longer required and make good.

ACCOMMODATION

210a ROOM FOR MEETINGS: Provide suitable temporary accommodation for site meetings, adequately heated and lit, with table and chairs for 12 people. The room may be part of the Contractor's own site offices.

260 SANITARY ACCOMMODATION: Provide and maintain in a clean condition sanitary accommodation for the Employer's representatives, either separate or shared with the Contractor's supervisory staff. The accommodation must include an adequate number of appliances, wash hand basin(s) with hot and cold water supply, with adequate heating, lighting and ventilation.

270 ACCOMMODATION/ LAND NOT INCLUDED IN THE SITE: Use of for the duration of the Contract without charge may be assumed by the Contractor, provided that:

1. It is used solely for the purposes of carrying out the Works.
2. The use to which it is put must not involve undue risk of damage.
3. Any temporary adaptations must be approved by or on behalf of the Employer before being carried out.
4. Available services:
5. It must be vacated on completion of the Works or determination of the Contract.
6. When vacated, its condition must be at least equivalent to its condition at the start of the Contract.

281x EXISTING ACCOMMODATION: None of the existing buildings, rooms or accommodation may be used as temporary accommodation by the Contractor.

320 TEMPORARY WORKS: The Contractor is required to provide adequate temporary works for the duration of the project. The Employer's Specific Requirements are set out in the design information.

330a TEMPORARY FENCING TO EXISTING TREES/ VEGETATION:

1. Before starting work, erect temporary protective fencing in locations shown on drawing reference.
2. Type of fencing: to BS 5837, figure 4.
3. Height of fencing: m
4. Locate fencing at the outer limit of the branch spread or a distance equal to half the height of the tree, whichever is the greater.
5. Maintain integrity of fencing for the duration of the works.

340 SITE NAME BOARD: Obtain approval for and provide a suitable temporary name board displaying:
- Title of project. Name of Employer. Names of Consultants.

If the Contractor wishes, names of Contractor and Subcontractors can also be shown.

345x CONTRACTOR'S NAME BOARDS/ ADVERTISEMENTS:
Contractor's/subcontractors' name boards will be permitted in approved position(s)

and form, and subject to any required consents. Advertisements will not be permitted.

350x ADVERTISEMENTS: All rights are reserved by the Employer. Advertisements will not be permitted.

SERVICES AND FACILITIES

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

420 LIGHTING AND POWER: Electricity supply from the Employer's mains may be used for the Works as follows:
1. Supply will be from the main building.
2. The Employer will not be held responsible for the effects of any failure or restriction in supply.
3. Location of supply point: Existing building
4. Anticipated capacity: TBC
5. Supply voltage: TBC

421x LIGHTING AND POWER:

1. The permanent lighting and power installation may be used, subject to the following conditions:-
a) the installation to be used must have been tested and commissioned and be safe
b) all energy and fuel consumed and the installation of check meters shall be at the Contractor's expense
c) all associated labour and supervision costs and the cost of making good any damage to the CA's satisfaction, shall be at the Contractor's expense and
d) all used lamps and tubes shall be replaced with new immediately before the date of practical completion at the Contractor's expense.

2. Provide and install transformers and other equipment for any required conversion and distributing about the Works.

3. After commissioning the installations will remain in operation until the date of practical completion at the Employer's expense.

4. Power supplies are metered and will be invoiced to the Contractor.

430 WATER from the Employer's mains may be used for the Works (avoidable waste excepted).

438x WATER RESTRICTIONS: If the water supply is or is likely to be restricted by emergency legislation, inform the CA without delay and ascertain the availability and additional cost of water from alternative sources.

440 TELEPHONES: Provide as soon as practicable after the Date of Possession an on site telephone installation for use by the Contractor and Subcontractors, and pay all charges. Make arrangements (e.g. an external bell) to ensure that incoming calls are answered reasonably promptly.

441x TELEPHONES: Provide as soon as practicable a means of direct telephone communication with the Contractor's person-in-charge.

520 USE OF PERMANENT HEATING SYSTEM: The permanent heating installation may be used for drying out the Works and controlling temperature and humidity levels, but:
1. The Employer does not undertake that it will be available.
2. The Contractor must take responsibility for operation, maintenance and remedial

work, and arrange supervision by and indemnification of the appropriate Subcontractors, and pay costs arising.

- 530 BENEFICIAL USE OF INSTALLED SYSTEMS: Unless specific permission is given by the Employer and installer the permanent supply, disposal, mechanical, electrical, communications, transport and access systems may not be used for any purpose other than running in, testing and commissioning. Where permission is given for any other use of a system before practical completion of the works it must be subject to a separate written agreement between the parties and in accordance with the recommended procedures given in NJCC Guidance Note 10.
- 540 METER READINGS: Where charges for service supplies need to be apportioned ensure that meter readings are taken by relevant authority at possession and/ or completion as appropriate. Ensure that copies of readings are supplied to interested parties.
- 550 THERMOMETERS: Provide on site and maintain in accurate condition:
1. A maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.
 2. A thermometer for measuring concrete and ground temperature.
- 570a PROTECTIVE CLOTHING: Provide for the sole use of those acting on behalf of the Employer, in sizes to be specified, +5 Nr. of the following items:
1. 5 nr safety helmets to BS EN 397, neither damaged nor time expired
 2. 5 nr high visibility vests
 3. 5 nr waterproof coats
 4. 5 nr pairs of waterproof rubber boots with steel insole and toe cap
 5. 5 nr protective eyewear
 6. 5 nr protective gloves
 7. 5 nr pairs ear muffs/ plugs (if required by the Risk Assessment)
 8. 5 nr disposable respirators (if required by the Risk Assessment)

A37 OPERATION/ MAINTENANCE OF THE FINISHED BUILDING

Note that requirements in A37 are to be read in conjunction with requirements in the tender documents.

The Contractor is required to provide their usual system to assist with the preparation of the Health and Safety File and to produce the Operation and Maintenance Manuals.

However the Trust would be keen to see a price (below the line) for the Contractor to employ E documents to assist with the preparation of the Health and Safety File and to produce the Operation and Maintenance Manuals. The contact details are as follows:-

Edocuments
6 Hoffmanns Way
Chelmsford
Essex
CM1 1GU

Contact: Les Bowring (Project Manager)

Tel: 01245 330010 or 0870 460 2420

Fax: 0870 4602422

Email: lbowring@edocuments.co.uk

110a THE BUILDING MANUAL

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

2. Compilation:

- Prepare all information for Contractor designed or performance specified Work including as-built drawings.
- Obtain or Prepare all other information to be included in the Manual.

3. Content:

- PART 1: GENERAL: Content as clause 130.
- PART 2: BUILDING FABRIC: Content as clause 140.
- PART 3: BUILDING SERVICES: Content as clause 150.

4. Presentation of Manual: As clause 110x.

5. Reviewing the Manual:

- Review process: Submit a complete draft. Amend in the light of any comments and resubmit. Do not proceed with production of the final copies until authorised. Latest date for submission 3 weeks before the date for submission of final copies.

6. Final copies of the Manual:

- Number of copies: 2 Nr. hard copies and 1 Nr. electronic copy (Edocuments)
- Latest date for submission: 3 weeks before the date for completion stated in the contract.

7. As-built drawings:

- Number of copies: 2 Nr. hard copies and 1 Nr. electronic copy (Edocuments)
- Medium: 2 Nr. hard copies and 1 Nr. electronic copy (Edocuments)

120 THE HEALTH AND SAFETY FILE

Purpose: To include adequate information about the structure or materials used which might affect the health or safety of anyone carrying out construction, demolition or cleaning work or of anyone who may be affected by such work.

The Principle Designer will prepare and develop the File and insert/ include other parties/ outstanding information in readiness to issue to the employer.

To assist the Principle Designer, at least 2 weeks before completion of the works, the Principal Contractor shall issue the information to be provided for the Health & Safety File in the format as identified within the Pre-Construction (Health & Safety) Information.

Contractor designed and performance specified work: Obtain or prepare the following and submit to the Principle Designer.

- Details of key structural principles, including safe working floor and roof loads.
- Details of construction methods and materials, including COSHH dated data sheets, which may present residual hazards with respect to cleaning, maintenance, repair, renovation or demolition.
- General maintenance instructions including access provision and information about equipment provided for cleaning and maintaining the building fabric.
- as-built drawings.

Other information: Obtain or prepare the following and submit to the Principle Designer

- the nature, location and markings of utilities and services, including emergency and fire fighting.
- instructions for operation, maintenance, dismantling and removal of equipment and systems.
- Details of hazards associated with the materials used in the construction.

Access requirements/ restrictions.

Copies of the File:

- Number of copies: 2 Nr. hard copies and 1 Nr. electronic copy (Edocuments).

Latest date for submission: 2 weeks before the date for completion stated in the contract.

130 CONTENT OF THE BUILDING MANUAL PART 1: GENERAL

1. The property:

- A description of the buildings.
- Details of ownership.

2. The parties: Names, addresses (including e-mail), telephone and fax numbers of the following:

- Consultants and designers including name and number of individual to be

contacted in case of emergency.

- Authorities and statutory undertakers plus copies of consents and approvals.
- Contractors, subcontractors, suppliers and manufacturers.
- Maintenance contractors.

3. Operational requirements and constraints of a general nature: Include details not relevant to other parts of the Building Manual.

4. The fire safety strategy for the buildings and site: Include drawings showing fire appliance routes, emergency escape routes, fire resisting doors, location of emergency and fire fighting systems, services shut-off valves, switches, etc.

140 CONTENT OF THE BUILDING MANUAL PART 2: BUILDING FABRIC

1. Design criteria: Floor and roof loadings, loading restrictions, insulation values, fire ratings and other performance requirements.

2. Construction of the building:

- A detailed description of methods and materials used.
- As-built drawings recording details of construction, together with an index.
- Information about repair, renovation or demolition.

3. Maintenance of the building fabric: Instructions for general maintenance detailing work to be done, acceptable tolerances and frequency of operation.

4. Product details: Copies of manufacturers' current literature including COSHH dated data sheets and recommendations for cleaning, repair and maintenance.

5. Environmental and trafficking conditions: Details of those that may result in damage/ disfigurement.

6. Fixtures and fittings: Schedules including manufacturer and product reference.

7. Guarantees, warranties and maintenance agreements: Obtain from suppliers, subcontractors and manufacturers.

8. Test certificates and reports required in the specification.

150 CONTENT OF THE BUILDING MANUAL PART 3: BUILDING SERVICES

1. Description of the systems:

- Ensure that the Employer's staff fully understand the scope and facilities provided.
- List maximum loads, services capacity and restrictions.
- Include limitations of any user performance.

2. Operation:

- A description of the mode of operation of all systems.
- Starting up, operating and shutting down instructions for all equipment and systems.
- Control sequences for all systems.
- Procedures for seasonal changeovers.
- Procedures for fault finding.

3. Diagrammatic drawings: For each system, indicating principal items of plant, equipment, valves, etc.

4. Record drawings: Photo-reduced and with an index. Size: Full size

5. Identification of services: A legend for colour-coded services.
6. Schedules (system by system) of plant, equipment, valves, etc: Include locations, duties, performance figures and unique numbers cross-referenced to the record drawings, diagrammatic drawings and schedules.
7. Product details:
 - Name, address and telephone number of the manufacturer of every item of plant and equipment together with catalogue list numbers.
 - Manufacturers' technical literature for plant and equipment. Include detailed drawings, electrical circuit details and operating and maintenance instructions.
 - Instructions for dismantling and removing equipment and systems.
8. Test certificates (including but not limited to electrical circuit tests, corrosion tests, type tests, works tests, start and commissioning tests):
For the plant, equipment, valves, etc., used in the installations.
9. Guarantees, warranties and maintenance agreements: Obtain from subcontractors and manufacturers.
10. Equipment settings: Schedules of fixed and variable equipment settings established during commissioning.
11. Preventive maintenance: Recommendations for frequency and procedures to be adopted to ensure the most efficient operation of the systems.
12. Lubrication: Schedules for lubricated items.
13. Consumables: A list of normal consumable items.
14. Spares: A list of recommended spares to be kept in stock by the Employer, being those items subject to wear or deterioration and which may involve the Employer in extended deliveries when replacements are required at some future date.
15. Emergencies: Procedures, including telephone numbers for emergency services.

160 PRESENTATION OF BUILDING MANUAL

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

210 INFORMATION FOR COMMISSIONING OF SERVICES

1. General: Submit relevant drawings and preliminary performance data to enable Employer's staff to familiarise themselves with the installation.
2. Time of submission: At commencement of commissioning.

220 TRAINING OF EMPLOYER'S STAFF

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

2. Operating time: Include a minimum of 2 days.

230 SPARE PARTS

1. Details: Before Completion submit a priced schedule of spare parts that the Contractor recommends should be obtained and kept in stock by the Employer for maintenance of the services installations.
2. Include in the priced schedule for:
 - Manufacturer's current prices, including packaging and delivery to site.
 - Checking receipt, marking and numbering in accordance with the schedule of spare parts.
 - Referencing to the plant and equipment list in Part 3 of the Building Manual.
 - Painting, greasing, etc. and packing to prevent deterioration during storage.
3. Latest date for submission: 2 weeks before the date for completion stated in the contract.

250 TOOLS

1. General: Provide tools and portable indicating instruments for the operation and maintenance of all services plant and equipment together with suitable means of identifying, storing and securing same.
2. Quantity: Two complete sets.
3. Time of submission: At Completion.

255x GUARANTEES: Ensure that guarantees of equipment and the like are given in the joint names of the Contractor and the Employer and that the benefit of any guarantees which run beyond the Defects Liability Period are passed to the Employer.

300x BUILDING LOG-BOOK

1. Purpose: The Building Log-Book is to give details of the installed building services plant and controls, the method of operation and maintenance, and other details that collectively enable energy consumption to be monitored and controlled. The information is to be provided in summary form, suitable for day-to-day use. This summary can draw on or refer to information available as part of other documentation, such as The Building Manual.

2. Compilation:

- Prepare all information for Contractor designed or performance specified work.
- Obtain or Prepare all other information to be included in the Log-Book.

3. Content: As clause 320x.

4. Presentation of Log-Book: As clause 330x.

5. Reviewing the Log-Book:

- Review process: Submit a complete draft. Amend in the light of any comments and resubmit. Do not proceed with production of the final copies until authorised.
- Latest date for submission of complete draft: 6 weeks before the date for submission of final copies.

6. Final copies of the Log-Book:

- Number of copies: 2 Nr.
- Latest date for submission: 2 weeks before the Contract Completion Date.

320x CONTENT OF THE BUILDING LOG-BOOK

1. A description of the whole of the building, its intended use and design philosophy and the intended purpose of the individual building services systems.

2. A schedule of the floor areas of each of the building zones categorised by

environmental servicing type (eg air-conditioned, naturally ventilated).

3. The location of the relevant plant and equipment, including simplified schematic diagrams.
4. The installed capacities (input power and output rating) of the services plant.
5. Simple descriptions of the operational and control strategies of the energy consuming services in the building.
6. A copy of the report confirming that the building services equipment has been satisfactorily commissioned (see The Building Regulations Approved Document L2 (2006 Edition)).
7. Operating and maintenance instructions that include provisions enabling the specified performance to be sustained during occupation.
8. A schedule of the building's energy supply meters and sub-meters, indicating for each meter, the fuel type, its location, identification and description, and instructions on their use. The instructions should indicate how the energy performance of the building (or of each separate tenancy in the building where appropriate) can be calculated from the individual metered energy readings to facilitate comparison with published benchmarks (see The Building Regulations Approved Document L2 (2006 Edition)). Guidance on appropriate metering strategies is given in the Building Regulations Approved Document L2 (2006 Edition).
9. For systems serving an office floor area greater than 200 m², a design assessment of the building services systems' carbon emissions and the comparable performance benchmark (see The Building Regulations Approved Document L2 (2006 Edition)).
10. The measured air permeability of the building (see The Building Regulations Approved Document L2 (2006 Edition)).

330x PRESENTATION OF THE BUILDING LOG-BOOK

1. Format: A4 size, plastics covered, loose leaf, four-ring binders with hard covers, each indexed, divided and appropriately cover titled.
2. Drawings: Where larger than A4, to be folded and accommodated in the binders so that they may be unfolded without being detached from the rings.

A40 **CONTRACTOR'S GENERAL COST ITEMS - MANAGEMENT AND STAFF**

110 MANAGEMENT AND STAFF

To Collection £:

A41 **CONTRACTOR'S GENERAL COST ITEMS - SITE ACCOMMODATION**

For details of site accommodation required or made/ not made available by the Employer see section A36.

105x RATES, FEES AND CHARGES: Include for all rates, fees and charges on works of a temporary nature.

109x SITE ACCOMMODATION includes offices, cabins, stores, compounds, canteens, sanitary facilities and the like.

110 SITE ACCOMMODATION

A42 CONTRACTOR'S GENERAL COST ITEMS - SERVICES AND FACILITIES

For details of services and facilities required or made/ not made available by the Employer see section A36.

110 POWER

120 LIGHTING

130 FUELS (excluding fuels for testing and commissioning)

135x TESTING AND COMMISSIONING: Water, fuel, gas, electricity and other supplies for testing and commissioning (Notwithstanding SMM7: Y51 and Y81, allow for all costs here).

140 WATER

150 TELEPHONE AND ADMINISTRATION

160 SAFETY, HEALTH AND WELFARE (see A34/ 170)

170 STORAGE OF MATERIALS (see A33/ 150)

180 RUBBISH DISPOSAL (see A34/ 290)

190 CLEANING (see A33/ 610)

200a DRYING OUT (see A34/ 280, A36/ 460, A36/ 461 and A36/ 490)

210 PROTECTION OF WORK IN ALL SECTIONS (see A34/ 410 et seq)

220 SECURITY (see A34/ 130)

230a MAINTAIN PUBLIC AND PRIVATE ROADS (see A34/ 430a)

240 SMALL PLANT AND TOOLS

250 OTHERS

310 ADDITIONAL SERVICES AND FACILITIES ITEMS: Insert below further cost items as may be required, with fixed charges and time related charges as appropriate:

A43 **CONTRACTOR'S GENERAL COST ITEMS - MECHANICAL PLANT**

110 CRANES

120 HOISTS

130 PERSONNEL TRANSPORT

140 TRANSPORT

150 EARTHMOVING PLANT

160 CONCRETE PLANT

170 PILING PLANT

180 PAVING AND SURFACING PLANT

200 ADDITIONAL MECHANICAL PLANT ITEMS: Insert below further cost items as may be required, with fixed charges and time related charges as required:

A44 CONTRACTOR'S GENERAL COST ITEMS - TEMPORARY WORKS

For details of temporary works required or made/ not made available by the Employer see section A36.

- 105x RATES, FEES AND CHARGES: Include for all rates, fees and charges on works of a temporary nature.
- 110 TEMPORARY ROADS
- 120 TEMPORARY WALKWAYS
- 130 ACCESS SCAFFOLDING
- 140 SUPPORT SCAFFOLDING AND PROPPING
- 150 HOARDINGS, FANS, FENCING, ETC.
- 160 HARDSTANDING
- 170 TRAFFIC REGULATIONS
- 200 ADDITIONAL TEMPORARY WORKS ITEMS: Insert below further cost items as may be required, with fixed charges and time related charges as required:

A50 **WORKS/ PRODUCTS BY/ ON BEHALF OF THE EMPLOYER**

110 None

510 PRODUCTS provided by or on behalf of the Employer:

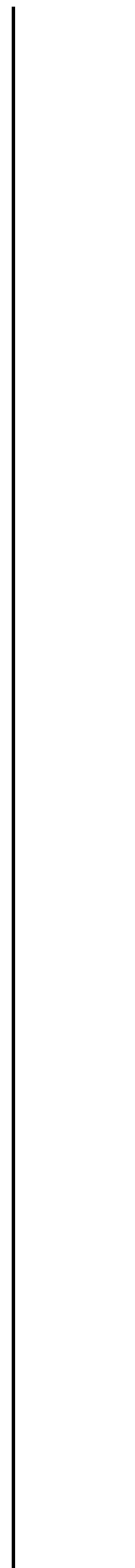
Details of such products are shown on information provided within the tender documents for fixing by the Contractor. These include Group 2 (Employer provided fittings and fixtures).

Take delivery, check against receipts and take into appropriate storage.

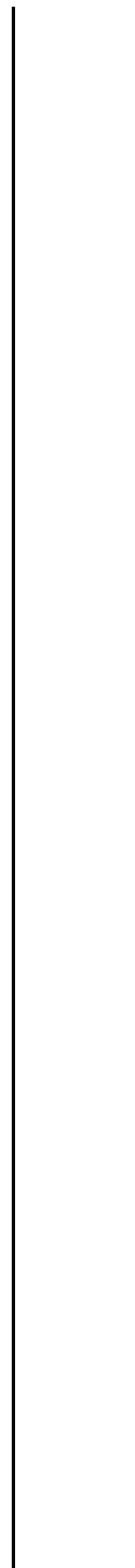
Use for no other purpose than the Works.

Keep safe any surplus to requirements and obtain instructions in relation thereto.

A51 **NOMINATED SUBCONTRACTORS: [not used]**



A52 **NOMINATED SUPPLIERS: [not used]**



A53

WORK BY STATUTORY AUTHORITIES/ UNDERTAKERS

109x

GENERAL ATTENDANCE: In this section general attendance is deemed to include the use of the Contractor's temporary roads, pavings and paths, standing scaffolding, standing power operated hoisting plant, the provision of temporary lighting and water supplies, clearing away rubbish, provision of space for the statutory authorities'/ undertakers' own offices and the storage of his plant and materials and the use of mess rooms, sanitary accommodation and welfare facilities provided by the Contractor.

A54 **PROVISIONAL WORK**

Provisional sums – please refer to the pricing document in Volume One Section
Two of the tender document.

.

A55 **DAYWORKS**

- 108x PRIME COST OF PLANT incurred on Daywork will be calculated at the rates set out in the Schedule of Basic Plant Charges published by The Royal Institution of Chartered Surveyors and current at the date of tender.
- 109x DAYWORK to be calculated in accordance with the Definition of Prime Cost of Daywork agreed and issued by the Royal Institution of Chartered Surveyors and The National Federation of Building Trades Employers (now Construction Confederation):

To be agreed upon Contractor appointment
- 141x DAYWORK to be calculated in accordance with the Definition of Prime Cost of Daywork agreed and issued by The Royal Institution of Chartered Surveyors and The Electrical Contractors' Association:

To be agreed upon Contractor appointment
- 143x DAYWORK to be calculated in accordance with the Definition of Prime Cost of Daywork agreed and issued by The Royal Institution of Chartered Surveyors and The Heating and Ventilating Contractors' Association:

To be agreed upon Contractor appointment
- 144x DAYWORK to be calculated in accordance with the Definition of Prime Cost of Daywork agreed and issued by The Royal Institution of Chartered Surveyors and The National Association of Plumbing, Heating and Mechanical Services Contractors:

To be agreed upon Contractor appointment

Oral and Maxillofacial Surgery Refurbishment, Luton and Dunstable University Hospital NHS
Foundation Trust
General Conditions and Preliminaries

Collection

Page 1/1

Page 1/2

Page 1/3

Page 1/4

Page 1/5

Page 1/6

Page 1/7

Page 1/8

Page 1/9

Page 1/10

Page 1/11

Page 1/12

Page 1/13

Page 1/14

Page 1/15

Page 1/16

Page 1/17

Page 1/18

Page 1/19

Page 1/20

Page 1/21

Page 1/22

Page 1/23

Page 1/24

Page 1/25

Page 1/26

Page 1/27

Page 1/28

Page 1/29

To Collection £:

Oral and Maxillofacial Surgery Refurbishment, Luton and Dunstable University Hospital NHS
Foundation Trust
General Conditions and Preliminaries

Collection (Continued)

Page 1/30

Page 1/31

Page 1/32

Page 1/33

Page 1/34

Page 1/35

Page 1/36

Page 1/37

Page 1/38

Page 1/39

Page 1/40

Page 1/41

Page 1/42

Page 1/43

Page 1/44

Page 1/45

Page 1/46

Page 1/47

Page 1/48

Page 1/49

Page 1/50

Page 1/51

Page 1/52

Page 1/53

Page 1/54

Page 1/55

Page 1/56

Page 1/57

Page 1/58

To Collection £:

Collection (Continued)

Page 1/59

Page 1/60

Page 1/61

Page 1/62

Page 1/63

Page 1/64

Page 1/65

Page 1/66

TO GENERAL SUMMARY £

To Collection £:

VOLUME ONE - SECTION TWO CONTRACT SUM ANALYSIS ('THE PRICED DOCUMENT')

Luton and Dunstable University Hospital NHS Foundation Trust Priced Document

Oral and Maxillofacial Refurbishment

SECTION TWO - THE PRICED DOCUMENT

Pricing Notes:

All items listed in this document must as a minimum be individually priced for the tender to be considered. Notwithstanding the items listed, the Contractor is deemed to have included in his tender for all works inferred by or referred to in 'The Priced Document'. All individual items are to be priced exclusive of profit and overheads. Profit and overheads is to be added as a percentage below. This document must be read in conjunction with all drawings, specifications and surveys as contained within the Priced Document. Should there be a discrepancy between this document and the aforementioned drawings, specifications, the drawings, specifications and all other information included as part of the Priced Document must take precedence. The whole of the works, at the time of completion, shall comply with all relevant legislation and requirements of the Local Authority and other Statutory Undertakers - The Contractor's Tender Price must include for this.

The Contractor must submit a copy of the Priced Document with the tender return, fully quantified and monied out in black ink to agree with the total of his tender. This is to include the MEP sections of the document. See Appendix G 'Instructions Relating to the Preparation and Submission of Tenders' for further clarification.

Luton and Dunstable University Hospital NHS Foundation Trust
 Oral and Maxillofacial Refurbishment

Collection Summary

SUMMARY - Total of the Prices					Sectional Split				
					Sections 1 Total (£)	Sections 2 Total (£)	Sections 3 Total (£)		
1.0	Total of Preliminaries		0.00						
2.0	Measured Works Costs ex. VAT								
0.0	Facilitating Works		0.00						
1.0	Substructure		0.00						
2.1	Frame		0.00						
2.2	Upper Floors		0.00						
2.3	Roof		0.00						
2.4	Stairs and Ramps		0.00						
2.5	External Walls		0.00						
2.6	Windows and External Doors		0.00						
2.7	Internal Walls and Partitions		0.00						
2.8	Internal Doors		0.00						
3.1	Wall Finishes		0.00						
3.2	Floor Finishes		0.00						
3.3	Ceiling Finishes		0.00						
4.1	Fittings, Furnishings and Equipment		0.00						
5.0	Mechanical and Electrical								
5.1	Sanitary Installations		0.00						
5.2	Services Equipment		0.00						
5.3	Disposal Installations		0.00						
5.4	Water Installations		0.00						
5.5	Heat Source		0.00						
5.6	Space Heating and Air Conditioning		0.00						
5.7	Ventilation		0.00						
5.8	Electrical Installations		0.00						
5.9	Fuel Installations		0.00						
5.10	Lift and Conveyor Installations		0.00						
5.11	Fire and Lightning Protection		0.00						
5.12	Communication, Security and Control Systems		0.00						
5.13	Specialist Installations		0.00						
5.14	Builder's Work in Connection with Services		0.00						
5.15	Mechanical and Electrical On Costs		0.00						
6.0	Prefabricated Buildings and Building Units		0.00						
7.0	Works to Existing Buildings		0.00						
8.0	External Works								
8.1	Site Preparation Works		0.00						
8.2	Roads, Paths, Pavings and Surfacing		0.00						
8.3	Soft Landscaping, Planning and Irrigation Systems		0.00						
8.4	Fencing, Railings and Walls		0.00						
8.5	External Fixtures		0.00						
8.6	External Drainage		0.00						
8.7	External Services		0.00						
8.8	Minor Building Works and Ancillary Buildings		0.00						
3.0	Contractor's Design Portion								
	Mechanical, Electrical and Public Service Design		0.00						
	Structural Design		0.00						
	Vacuum Design		0.00						
	Security Design		0.00						
4.0	Provisional Sums		2,500.00		1,000.00	500.00			
5.0	Overhead and Profit on item 1.0 to 4.0 above* (.....%)	0.00%	0.00						
TOTAL CARRIED TO FORM OF TENDER					£	2,500.00	1,000.00	1,000.00	500.00

* All Overheads and Profit items are to be a fixed % regardless of increases or decreases in works costs

Luton and Dunstable University Hospital NHS Foundation Trust
 Oral and Maxillofacial Refurbishment

Pricing Document - Preliminaries

	Fixed Cost Preliminaries				Time Related Preliminaries			
	Quantity	Unit	Rate	£	Quantity	Unit	Rate	£
1.0 Preliminaries Cost								
1.1 <u>Contractor's Costs Mobilisation</u>								
Administration								
Project Director								
Project Manager								
Site Manager								
Site Agent								
Foreman								
Contracts Manager								
Managing Surveyor								
Site Surveyor								
Design Manager								
Others; please state								
1.2 <u>Contractor's Costs Construction Period</u>								
Administration								
Project Director								
Project Manager								
Site Manager								
Site Agent								
Foreman								
Managing Surveyor								
Site Surveyor								
Design Manager								
Foreman, finishes & externals								
Ganger								
Labour / Welfare								
Site Logistics Labour								
Planner								
Services Coordinator								
Site Engineer								
Safety Officer								
BREEAM Manager								
Others; please state								
Site Accommodation								
Cabins								
Furniture								
Canteen								
Meeting Room								
Drying Room								
Stores								
Toilet								
Cleaning, first aid and consumables								
Accommodation for Employer / Employer's								
Representatives								
Others; please state								
Hoisting / Craneage including loading platforms / Access, making due allowance for other trades. This includes mobile as well as tower cranes								
Scaffolding; all internal scaffolding								
Scaffolding; all external scaffolding								
Forklift and Driver								
Edge protection								
Small Plant and Tools								
Temporary Services; set up, running and removal								
Electricity; lighting and power								
Water								
Telephone / Fax / Data								
Fuel for testing and commissioning								
Dehumidifiers and humidity testing								
Protection of temporary, existing and permanent services								
Cleaning								
Periodic								
Final								
Carried Forward				0.00				0.00

Luton and Dunstable University Hospital NHS Foundation Trust
 Oral and Maxillofacial Refurbishment

Pricing Document - Preliminaries

	Fixed Cost Preliminaries				Time Related Preliminaries			
	Quantity	Unit	Rate	£	Quantity	Unit	Rate	£
Brought Forward				0.00				0.00
Secure Site Set Up External Hoardings Gates Site Security Measures Internal Protection Site Safety Measures Photographs PPE Temporary Works Generally Protection measures of the works Weather protection (including temporary roofs, protection to facades during replacement etc) Temporary access arrangements to facilitate phasing Temporary plant and equipment to service 'live' areas during construction Temporary power, water, gas, comms to service 'live' areas during construction Temporary roads, hard standings, crossings and similar items, including their maintenance and cleaning On site wheel wash for all contractor, sub-contractor and delivery vehicles All costs associated with any road closures required for completing of the works All traffic management required for the completion of the works All costs associated with managing and working around the constraints of site All costs associated with any temporary modifications to car park All costs associated with modifications to maintain access routes during the works Others; Please state Insurances; fixed price lump sum Performance Bond Parent Company Guarantee All other attendances on Sub Contractors Sundries Considerate constructors fee Photocopier Printing and Photocopying Parking fees Firepoints Construction Waste Management; including skips for all packages Road protection Soft Landings Defects Period Signboards Direction signs Health and Safety Building Manual Badge System Setting out and surveys Testing and samples Others; Please state								
Carried Forward				0.00				0.00

Luton and Dunstable University Hospital NHS Foundation Trust
 Oral and Maxillofacial Refurbishment

2.0 Pricing Document - Measured Works

Pricing Notes:

1. All items listed below must be individually priced for the tender to be considered. The items listed below are indicative only and the Contractor should satisfy itself that it has included all items identified and included in the tender documents. Notwithstanding the items listed, the Contractor is deemed to have included in his tender for all works inferred by or referred to in 'The Specification'. All individual items are to be priced exclusive of profit and overheads. Profit and overheads is to be added as a percentage below. This document must be read in conjunction with all drawings, specifications and surveys as contained within this Tender Package. Should there be a discrepancy between this document and the aforementioned drawings and specifications, the drawings and specifications must take precedent. The whole of the works, at the time of completion, shall comply with all relevant legislation and requirements of the Local Authority and other Statutory Undertakers - The Contractor's Tender Price must include for this.

2. The Contractor must submit a copy of the Priced Document with the tender return, fully quantified and monied out in black ink to agree with the total of his tender. This is to include the MEP sections of the document. See Appendix I - Instructions Relating to Preparation and Submission of Tenders for further clarification.

Item	Element / Description	M²		GIA		Sectional Split		
		Quantity	Unit	Rate (£)	Total (£)	Sections 1 Total (£)	Sections 2 Total (£)	Sections 3 Total (£)
0.00	FACILITATING WORKS							
0.01	Toxic/ hazardous/ contaminated material treatment	-	item	-	-			
0.02	Major Demolition Works	-	item	-	-			
0.03	Temporary support to adjacent structures	-	item	-	-			
0.04	Specialist groundworks	-	item	-	-			
0.05	Temporary diversion works	-	item	-	-			
0.06	Extraordinary site investigation works	-	item	-	-			
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
0.07		-		-	-			
0.08		-		-	-			
0.09		-		-	-			
	Total				-	-	-	-
1.00	SUBSTRUCTURE							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
1.01		-		-	-			
1.02		-		-	-			
1.03		-		-	-			
	Total				-	-	-	-
2.00	SUPERSTRUCTURE							
2.01	FRAME							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
2.01.01		-		-	-			
2.01.02		-		-	-			
2.01.03		-		-	-			
	Total				-	-	-	-
2.02	UPPER FLOORS							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
2.02.01		-		-	-			
2.02.02		-		-	-			
2.02.03		-		-	-			
	Total				-	-	-	-
2.03	ROOF							
2.03.01	Allowance to form opening in existing roof to form new rooflights	-	nr	-	-			
2.03.02	Rooflight; domed; square	-	nr	-	-			
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
2.03.03		-		-	-			
2.03.04		-		-	-			
2.03.05		-		-	-			
	Total				-	-	-	-
2.4	STAIRS & RAMPS							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
2.04.01		-		-	-			
2.04.02		-		-	-			
2.04.03		-		-	-			
	Total				-	-	-	-
2.5	EXTERNAL WALLS							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
2.5.01		-		-	-			
2.5.02		-		-	-			
2.5.03		-		-	-			
	Total				-	-	-	-

Item	Element / Description	M ² GIA				Sectional Split		
		Quantity	Unit	Rate (£)	Total (£)	Sections 1 Total (£)	Sections 2 Total (£)	Sections 3 Total (£)
2.6	WINDOWS AND EXTERNAL DOORS							
2.6.01	Install new window to existing opening to match existing.	-	nr	-	-			
2.6.02	Allowance to ease existing window ironmongery and carry out any remedial repairs	-	nr	-	-			
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
2.6.03		-		-	-			
2.6.04		-		-	-			
2.6.05		-		-	-			
	Total				-	-	-	-
2.7.00	INTERNAL WALLS AND PARTITIONS							
2.7.01	Metal stud partition	-	m ²	-	-			
2.7.02	Extra over for forming openings in internal walls for single doors	-	nr	-	-			
2.7.03	Extra over for forming openings in internal walls for door and a half doors	-	nr	-	-			
2.7.04	Preplumbed frame system - IPS Panel to wash hand basins	-	nr	-	-			
2.7.05	Preplumbed frame system - IPS Panel to disposal unit	-	nr	-	-			
2.7.06	Preplumbed frame system - IPS Panel to patient WCs	-	nr	-	-			
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
2.7.07		-		-	-			
2.7.08		-		-	-			
2.7.09		-		-	-			
	Total				-	-	-	-
2.8	INTERNAL DOORS							
2.8.01	New single doorset; including frame, architraves, ironmongery etc;	-	nr	-	-			
2.8.02	New leaf and half doorset; including frame, architraves, ironmongery etc	-	nr	-	-			
2.8.03	Existing single doorset to be overhauled and made good	-	nr	-	-			
2.8.04	Existing double doorset to be overhauled and made good	-	nr	-	-			
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
2.8.05		-		-	-			
2.8.06		-		-	-			
2.8.07		-		-	-			
	Total				-	-	-	-
3.1.00	WALL FINISHES							
3.1.01	Plaster finish; skim coat	-	m ²	-	-			
3.1.02	Allowance to make good existing walls	-	m ²	-	-			
3.1.04	Emulsion paint; Dulux Trade	-	m ²	-	-			
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
3.1.05		-		-	-			
3.1.06		-		-	-			
3.1.07		-		-	-			
	Total				-	-	-	-
3.2	FLOOR FINISHES							
3.2.01	Floor finish; PVC sheet flooring	-	m ²	-	-			
3.2.02	Skirting; PVC self coved skirtings to above, 150mm up wall	-	m	-	-			
3.2.03	Floor finish; Carpet flooring; to office area only	-	m ²	-	-			
3.2.04	Skirting; timber skirtings to above	-	m	-	-			
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
3.2.05		-		-	-			
3.2.06		-		-	-			
3.2.07		-		-	-			
	Total				-	-	-	-
3.3	CEILING FINISHES							
3.3.01	Ceiling - Suspended ceiling tiles and grid	-	m ²	-	-			
3.3.02	Ceiling - Proprietary suspended ceiling	-	m ²	-	-			
3.3.03	Access panels	-	Item	-	-			
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
3.3.04		-		-	-			
3.3.05		-		-	-			
3.3.06		-		-	-			
	Total				-	-	-	-

Item	Element / Description	M²		GIA		Sectional Split		
		Quantity	Unit	Rate (£)	Total (£)	Sections 1 Total (£)	Sections 2 Total (£)	Sections 3 Total (£)
4.1	FITTINGS, FURNISHINGS AND EQUIPMENT							
	GROUP 1							
4.1.01	CABINET/DRAWER UNIT, dental, under bench, on 1 plinth, (drawers and fittings-project option, 890H 500W 450D	-	nr	-	-			
4.1.02	CABINET, dental, 1 door, wash basin and waste container foot operated, on plinth, 890H 600W 450D	-	nr	-	-			
4.1.03	DENTAL UNIT, with multi-services terminal	-	m	-	-			
4.1.04	Counter Reception	-	m	-	-			
4.1.05	Mirror; 650H 300W	-	nr	-	-			
4.1.06	Mirror; unbreakable; 1300H 500W	-	nr	-	-			
4.1.07	CABINET top, 600mm facing, (600x400 inserts), with formed plastic liners, 1 door hinged right, wall mounted	-	nr	-	-			
4.1.08	Shelving to Store	-	nr	-	-			
4.1.09	Shelf; 900w 300d	-	nr	-	-			
4.1.10	WORKTOP, L shape, seamless solid surface with aperture for 2 x moulded sink bowl, 600D, as drawing	-	nr	-	-			
4.1.11	WORKTOP	-	nr	-	-			
4.1.12	Signage	-	item	-	-			
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
4.1.13		-		-	-			
4.1.14		-		-	-			
4.1.15		-		-	-			
	GROUP 2							
4.1.16	TV bracket, wall mounted	-	nr	-	-			
4.1.17	Board; display/ notice; 900h x 1200w	-	nr	-	-			
4.1.18	BRACKET, holder, suction unit.	-	nr	-	-			
4.1.19	DRUGS CUPBOARD, flammable material, metal, adjustable spillage tray and sump, lockable, 890H 500W 300D	-	nr	-	-			
4.1.20	Clock; battery; wall mounted	-	nr	-	-			
4.1.21	DISPENSER, barrier cream, disposable single cartridge, wall mounted	-	nr	-	-			
4.1.22	DISPENSER, paper towel, wall mounted	-	nr	-	-			
4.1.23	DISPENSER, soap, wall mounted	-	nr	-	-			
4.1.24	DISPENSER, Medical hand sanitizer, lever action, wall mounted	-	nr	-	-			
4.1.25	DISPENSER, soap, pump action with 500ml container, sink or worktop mounted	-	nr	-	-			
4.1.26	Dispenser; disposable gloves	-	nr	-	-			
4.1.27	Dispenser; toilet paper	-	nr	-	-			
4.1.28	HOOK, hat and coat, 1	-	nr	-	-			
4.1.29	ILLUMINATOR, x-ray film, double, wall mounted	-	nr	-	-			
4.1.30	Rack; leaflet/ pamphlet	-	nr	-	-			
4.1.31	TELEPHONE handset, IP Phone, basic	-	nr	-	-			
4.1.32	Vending machine	-	nr	-	-			
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
4.1.33		-		-	-			
4.1.34		-		-	-			
4.1.35		-		-	-			
	Total				-	-	-	-
5.0	SERVICES							
	5.1 SANITARY APPLIANCES							
5.1.01	Allowance for disconnect and removal of existing sanitaryware	-	item	-	-			
5.1.02	Disabled WC, including wash hand basin, taps, trap and grab rails	-	nr	-	-			
5.1.03	BASIN, medium, hospital pattern, vitreous china, no tap holes, no overflow, integral back outlet, 500W 400D.	-	nr	-	-			
5.1.04	BASIN, within worktop, medium, hospital pattern no tap holes, no overflow, integral back outlet, 500W 400D.	-	nr	-	-			
5.1.05	DISPOSAL UNIT, plain top, right hand drainer, with sink and hopper with flushing rim, 110mm outlet, no tap holes no overflow, back inlet, stainless steel, 1600W 600D.	-	nr	-	-			
5.1.06	DISPOSAL UNIT (macerator), disposable bedpan, bedpan liners/urine bottles, 525W 650D	-	nr	-	-			
5.1.07	Tap; monobloc; pillar mixer; integral thermostat	-	nr	-	-			
5.1.08	TAP bib hospital pattern 1/2 in.(12mm), lever, hot water connection. HTM64TBH1.	-	nr	-	-			
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.1.09		-		-	-			
5.1.10		-		-	-			
5.1.11		-		-	-			
	Total				-	-	-	-
5.2	SERVICES EQUIPMENT							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.2.01		-		-	-			
5.2.02		-		-	-			
5.2.03		-		-	-			
	Total				-	-	-	-

Item	Element / Description	M²		GIA		Sectional Split		
		Quantity	Unit	Rate (£)	Total (£)	Sections 1 Total (£)	Sections 2 Total (£)	Sections 3 Total (£)
5.3	DISPOSAL INSTALLATIONS							
	<u>Foul Drainage Above Ground</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.3.1		-		-	-			
5.3.2		-		-	-			
5.3.3		-		-	-			
	<u>Chemical, Toxic and Industrial Liquid Waste Drainage</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.3.4		-		-	-			
5.3.5		-		-	-			
5.3.6		-		-	-			
	<u>Refuse Disposal</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.3.7		-		-	-			
5.3.8		-		-	-			
5.3.9		-		-	-			
	Total				-	-	-	-
5.4	WATER INSTALLATIONS							
	<u>Mains Water Supply</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.4.1		-		-	-			
5.4.2		-		-	-			
5.4.3		-		-	-			
	<u>Cold Water Distribution</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.4.4		-		-	-			
5.4.5		-		-	-			
5.4.6		-		-	-			
	<u>Hot Water Distribution</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.4.7		-		-	-			
5.4.8		-		-	-			
5.4.9		-		-	-			
	<u>Local Hot Water Distribution</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.4.10		-		-	-			
5.4.11		-		-	-			
5.4.12		-		-	-			
	<u>Steam and Condensate Distribution</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.4.13		-		-	-			
5.4.14		-		-	-			
5.4.15		-		-	-			
	Total				-	-	-	-
5.5	HEAT SOURCE							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.5.01		-		-	-			
5.5.02		-		-	-			
5.5.03		-		-	-			
	Total				-	-	-	-

Item	Element / Description	M²		GIA		Sectional Split		
		Quantity	Unit	Rate (£)	Total (£)	Sections 1 Total (£)	Sections 2 Total (£)	Sections 3 Total (£)
5.6	SPACE HEATING AND AIR CONDITIONING							
	Central Heating The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.6.01		-		-	-			
5.6.02		-		-	-			
5.6.03		-		-	-			
	Local Heating The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.6.04		-		-	-			
5.6.05		-		-	-			
5.6.06		-		-	-			
	Central Cooling The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.6.07		-		-	-			
5.6.08		-		-	-			
5.6.09		-		-	-			
	Local Cooling The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.6.10		-		-	-			
5.6.11		-		-	-			
5.6.12		-		-	-			
	Central Heating and Cooling The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.6.13		-		-	-			
5.6.14		-		-	-			
5.6.15		-		-	-			
	Local Heating and Cooling The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.6.16		-		-	-			
5.6.17		-		-	-			
5.6.18		-		-	-			
	Central Air Conditioning The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.6.19		-		-	-			
5.6.20		-		-	-			
5.6.21		-		-	-			
	Local Air Conditioning The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.6.22		-		-	-			
5.6.23		-		-	-			
5.6.24		-		-	-			
	Total				-	-	-	-
5.7	VENTILATION							
	Central Ventilation The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.7.01		-		-	-			
5.7.02		-		-	-			
5.7.03		-		-	-			
	Local and Special Ventilation The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.7.04		-		-	-			
5.7.05		-		-	-			
5.7.06		-		-	-			
	Smoke Extract/Control The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.7.07		-		-	-			
5.7.08		-		-	-			
5.7.09		-		-	-			
	Total				-	-	-	-

Item	Element / Description	M²		GIA		Sectional Split		
		Quantity	Unit	Rate (£)	Total (£)	Sections 1 Total (£)	Sections 2 Total (£)	Sections 3 Total (£)
5.8	ELECTRICAL INSTALLATIONS							
	<u>Electrical Mains and Sub-Mains Distribution</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.8.01		-		-	-			
5.8.02		-		-	-			
5.8.03		-		-	-			
	<u>Power Installations</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.8.04		-		-	-			
5.8.05		-		-	-			
5.8.06		-		-	-			
	<u>Lighting Installations</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.8.07		-		-	-			
5.8.08		-		-	-			
5.8.09		-		-	-			
	<u>Specialist Lighting Installations</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.8.10		-		-	-			
5.8.11		-		-	-			
5.8.12		-		-	-			
	<u>Local Electricity Generation Systems</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.8.13		-		-	-			
5.8.14		-		-	-			
5.8.15		-		-	-			
	<u>Earthing and Bonding</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.8.16		-		-	-			
5.8.17		-		-	-			
5.8.18		-		-	-			
	Total				-	-	-	-
5.9	FUEL INSTALLATIONS							
	<u>Fuel Storage</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.9.01		-		-	-			
5.9.02		-		-	-			
5.9.03		-		-	-			
	<u>Fuel Distribution Systems</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.9.04		-		-	-			
5.9.05		-		-	-			
5.9.06		-		-	-			
	Total				-	-	-	-
5.10	LIFT AND CONVEYOR INSTALLATIONS							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.10.01		-		-	-			
5.10.02		-		-	-			
5.10.03		-		-	-			
	Total				-	-	-	-
5.11	FIRE AND LIGHTNING PROTECTION							
	<u>Fire Fighting Systems</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.11.01		-		-	-			
5.11.02		-		-	-			
5.11.03		-		-	-			
	<u>Fire Suppression Systems</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.11.04		-		-	-			
5.11.05		-		-	-			
5.11.06		-		-	-			
	<u>Lightning Protection</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.11.07		-		-	-			
5.11.08		-		-	-			
5.11.09		-		-	-			
	Total				-	-	-	-

Item	Element / Description	M²		GIA		Sectional Split		
		Quantity	Unit	Rate (£)	Total (£)	Sections 1 Total (£)	Sections 2 Total (£)	Sections 3 Total (£)
5.12	COMMUNICATINS, SECURITY AND CONTROL SYSTEMS							
	<u>Communication Systems</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.12.01		-		-	-			
5.12.02		-		-	-			
5.12.03		-		-	-			
	<u>Security Systems</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.12.04		-		-	-			
5.12.05		-		-	-			
5.12.06		-		-	-			
	<u>Central Control/Building Management Systems</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.12.07		-		-	-			
5.12.08		-		-	-			
5.12.09		-		-	-			
	Total				-	-	-	-
5.13	SPECIALIST INSTALLATIONS							
	<u>Specialist Piped Supply Installations</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.13.01		-		-	-			
5.13.02		-		-	-			
5.13.03		-		-	-			
	<u>Specialist Refrigeration Systems</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.13.04		-		-	-			
5.13.05		-		-	-			
5.13.06		-		-	-			
	<u>Specialist Mechanical Installations</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.13.07		-		-	-			
5.13.08		-		-	-			
5.13.09		-		-	-			
	<u>Specialist Electrical/Electronic Installations</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.13.10		-		-	-			
5.13.11		-		-	-			
5.13.12		-		-	-			
	<u>Water Features</u> The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.13.13		-		-	-			
5.13.14		-		-	-			
5.13.15		-		-	-			
	Total				-	-	-	-
5.14	BUILDERS WORK IN CONNECTION WITH SERVICES							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.14.01		-		-	-			
5.14.02		-		-	-			
5.14.03		-		-	-			
	Total				-	-	-	-
5.15	MECHANICAL AND ELECTRICAL ON COSTS							
5.15.01	Commissioning	-		-	-			
5.15.02	Surveys and temporary works	-		-	-			
5.15.03	Sub Contractors Preliminaries	-		-	-			
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
5.15.04		-		-	-			
5.15.05		-		-	-			
5.15.06		-		-	-			
	Total				-	-	-	-
6.1	PREFABRICATED BUILDINGS AND BUILDING UNITS							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
6.1.01		-		-	-			
6.1.02		-		-	-			
6.1.03		-		-	-			
	Total				-	-	-	-

Item	Element / Description	M ²		GIA		Sectional Split		
		Quantity	Unit	Rate (£)	Total (£)	Sections 1 Total (£)	Sections 2 Total (£)	Sections 3 Total (£)
7.0	WORK TO EXISTING BUILDINGS							
7.1	MINOR DEMOLITIONS AND ALTERATION WORKS							
7.1.01	Remove existing partitions; disposal off site	-	m	-	-			
7.1.02	Allowance for removing existing internal structural wall	-	m	-	-			
7.1.03	Temporary Works associated with works to existing load bearing walls	-	Item	-	-			
7.1.04	Allowance for structural modification to Waiting Area to support roof following removal of internal walls	-	Item	-	-			
7.1.05	Allowance for making good existing walls where internal walls demolished	-	Item	-	-			
7.1.06	Form openings within existing internal walls for internal single doors	-	nr	-	-			
7.1.07	Form openings within existing internal walls for internal 1.5 doors	-	nr	-	-			
7.1.08	Infilling existing openings within existing internal walls	-	nr	-	-			
7.1.09	Remove existing single leaf doors; disposal off site	-	nr	-	-			
7.1.10	Remove existing leaf and a half doors; disposal off site	-	nr	-	-			
7.1.13	Remove existing double leaf doors; disposal off site	-	nr	-	-			
7.1.14	Remove existing floor finishes; disposal off site	-	m ²	-	-			
7.1.15	Remove existing ceiling finishes; disposal off site	-	m ²	-	-			
7.1.16	Strip out existing fixtures and furnishings; disposal off site	-	m ²	-	-			
7.1.17	Allowance for asbestos surveys / removal / encapsulation	-	Item	-	-			
7.1.18	Allowance for making good screed where partitions removed	-	m ²	-	-			
7.1.19	Strip out existing Reception desk	-	nr	-	-			
7.1.20	Remove existing external double door; infill opening and form new structural opening for a window	-	nr	-	-			
7.1.21	Remove existing external window; allow for new door structural opening	-	nr	-	-			
	Remove existing external window; disposal off site	-	nr	-	-			
7.1.22	Remove existing external window and infill opening	-	nr	-	-			
7.1.23	Strip out existing WC cubicles	-	nr	-	-			
7.1.24	Remove keylump handrail	-	Item	-	-			
7.1.25	Existing pneumatic tube system to be retained and relocated	-	Item	-	-			
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
7.1.26		-		-	-			
7.1.27		-		-	-			
7.1.28		-		-	-			
	Total				-	-	-	-
8.0	EXTERNAL WORKS							
8.1	SITE PREPERATION WORKS							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
8.1.01		-		-	-			
8.1.02		-		-	-			
8.1.03		-		-	-			
	Total				-	-	-	-
8.2	ROADS, PATHS, PAVINGS AND SURFACINGS							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
8.2.01		-		-	-			
8.2.02		-		-	-			
8.2.03		-		-	-			
	Total				-	-	-	-
8.3	SOFT LANDSCAPING, PLANTING AND IRRIGATION SYSTEMS							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
8.3.01		-		-	-			
8.3.02		-		-	-			
8.3.03		-		-	-			
	Total				-	-	-	-
8.4	FENCING, RAILINGS AND WALLS							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
8.4.01		-		-	-			
8.4.02		-		-	-			
8.4.03		-		-	-			
	Total				-	-	-	-
8.5	EXTERNAL FIXTURES							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
8.5.01		-		-	-			
8.5.02		-		-	-			
8.5.03		-		-	-			
	Total				-	-	-	-
8.6	EXTERNAL DRAINAGE							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
8.6.01		-		-	-			
8.6.02		-		-	-			
8.6.03		-		-	-			
	Total				-	-	-	-

Item	Element / Description	M²		GIA		Sectional Split		
		Quantity	Unit	Rate (£)	Total (£)	Sections 1 Total (£)	Sections 2 Total (£)	Sections 3 Total (£)
8.7	EXTERNAL SERVICES							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
8.7.01		-		-	-			
8.7.02		-		-	-			
8.7.03		-		-	-			
	Total				-	-	-	-
8.8	MINOR BUILDING WORKS AND ANCILLARY BUILDINGS							
	The Contractor shall identify below any other works/ items required to complete the Works in accordance with 'The Specification' and quantify these in no less detail than the other items in the Priced Document.							
8.8.01		-		-	-			
8.8.02		-		-	-			
8.8.03		-		-	-			
	Total				-	-	-	-
	TOTAL MEASURED WORK COST				-	-	-	-
	TOTAL CONSTRUCTION (WORKS) COST (EXCL VAT) - CARRIED FORWARD TO CONTRACT SUM ANALYSIS				-	-	-	-

Luton and Dunstable University Hospital NHS Foundation Trust
 Oral and Maxillofacial Refurbishment

3.0 Pricing Document - Contractor Design Portion

3.0 CONTRACTOR DESIGN PORTION	Quantity	Unit	Rate (£)	Total (£)
<p><u>CONTRACTOR DESIGN PORTION PREAMBLES</u></p> <p>The Contractor's attention is drawn to the Preliminaries in particular A20 and to the appropriate Specification clauses; Architectural Design Specification; Mechanical Design Specification; drawings and other documents referred to hereafter for the following works covered by the Contractor's Design Portion :-</p> <p><u>Mechanical, Electrical and Public Service Design</u></p> <p>Each section of the work should include the total cost of the work described, inclusive of all associated design, testing and commissioning, profit and attendance but exclusive of any costs included in the Preliminaries section of the tender enquiry document (specification).</p> <p>This document is included where appropriate which are not based upon any Standard Method of Measurement, which shall be priced and will form the basis of valuations for interim certificates and for valuation of variations. Where quantities are shown they are indicative only and the Contractor shall be fully responsible for the assessment and calculation of the quantities required for the complete execution of the works.</p> <p>No Provisional Sums or qualifications will be accepted in the Contractor's Proposals.</p> <p><u>CONTRACTOR DESIGN PORTION EMPLOYER'S REQUIREMENTS</u></p> <p>Execution of the Works in accordance with the Tender Documents.</p> <p>Refer to Appendix H of the Schedule of Works for detailed Contractor Designed Portion (CDP) notes and preambles</p>				
Total Mechanical, Electrical and Public Service Design carried forward to collection £				-

Luton and Dunstable University Hospital NHS Foundation Trust
 Oral and Maxillofacial Refurbishment

3.0 Pricing Document - Contractor Design Portion

3.0 CONTRACTOR DESIGN PORTION	Quantity	Unit	Rate (£)	Total (£)
<p><u>CONTRACTOR DESIGN PORTION PREAMBLES</u></p> <p>The Contractor's attention is drawn to the Preliminaries in particular A20 and to the appropriate Specification clauses; Architectural Design Specification; Mechanical Design Specification; drawings and other documents referred to hereafter for the following works covered by the Contractor's Design Portion :-</p> <p><u>Structural Design</u></p> <p>Each section of the work should include the total cost of the work described, inclusive of all associated design, testing and commissioning, profit and attendance but exclusive of any costs included in the Preliminaries section of the tender enquiry document (specification).</p> <p>This document is included where appropriate which are not based upon any Standard Method of Measurement, which shall be priced and will form the basis of valuations for interim certificates and for valuation of variations. Where quantities are shown they are indicative only and the Contractor shall be fully responsible for the assessment and calculation of the quantities required for the complete execution of the works.</p> <p>No Provisional Sums or qualifications will be accepted in the Contractor's Proposals.</p> <p><u>CONTRACTOR DESIGN PORTION EMPLOYER'S REQUIREMENTS</u></p> <p>Execution of the Works in accordance with the Tender Documents.</p> <p>Refer to Appendix H of the Schedule of Works for detailed Contractor Designed Portion (CDP) notes and preambles</p>				
Total Structural Design carried forward to collection £				-

Luton and Dunstable University Hospital NHS Foundation Trust
 Oral and Maxillofacial Refurbishment

3.0 Pricing Document - Contractor Design Portion

3.0 CONTRACTOR DESIGN PORTION	Quantity	Unit	Rate (£)	Total (£)
<p><u>CONTRACTOR DESIGN PORTION PREAMBLES</u></p> <p>The Contractor's attention is drawn to the Preliminaries in particular A20 and to the appropriate Specification clauses; Architectural Design Specification; Mechanical Design Specification; drawings and other documents referred to hereafter for the following works covered by the Contractor's Design Portion :-</p> <p><u>Vacuum Design</u></p> <p>Each section of the work should include the total cost of the work described, inclusive of all associated design, testing and commissioning, profit and attendance but exclusive of any costs included in the Preliminaries section of the tender enquiry document (specification).</p> <p>This document is included where appropriate which are not based upon any Standard Method of Measurement, which shall be priced and will form the basis of valuations for interim certificates and for valuation of variations. Where quantities are shown they are indicative only and the Contractor shall be fully responsible for the assessment and calculation of the quantities required for the complete execution of the works.</p> <p>No Provisional Sums or qualifications will be accepted in the Contractor's Proposals.</p> <p><u>CONTRACTOR DESIGN PORTION EMPLOYER'S REQUIREMENTS</u></p> <p>Execution of the Works in accordance with the Tender Documents.</p> <p>Refer to Appendix H of the Schedule of Works for detailed Contractor Designed Portion (CDP) notes and preambles</p>				
Total Vacuum Design carried forward to collection £				-

Luton and Dunstable University Hospital NHS Foundation Trust
 Oral and Maxillofacial Refurbishment

3.0 Pricing Document - Contractor Design Portion

3.0 CONTRACTOR DESIGN PORTION	Quantity	Unit	Rate (£)	Total (£)
<p><u>CONTRACTOR DESIGN PORTION PREAMBLES</u></p> <p>The Contractor's attention is drawn to the Preliminaries in particular A20 and to the appropriate Specification clauses; Architectural Design Specification; Mechanical Design Specification; drawings and other documents referred to hereafter for the following works covered by the Contractor's Design Portion :-</p> <p><u>Security Design</u></p> <p>Each section of the work should include the total cost of the work described, inclusive of all associated design, testing and commissioning, profit and attendance but exclusive of any costs included in the Preliminaries section of the tender enquiry document (specification).</p> <p>This document is included where appropriate which are not based upon any Standard Method of Measurement, which shall be priced and will form the basis of valuations for interim certificates and for valuation of variations. Where quantities are shown they are indicative only and the Contractor shall be fully responsible for the assessment and calculation of the quantities required for the complete execution of the works.</p> <p>No Provisional Sums or qualifications will be accepted in the Contractor's Proposals.</p> <p><u>CONTRACTOR DESIGN PORTION EMPLOYER'S REQUIREMENTS</u></p> <p>Execution of the Works in accordance with the Tender Documents.</p> <p>Refer to Appendix H of the Schedule of Works for detailed Contractor Designed Portion (CDP) notes and preambles</p>				
Total Security Design carried forward to collection £				-

Luton and Dunstable University Hospital NHS Foundation Trust
 Oral and Maxillofacial Refurbishment

4.0 Pricing Document - Provisional Sums

Item	Element / Description	M ²		GIA	
		Quantity	Unit	Rate (£)	Total (£)
10.01	<u>Provisional Sums</u> Include the provisional sum of £2,500 for undertaking works out of hours	1	item	2,500	2,500
TOTAL PROVISIONAL SUMS (EXCL VAT)					2,500

APPENDICES

APPENDIX A

LIST OF DRAWINGS, SPECIFICATIONS AND OTHER INFORMATION FROM WHICH THIS SPECIFICATION IS PREPARED

APPENDIX A**LIST OF DRAWINGS, SPECIFICATIONS AND OTHER INFORMATION FROM WHICH THIS SPECIFICATION IS PREPARED**

These are the drawings, specifications and other information referred to in the Specification/ Tender Documents.

Architectural (Murphy Philipps) – See Volume 2Drawings

LDH-MPA-30-00-__

DR-AR-00010	Rev P1	Existing Site Plan
DR-AR-00100	Rev P2	Existing Ground Floor Plan
DR-AR-00150	Rev P1	Demolition Ground Floor Plan
DR-AR-01100	Rev P5	Proposed Ground Floor Plan
DR-AR-31000	Rev P1	External Doors & Windows Elevations
DR-AR-32050	Rev P1	Internal Door Elevations
DR-AR-35000	Rev P1	Proposed Ground Floor Reflected Ceiling Plan
DR-AR-40000	Rev P2	Proposed Ground Floor Finishes Plan
DR-AR-68501	Rev P1	Fire Strategy Plan
DR-AR-70000	Rev P2	Ground Floor Equipment Floor Plan
DR-AR-72030	Rev P3	Waiting Area
DR-AR-72033	Rev P6	Oral Surgery
DR-AR-72039	Rev P3	Dirty Utility
DR-AR-72046	Rev P3	Restorative Dentistry
DR-AR-72047	Rev P3	Dental Chair
DR-AR-98000	Rev P1	Contractor Access & Site Boundary
DR-AR-98001	Rev P2	Preliminary Phasing Proposal

Specifications and Schedules

SH-SH-06100	Rev P1	Door Schedule
RD-AR-08050	Rev P5	Proposed Room Data Sheets
SP-AR-08002	Rev P3	Scope of Works
SP-AR-08003	Rev P1	Outline Specifications

Record/Existing Drawings (Trust) – See Volume 3Drawings

30-0	Rev A	Orthodontics Ground Floor Record Drawing
00	Rev -	Site Plan Showing Existing Plantrooms & Service Ducts, Foul Drainage Layout & Soakaway Positions

APPENDIX B

CERTIFICATE OF BONA FIDE TENDER

CERTIFICATE OF BONA FIDE TENDER

TENDER FOR: Oral and Maxillofacial Surgery Refurbishment at the Luton and Dunstable University Hospital NHS Foundation Trust

**TO: Luton and Dunstable University Hospital NHS Foundation Trust
(Employer)**

Sir/s,

The essence of selective tendering is that the Employer shall receive bona fide competitive tenders from all those tendering. In recognition of this principle, we certify that this is a bona fide tender intended to be competitive, and that we have not fixed or adjusted the amount of the tender by, or under, or in accordance with, any agreement or arrangement with any other person. We also certify that we have not done, and we undertake that we will not do at any time before the latest hour and date specified for the return of this tender, any of the following acts:

- i) communicating to a person other than the person calling for those tenders the amount or approximate amount of the proposed tender, except where the disclosure, in confidence, of the approximate amount of the tender was necessary to obtain insurance premium quotations required for the preparation of the tender.
- ii) entering into any agreement or arrangement with any other person that he shall refrain from tendering or as to the amount of any tender to be submitted.
- iii) offering, or paying, or giving, or agreeing to pay or give any sum of money or valuable consideration directly or indirectly to any person for doing, or having done, or causing or having caused to be done in relation to any other tender or proposed tender for the said work any act or thing of the sort described above.

In this certificate, the word "person" includes any persons and anybody or association, corporate or unincorporate, and "any agreement or arrangement" includes any such transaction, formal or informal and whether legally binding or not.

Date:

Signed (as in Form of Tender):

For and on behalf of:

APPENDIX C

FORM OF TENDER 1 (STATED PROGRAMME) AND FORM OF TENDER 2 (ALTERNATIVE PROGRAMME)

FORM OF TENDER

TENDER FOR: Oral and Maxillofacial Surgery Refurbishment at the Luton and Dunstable University Hospital NHS Foundation Trust

**TO: Luton and Dunstable University Hospital NHS Foundation Trust
(Employer)**

Sir/s,

TENDER NR 1 (STATED PROGRAMME)

We, having read the Conditions of Contract and Specification delivered to us and having examined the information referred to therein, do hereby offer to carry out and complete the whole of the Works described for the sum of

.....
..... (£))

We undertake to commence the Works within weeks of receiving a written order.

Overheads and profit percentage applicable to all post-contract variations is.....%

We undertake in the event of your acceptance to execute with you a Letter of Intent or Form of Contract embodying all the conditions and terms contained in this offer.

We agree that should obvious errors in pricing or significant errors in arithmetic be discovered in the priced Specification before acceptance of this offer, these errors will be dealt with in accordance with the principles of the JCT 2012 Practice Note – Tendering, Alternative 1.

We agree that our tender cannot and will not be recommended for acceptance where we have not provided pricing documents/ information in the required formats.

We declare that our Tender Nr 1 (Stated Programme) is based on a total ofworking hours per week with the site being open for days per week.

This tender remains open for acceptance for 12 weeks.

Dated this day of 2017

Signed

in the capacity of

For and on behalf of

Address

Telephone Nr

Fax Nr

FORM OF TENDER

TENDER FOR: Oral and Maxillofacial Surgery Refurbishment at the Luton and Dunstable University Hospital NHS Foundation Trust

**TO: Luton and Dunstable University Hospital NHS Foundation Trust
(Employer)**

Sir/s,

ALTERNATIVE TENDER NR 2 (CONTRACTOR’S ALTERNATIVE PROGRAMME)

We, having read the Conditions of Contract and Specification delivered to us and having examined the information referred to therein, do hereby offer to carry out and complete the whole of the Works described for the sum of

.....
.....(£

and within weeks from the Date of Possession.

Giving an overall Date for Completion of2017.

We undertake to commence the Works within weeks of receiving a written order.

We undertake in the event of your acceptance to execute with you a Letter of Intent or Form of Contract embodying all the conditions and terms contained in this offer.

We agree that should obvious errors in pricing or significant errors in arithmetic be discovered in the priced Specification before acceptance of this offer, these errors will be dealt with in accordance with the principles of the JCT 2012 Practice Note – Tendering, Alternative 1.

We agree that our tender cannot and will not be recommended for acceptance where we have not provided pricing documents/ information in the required formats.

We declare that our Tender Nr 2 (Contractor’s Alternative Programme) is based on a total of working hours per week as Preliminaries clause A35/170 and with the site being open for at least 5 days per week.

This fee bid remains open for acceptance for 12 weeks.

Dated this day of 2017.

Signed

in the capacity of

For and on behalf of

Address

.....

Telephone Nr.

APPENDIX D

GUARANTEE BOND, COLLATERAL WARRANTY AND JCT AMENDMENT NR 1

DATED _____ **2017**

[NAME OF CONTRACTOR] (1)

[NAME OF GUARANTOR] (2)

LUTON AND DUNSTABLE UNIVERSITY HOSPITAL NHS FOUNDATION TRUST (3)

GUARANTEE BOND

in relation to the Refurbishment of Oral and Maxillofacial Surgery for Luton and Dunstable University Hospital NHS Foundation Trust

THIS GUARANTEE BOND is made on

BETWEEN:

- (1) "**Contractor**" as principal
- (2) "**Guarantor**" as guarantor, and
- (3) "**Employer**"

WHEREAS

- (A) By a contract ("**Contract**") entered into or to be entered into between the Employer and the Contractor particulars of which are set out in the Schedule the Contractor has agreed with the Employer to execute works ("**Works**") upon and subject to the terms and conditions therein set out
- (B) The Guarantor has agreed with the Employer at the request of the Contractor to guarantee the performance of the obligations of the Contractor under the Contract upon the terms and conditions of this Guarantee Bond subject to the limitation set out in clause 2.

NOW THIS DEED WITNESSES as follows

- 1 The Guarantor irrevocably undertakes and guarantees to the Employer that in the event of the Contractor failing to perform and/or observe the terms provisions, conditions and stipulations of the said contract the Guarantor shall subject to the provisions of this Guarantee Bond satisfy and discharge the damages sustained by the Employer up to the Bond Amount (being 10% of the Contract Sum) pursuant to and in accordance with the provisions of or by reference to the Contract.
- 2 The maximum aggregate liability of the Guarantor and the Contractor under this Guarantee Bond shall not exceed the sum set out in the Schedule (the "Bond Amount") but subject to such limitation and to clause 4 the liability of the Guarantor shall be co-extensive with the liability of the Contractor under the Contract.
- 3 The Guarantor shall not be discharged or released by any alteration of any of the terms conditions and provisions of the Contract made by agreement between the Employer and the Contractor or in the extent or nature of the Works and no allowance of time by the Employer under or in respect of the Contract or the Works nor any forbearance or forgiveness in or in respect of any matter or thing concerning the Contractor or the Employer's part shall in any way release reduce or affect the

liability of the Guarantor under this Guarantee Bond provided always that any determination of the Contractor's employment under clause 91.1 of the Contract shall be conclusive evidence for the purposes of this Guarantee Bond of the Contractor's failure duly to perform and observe the terms of the Contract.

- 4 Whether or not this Guarantee Bond shall be returned to the Guarantor the obligations of the Guarantor under this Guarantee Bond shall be released and discharged absolutely upon Expiry (as defined in the Schedule) provided that the Employer has not beforehand made a call on this Guarantee Bond.
- 5 The Contractor having requested the execution of this Guarantee Bond by the Guarantor undertakes with the Guarantor (without limitation of any other rights and remedies of the Employer or the Guarantor against the Contractor) to perform and discharge the obligations on its part set out in the Contract
- 6 This Guarantee Bond and the benefits thereof shall not be assigned without the prior written consent of the Guarantor such consent not to be unreasonably withheld or delayed.
- 7 No party who is not a party to this Guarantee Bond shall be entitled to enforce any of its terms for its own benefit and the application of the Contracts (Rights of Third Parties) Act 1999 to the terms of this Guarantee Bond are hereby expressly excluded.
- 8 This Guarantee Bond shall be governed by and construed in accordance with the laws of England and Wales and only the courts of England and Wales shall have jurisdiction hereunder.
- 9 This Guarantee Bond is executed as a deed and was delivered when it was first dated.

Signed as a deed by **[CONTRACTOR]** acting)
by [a director and its company secretary] [two)
directors]

.....

Director

.....

Director/Secretary

Signed as a deed by **[GUARANTOR]** acting)
by [a director and its company secretary] [two)
directors]

.....

Director

.....

Director/Secretary

The COMMON SEAL of LUTON AND)
DUNSTABLE UNIVERSITY HOSPITAL NHS)
FOUNDATION TRUST was hereunto affixed
in the presence of:

.....

.....

Schedule

The Contractor: [] whose registered office is at []

The Guarantor: [] whose principal office address is at []

The Employer: **LUTON AND DUNSTABLE UNIVERSITY HOSPITAL
NHS FOUNDATION TRUST** of Lewsey Road, Luton,
Bedfordshire, LU4 0DZ

The Contract: A contract dated the [] day of [] 20[]

between the Employer and the Contractor in the form
known as JCT Standard Building Contract without
quantities 2011 incorporating amendments

for the construction of works comprising []

for the original contract sum of [] (£[])

The Bond Amount: The sum of [] (£[])

Expiry: Upon the issue of the Notice of Completion of Making
Good in accordance with the terms and conditions of the
Contract which shall be conclusive for the purposes of this
Guarantee Bond

DATED 2017

LUTON AND DUNSTABLE UNIVERSITY HOSPITAL NHS FOUNDATION TRUST (1)

and

[] (2)

**CONTRACTOR COLLATERAL
WARRANTY TO LUTON AND
DUNSTABLE UNIVERSITY HOSPITAL
NHS FOUNDATION TRUST**

relating to the Refurbishment of Oral and
Maxillofacial Surgery for Luton and
Dunstable University Hospital NHS
Foundation Trust

2. Acknowledgement

The Contractor acknowledges that breach of this Warranty may cause the Beneficiary and/or its permitted assigns to suffer loss and the Contractor hereby agrees not to contend in defence of any action or proceedings brought against it that its liability for any breach of this Warranty shall be reduced or diminished where (a) the Employer has suffered or is deemed to have suffered no loss or a different loss from that of the Beneficiary and/or that of a permitted assign of the Beneficiary's interest as a result of such breach and/or (b) the Beneficiary and/or a permitted assign of the Beneficiary's interest has suffered or is deemed to have suffered no loss or a different loss from that of any other permitted assign of the Beneficiary's interest as a result of such breach, and the Contractor's liability hereunder shall not be so reduced or diminished.

3. Deleterious Materials

Without prejudice to the generality of clause 1, the Contractor further warrants to the Beneficiary that, unless required under the Building Contract, or unless authorised under it, it has not and shall not specify for use or use in the Works any materials which by their nature or application contravene any British Standard Specification or Code of Practice or European Union equivalent relevant at the date of specification or use or which are generally known to be deleterious to health and safety and/or to the durability of the Works or the Premises in the particular circumstances in which they are specified for use or used.

4. Provision of Documents

- 4.1 The copyright in all drawings, reports, models, specifications, bills of quantities, calculations and other documents and information prepared by or on behalf of the Contractor in connection with the Works (together referred to in this clause as "**the Documents**") shall remain vested in the Contractor. The Contractor should retain the Documents for a period of 12 years after completion of the Works as defined under the Building Contract.
- 4.2 The Contractor shall provide to the Beneficiary on demand copies of any of the Documents and the Beneficiary or its appointee shall have an irrevocable royalty-free licence to copy and use the Documents and to reproduce the designs and content of them for any purpose related to the Works or the Premises including, but without limitation, the construction, completion, maintenance, letting, promotion, advertisement, reinstatement, refurbishment, alteration, extension and repair of the Works or the Premises. Such licence shall enable the Beneficiary and its appointees to copy and use the Documents for the extension of the Premises but such use shall not include a licence to reproduce the designs contained in them for any extension of the Premises. The Contractor shall not be liable for any use by the Beneficiary or its appointee of any of the Documents for any purpose other than that for which the same were prepared by or on behalf of the Contractor.
- 4.3 The Contractor hereby unconditionally and irrevocably waives any and all moral rights arising under sections 77 and 80 of the Copyright, Designs and Patents Act 1988 in respect of the Documents and the designs contained in them.

- 4.4 Notwithstanding the suspension or termination of the Contractor's employment under the Building Contract or any part thereof for any reason whatsoever, such suspension or termination shall be without prejudice to the rights of any party in respect of antecedent breaches and the provisions of this Warranty shall survive suspension or termination of the Building Contract or any part thereof.

5. Insurance

- 5.1 From the commencement of the carrying out of the Works the Contractor shall take out with a well-established insurance company or underwriter of repute professional indemnity insurance for any one claim or series of claims arising out of the same original cause or source (or in such other form as may be agreed between the parties in writing) in the amount of **one** million pounds (£1,000,000). The Contractor will maintain such insurance for a period of 12 years after completion of the Works as defined under the Building Contract, provided such insurance remains available on commercially reasonable rates and terms.
- 5.2 In the event that such insurance ceases to be available on commercially reasonable rates and terms the Contractor will immediately notify the Beneficiary in writing. In this case, subject to agreement to the contrary with the Beneficiary, the Contractor shall put in place in respect of such period such reduced professional indemnity insurance as is available and as would be fair and reasonable in the circumstances for the Contractor to obtain. If the Contractor fails to take out such reduced or a fair and reasonable level of insurance, the Beneficiary shall be entitled to take out such reduced insurance or additional insurance on the Contractor's behalf and recover the costs of doing so from the Contractor as a debt.
- 5.3 Whenever reasonably required the Contractor will supply the Beneficiary with documentary evidence that the insurance required under this Warranty is being maintained.

6. Assignment

The Beneficiary shall be entitled to assign or transfer this Warranty or its respective rights under this Warranty or any part, share or interest therein provided that the Beneficiary shall not be entitled to assign or transfer on more than two occasions except by written agreement with the Contractor. It is hereby agreed that any assignment to a company which is a wholly owned subsidiary of the Beneficiary shall be disregarded for the purposes of ascertaining the number of assignments permitted by this clause 6.

7. Notices

Any notice to be given under this Warranty shall be deemed to be duly given if it is delivered by hand or sent by registered post to a party at its registered office or last known principal place of business. The notice shall if delivered by hand be deemed to have been received on the day of delivery and if sent by registered post be deemed to have been received on the second working day after being posted.

8. Limitation

8.1 No action or proceedings for any breach of this Warranty shall be commenced against the Contractor after the expiry of 12 years from the date of completion of the Works as defined under the Building Contract.

8.2 The Contractor shall be entitled in any action or proceedings by the Beneficiary to rely on any limitation in the Building Contract (excluding set-offs and counterclaims) and to raise the equivalent rights in defence of liability as it would have had against the Contractor under the Building Contract. The Beneficiary shall be entitled to recover its costs and losses arising from any breach of the Building Contract by the Contractor notwithstanding such costs and losses were not and could not be conceived as having been suffered by the Contractor.

9. Jurisdiction

The construction, validity and performance of this Warranty shall be governed by English law and the parties agree to submit to the non-exclusive jurisdiction of the English Courts.

10. Third Party Rights

Save as provided in clause 6, the parties hereby confirm that nothing in this Warranty shall confer or purport to confer on any third party any right to enforce any term of this Warranty for the purposes of the Contracts (Rights of Third Parties) Act 1999.

IN WITNESS whereof this Warranty has been executed as a deed by the parties hereto the day and year first before written.

EXECUTED as a deed by **[Contractor]**)
)
acting by two Directors or by)
a Director and the Company)
Secretary:)

.....
Director

.....
Director/Secretary

Clause number and heading	Action
Clause 2-40	Delete the existing text and insert the following: 'Where there is a Contractor's Designed Portion, the Contractor, in addition to his obligations under the CDM Regulations in relation to information for the health and safety file, shall, before practical completion of the Works or relevant Section and without further charge to the Employer, supply for retention and use by the Employer such Contractor's Design Documents and related information as may be specified in the Contract Documents or as the Employer may reasonably require that show or describe the Contractor's Designed Portion as built or relate to the maintenance and operation of it or its installations.'
Clause 3-9-2-3	Delete the existing text and insert the following: 'that each party to the sub-contract shall in relation to the Works and the site comply with applicable CDM Regulations;'
Clause 3-10-3	Delete 'regulations 11, 12 and 18 of the' and insert 'applicable'
Clause 3-23 heading	Delete 'Undertakings to comply'
Clause 3-23	Delete the existing text and insert the following: 'Each Party undertakes to the other that in relation to the Works and site he will duly comply with applicable CDM Regulations. In particular but without limitation: ·1 the Employer shall ensure that the Principal Designer carries out his duties and, where the Contractor is not the Principal Contractor, shall ensure that the Principal Contractor carries out his duties under those regulations; ·2 the Contractor in addition to any obligations under clause 2-2-3 shall comply with regulation 15 and, where he is the Principal Contractor, with regulations 12 to 14; ^[46] ·3 whether or not the Contractor is the Principal Contractor, compliance by the Contractor with his duties under the regulations, including any such directions as are referred to in regulation 15(3), shall be at no cost to the Employer and shall not entitle the Contractor to an extension of time; ·4 if the Employer appoints a replacement for the Principal Designer or Principal Contractor, the Employer shall immediately upon that appointment notify the Contractor with details of the new appointee.'
Footnote [46]	Delete the existing text and insert the following: 'Where the Employer is a domestic client, as defined in regulation 2, the Principal Contractor may also be responsible for carrying out certain of the client's duties under regulations 4, 6 and 8.'
Clause 3-24	Delete the clause heading, number and text

Incorporation of the modifications

The modifications may readily be incorporated in one of two ways:

either by amending the contract document itself in accordance with this Amendment and executing it in its amended form, with each amendment initialled by or on behalf of each party

or by attaching this Amendment to the Contract; and, prior to execution, inserting the following further provision in the Articles with the next available number (i.e. normally as Article 10):

"Article [___]: Amendment 1: CDM Regulations – incorporation

This Agreement and the Conditions shall have effect as modified by the amendments set out in the attached Amendment 1: CDM Regulations."

(that Article in similar fashion being initialled on execution.)

APPENDIX E

CDM PRE-CONSTRUCTION INFORMATION

PRE-CONSTRUCTION INFORMATION

Refurbishment of Existing Admin and Clinical Areas to provide to redevelop the
Oral Maxillo Facial Service

Luton and Dunstable University Hospital Lewsey Road Luton Bedfordshire
LU4 0DZ

Luton and Dunstable University Hospital 
NHS Foundation Trust



Version Number	Date	Reason for Issue (Addition/Revision/Update)	Revised by	Reviewed by
01	18 Jan 2017	Tender Issue	Melanie Chalk	David Hartshorne
02	02 Feb 2017	Tender Issue	Melanie Chalk	David Hartshorne

CONTENTS

Preambles

Schedule of Amendments to the Project Information

Pre-construction Information

1.0 Description of project

- 1.1 Contact information
- 1.2 Project description
- 1.3 Programme
- 1.4 Project Notification
- 1.5 Project Location
- 1.6 End Use of the Structure
- 1.7 Extent and location of existing records and plans

2.0 Client's considerations and management requirements

- 2.1 Arrangements for planning and managing the construction work
- 2.2 Arrangements for communication and liaison between client and others
- 2.3 Arrangements for security of the site and segregation from building users
- 2.4 Arrangements for Site Induction
- 2.5 Arrangements for site compound, welfare and first aid
- 2.6 Requirements relating to the health and safety of others
- 2.7 Client permit-to-work system
- 2.8 Site Rules
- 2.9 Fire and emergency procedures
- 2.10 Emergency contact details

3.0 Environmental restrictions and existing on-site risks

- 3.1 Access and egress
- 3.2 Arrangements for deliveries, storage and waste disposal
- 3.3 Arrangements for working with services
- 3.4 Adjacent building/land uses
- 3.5 Information about existing structures
- 3.6 Previous structural modifications
- 3.7 Fire damage, ground shrinkage, movement or poor maintenance of structure
- 3.8 Existing storage of hazardous materials
- 3.9 Existing fixed or loose plant;
- 3.10 Ground conditions etc
- 3.11 Working on or near fragile materials
- 3.12 Arrangements for control of lifting operations
- 3.13 Arrangements for maintenance and use of plant and equipment
- 3.14 Traffic routes and segregation of vehicles and pedestrians
- 3.15 Scaffolding and other temporary works

- 3.16 Work at height and other safety risks
- 3.17 Demolition and Dismantling
- 3.18 Asbestos
- 3.19 Contaminated Land
- 3.20 Manual handling
- 3.21 Hazardous materials within the existing structure
- 3.22 Noise and Vibration
- 3.23 Other health risks – Dust Hazards and Control of Fumes
- 3.24 Infection Control
- 3.25 Legionella Policy

4.0 Significant design and construction hazards

- 4.1 Significant design assumptions and suggested work methods
- 4.2 Arrangements for co-ordination of ongoing design work and handling design changes
- 4.3 Information on significant risks identified during design
- 4.4 Materials requiring particular precautions

5.0 The Health and Safety File

- 5.1 Health & Safety File Requirements
- 5.2 Description of format and conditions relating to content

Appendices

Appendix A Project Contact Details

Appendix B Construction Phase Plan (requirements)

Appendix C Health & Safety File (format)

Appendix D Designer Risk Assessments

Appendix E Asbestos Survey Information

Appendix F Luton & Dunstable Contractor Guidance Notes

Preambles

The Pre-construction Information has been prepared in accordance with the requirements of the Construction (Design and Management) Regulations 2015 (the CDM Regulations). It has been compiled on the basis of the information available about the project at the time of this revision.

Pre-Construction Stage

The purpose of this document is to brief contractors on the significant safety aspects of the project as they are presently understood. It provides information and requirements on:

- Safety considerations affecting the site and its environment;
- Health and Safety aspects of the associated structures and equipment;
- Submissions on health and safety matters;
- The Construction Phase Plan.

Tender Stage

This document should be read in conjunction with the project tender documentation.

Construction Stage

It is intended to appoint the general contractor for this work as the Principal Contractor for the purposes of the CDM Regulations.

The successful contractor should note that the appointment will not be confirmed until the Client is satisfied as to the competence of the contractor to fulfil these duties and the adequacy of resources to be allocated to the health and safety aspects of the project.

The successful contractor will prepare the Construction Phase Plan and submit it to the Principal Designer for review no later than two weeks before the intended commencement of the works on site.

Upon appointment the Principal Contractor shall assume full responsibility for the maintenance of this information and for the development of the Construction Phase Plan which shall be up-dated as necessary during the course of the project.

No construction shall be allowed to commence without receipt of written confirmation that the Client is satisfied that the plan is satisfactorily developed and appropriate to the work at hand and the welfare facilities are suitable and sufficient.

(Note: Whilst the Client may be advised by the Principal Designer on this matter, it is the responsibility of the Principal Contractor to ensure that the development of the Construction Phase Plan is timely and adequate in all respects.)

Once accepted, the Principal Contractor shall provide copies of the plan to:

- The Principal Designer
- The Client
- Site - for inspection and use

Throughout the construction stages the Principal Contractor shall regularly review the Construction Phase Plan and:

- Update and/or extend it as necessary; (e.g. where significant changes have occurred or specialist subcontractor's have been required to prepare method statements)
- Advise and agree with the Principal Designer any significant changes in the principles or facts embodied in this documents which may arise through variations under the Contract or for any other reason.

Schedule of Amendments to the Pre-Construction Information

This document has been prepared by the Luton and Dunstable University Hospital for their sole use as the Client and in accordance with generally accepted principles. Any information provided by third parties and referred to herein has not been checked or verified by The Trust, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of The Trust.

PRE CONSTRUCTION INFORMATION

Section 1.0 - Description of Project

1.1 Contact Information

1.1.1 See [Appendix A](#)

1.2 Project description

1.2.1 The project comprises the refurbishment of ground floor administrative and clinical space to provide for an extended and in part, new, Oral Maxillo Facial Service (OMFS) Facility.

1.3 Programme

1.3.1 Start on site: Refer to tender documents

1.3.2 Duration of the works: Refer to tender documents

1.3.3 Mobilisation period:- 2 weeks

1.4 Project Notification

1.4.1 An F10 will be issued to works to OMFS.

1.5 Project Location

1.5.1 The site is located in the existing Ground Floor Clinic Clerk Offices and the existing Ground Floor OMFS – Block 34 and Block 30, Luton & Dunstable University Hospital, Lewsey Road, Luton, Bedfordshire, LU4 0DZ.



1.6 End Use of the Structure

- 1.6.1 The completed development will be classed as a 'workplace' and subject to the relevant requirements of The Workplace (Health, Safety and Welfare) Regulations 1992.
- 1.6.2 Under the Workplace Regulations an employer is required to ensure that any workplace under his control and where any of his employees works complies with the relevant requirements of the Regulations.

To ensure that an employer can meet his obligations without having to carry out modifications to the completed building, designs prepared for places of work need to comply with the Workplace Regulations, taking account of factors such as lighting and the layout of traffic routes.

All designers, including contractors with design responsibility, will be required to ensure that due consideration is given to their obligations under the CDM Regulations to take account of the provision of the Workplace Regulations.

Designers, including sub-contractors with design responsibility, are to advise the Client and Principal Designer of any areas of non-compliance with the Regulations.

1.7 Extent and location of existing records and plans

Site Survey Information / Reports				
	Information Source	Document Description	Location	Notes
1.	Existing Building record Information (Structure and Services)	M&E Services / Drainage No record drawing information currently available.		As part of the works the contractor is to survey all of the relevant existing services and issue record drawing to the CA
		Health & Safety File Information	L&D Estates Dept.	Trust to make access available to any existing Health & Safety File for the building.
2.	Asbestos	Asbestos Register and Site Wide Management Survey	L&D Estates Dept. Appendix E	Site Wide ACM Management Survey data is held on FXspace and updated as and when new information / surveys become available
		Asbestos Management Survey: Tetra Asbestos Survey Block 30 and Block 34 dated January 2017	Appendix E	Some Asbestos indicated in the Site for development

- 1.7.1 It is the contractor's responsibility to identify any outstanding information he may require to ensure the safety of all persons and the works and to carry out any further surveys or tests required to ascertain the nature of the existing site prior to implementing the works.
The Contractor must bring this to the attention of the Principal Designer at pre-construction stage.

Section 2.0 - Client's Considerations and Management Requirements

2.1 Arrangements for planning and managing the construction work

REFER TO LUTON & DUNSTABLE HOSPITAL'S CONTRACTOR GUIDANCE NOTES INCLUDED WITHIN APPENDIX F.

- 2.1.1 The Client's Health and Safety Policy is available for inspection upon request. Where there is any conflict between this document and the Contractor's policy, the most onerous arrangement for safety shall be implemented.
- 2.1.2 The client requires the following Safety Goals to be targeted to this project;
- The project to be managed to achieve 'Zero' accidents.
 - However, if this target is not achieved all accidents must be fully investigated and details reported as necessary and published to the Principal Designer.
 - The project shall not receive any HSE Improvement or Prohibition Notices
 - Good site order is critical including clear segregation of pedestrians and vehicular traffic.
 - Project Priorities Shattered Live Campaign - <http://www.hse.gov.uk/shatteredlives/index.htm> Hand Arm Vibration - <http://www.hse.gov.uk/vibration> Silica Risk - <http://www.hse.gov.uk/construction/healthrisks/hsrespiratory.htm>
- 2.1.3 Reports on the activities and progress in achieving the Safety Goals identified in 2.1.2 above will be included in the Principal Contractor's regular progress reports to the project team.
- 2.1.4 Site Supervision: The Principal Contractor is responsible for health & safety on the construction site at all times. The works are to be continuously supervised by a competent site supervisor, appointed in accordance with Regulation 13 of the Management of Health & Safety at Work Regulations 1999. The client's representative is to be notified in advance if the site supervisor is to be absent from site and provided with contact details of his replacement.
- 2.1.5 Competence: Qualifications / Experience The site supervisor should have the necessary skills, knowledge and experience necessary to fulfil the role. Evidence of suitable qualifications e.g. CITB 'Site Management Safety Training Scheme' certificate or equivalent and relevant experience in similar forms of construction sufficient to demonstrate an ability to deal with the key health and safety issues arising from the proposed works is to be submitted with the contractor's Construction Phase Health & Safety Plan.

All machine operatives to hold CITB qualifications.

Only appropriately experienced and competent contractors should carry out demolition / dismantling works.

Asbestos Awareness Training: Contractors are reminded that they have a statutory duty under the Control of Asbestos at Work Regulations 2012 Reg.10 to ensure that adequate information, instruction and training is given to those employees who are or are liable to be exposed to asbestos, or who supervise such employees, so that they are aware of the significant findings of the risk assessment, the risks to health from asbestos, the precautions which should be observed and the relevant control limits, in order to safeguard themselves, other employees and building users.

The Principal Contractor will be required to provide evidence that all of its staff and all sub-Contractor staff working on the Trust premises have received Asbestos Awareness Training within the last 12 months.

2.1.6 Site passes: Passes will be required for access to certain parts of the site (at the Client's discretion). A list of names of all persons requiring passes, together with any other related information must be submitted to the Contract Administrator. Passes must be returned to the Contract Administrator when required and in any case on completion of the work to which the pass relates to.

2.1.7 Working Hours are detailed within the Tender Specification document as:
Monday - Friday 8am - 5.30 pm.

At all other times, consent from the Contract Administrator is required. If extended hours or weekend working is required, notice (at least 2 working days prior to the proposed extended working hours) must be given to the Contract Administrator who will then agree the additional hours to be worked. Also refer to the Tender Specification document for further details on the procedure for overtime working.

2.1.8 Building Use: Existing buildings will be occupied and / or used during the contract as follows:

- Adjacent clinical areas in OMFS
- Adjacent support areas including the kitchens and service corridor
- Other adjacent buildings on the hospital site

Works are to be carried out within occupied areas without causing undue inconvenience and nuisance and without danger to occupants and users.

The working area and access limitations for the work are indicated on the tender drawings. The Contractor must restrict movement of personnel including all sub-contractors to the general working areas about the building being worked upon.

Areas not in the contractor's possession shall be kept free from materials, rubbish, dust etc at all times.

The contractor must take particular care to control dust including that associated with movement of debris and materials from the building.

2.2 Arrangements for communication and liaison between client and others

2.2.1 Project Team Structure – Please refer to [Appendix A](#) for detail of client contacts for this project.

2.2.2 The Principal Contractor shall hold regular meetings with:

- all other parties adjacent to or affected by the works.
- representatives of the subcontractors, contractors, operatives and the self-employed where health and safety performance will be discussed as an agenda item.

2.2.3 Frequency of the formal project progress meetings will be confirmed during pre-start discussions and are likely to be fortnightly (TBC).

2.2.4 The Principal Contractor is to ensure that all contractors, operatives and the self-employed are made aware of the contents of this document and all other relevant information appropriate to the project.

2.2.5 In the event of discovery of any significant health and safety issue during the construction phase which is not specifically referred to in this document, the Principal Contractor shall advise the Principal Designer and Client immediately.

2.2.6 The Principal Contractor must make arrangements to adequately monitor and review the safety performance of all activities involved in the project. The site management team must undertake formal weekly inspections, recording observations and action taken. Independent safety inspections must also be undertaken on a monthly basis and copies of reports shall be provided to the Client and Principal Designer.

- 2.2.7 The Principal Contractor shall employ competent members to the project design and site management/supervisory teams. Records of safety training must be provided for the project team, in particular the Site Manager.
- 2.2.8 The Principal Contractor must include in the Construction Phase Plan procedures to provide health and safety information to ensure the safety of non-English speaking operatives.
- 2.2.9 The Principal Contractor will be responsible for the overall co-ordination of health & safety on the site, to include co-operation with and co-ordination of the works of any direct client appointed subcontractors.

2.3 Arrangements for Site Security & Segregation from building users:

- 2.3.1 Refer to Contractor Guidance Notes item 6.4 included in Appendix F.
- 2.3.2 The Principal Contractor shall implement appropriate control of materials and plant and take effective measures to safeguard against theft, vandalism or damage by third parties.
- 2.3.3 The site is located within an operational hospital building where the safety of vulnerable groups of people (patients and visitors) requires special consideration.
- 2.3.4 The Principal Contractor shall ensure that security measures implemented are adequate to prevent unauthorised access to the site. Temporary screens, locked doors, manned openings are to be provided to achieve this.
- 2.3.5 Barriers, Guards, Screens & Notices Precise alignment of any hoarding / screening required is to be agreed with the client on site. A marked up site logistics drawing is to be incorporated within the contractor's Construction Phase H&S Plan indicating hoarding / screening alignment and subsequent reconfiguration as the works proceed. All temporary screening to be in position before commencing internal works.

Segregation from the hospital's undertaking, as far as is reasonably practicable, is the desired position on all elements of the work. Refer to Contractor's Guidance Notes, item 6.2 included within Appendix F.

The contractor is to provide full height temporary protection / dust/security/ wipe clean screens (e.g. Plasloc or similar) as necessary before commencing works. Method statements are to be provided for prior approval by the Client's representative.

Any work undertaken in areas outside of the contractor's site area shall be adequately barriered off and signed to alert staff and public of the work. This is required regardless of the extent or duration of work concerned. Method statements are to be provided for prior approval by the Client's representative for any work outside the designated works area.

Any area in which the contractor works outside of his site area must be fully cleaned and deemed ready to reuse by the Client. Should the Contractor cause any contamination to public hospital areas these shall be cleaned immediately.

When the Contractor erects Safety Barriers and/or Screens he shall provide and display suitable warning notices to highlight the nature of the hazard within the designated area. Such notices shall comply with the Safety Signs at Work Regulations 1996. Such barriers etc. shall not interfere with the normal operational activities of the hospital. If this is in doubt the Contract Administrator must be consulted.

The Contractor is to provide all necessary temporary protection to internal access areas/walkways/ existing retained fixtures, fittings and floor finishes, door sets, during the works to provide safe, / fire retardant surface protection for access purposes to the contractor/building occupants & users

The Construction Phase Plan shall detail all of the above measures.

2.4 Arrangements for Training & Site Induction

- 2.4.1 Prior to the start of any construction work on the Trusts premises all contractors who have not received Trust induction training within the last year must attend the Trust's induction training.
- 2.4.2 The Principal Contractor shall make arrangements for assessing that site personnel (including visitors) have sufficient training for their needs, are provided with on-site training where required, have adequate health and safety information, and are provided with a site safety induction.
- 2.4.3 CSCS cards are a mandatory requirement from the Client.

2.5 Arrangements for site compound, welfare and first aid

- 2.5.1 The contractor's compound is to be enclosed by fencing to prevent unauthorised access.
- 2.5.2 The alignment of the perimeter fencing is to be agreed on site with the CA. Contractor's skips are to be covered and positioned within the compound area.
- 2.5.3 The contractor is to include a site logistics drawing within his Construction Phase H&S Plan confirming location of dedicated site compound / storage / car parking plus access routes for workforce and materials deliveries.
- 2.5.4 The contractor is to ensure all plant, commercial vehicles and temporary offices used in connection with the work are conspicuously marked with name and telephone number of the owner or leaser.
- 2.5.5 None of the existing buildings, rooms or accommodation may be used as temporary accommodation by the Principal Contractor. Further specific details are included within the Tender Specification Document.
- 2.5.6 The Principal Contractor is required to propose and ensure suitable welfare facilities for the works which must comply with the requirements of the CDM Regulations 2015 (Schedule 2). Approval to welfare facilities arrangements must be obtained from the client prior to commencement of works.
- 2.5.6 The contractor is to advise on proposals for the provision of services (water, electricity & drainage), where necessary, to site welfare accommodation.
- 2.5.7 Under no circumstances must any temporary connections for the welfare facilities be made or work undertaken on any electrical installation except by competent persons.
- 2.5.8 The Principal Contractor is required to provide first aid in accordance with The Health and Safety (First Aid) Regulations and identify the first aiders, including the provision of current first aid certificates.

2.6 Requirements relating to the health and safety of others

- 2.6.1 Throughout the course of the construction stage, the Principal Contractor shall notify the Principal Designer of.
 - all RIDDOR reportable and Significant incidents and accidents to any party involved or effected by the works
 - any complaints received
 - any visit by an enforcement authority
- 2.6.2 All necessary site hoarding or enclosure is to be provided by the Principal Contractor to isolate the site works and protect the public.
- 2.6.3 The Principal Contractor is to ensure safe and unimpeded access is maintained at all times for surrounding facilities. No vehicle should be left unattended on the access roads or pose an obstruction to emergency vehicles.
- 2.6.4 The contractor is to give full consideration to HSE Guidance HSG 151 'Protecting the public – Your next move'.

2.7 Client Permit to Work Systems

2.7.1 Permits to Work are designed to ensure that safe methods of working are adopted in circumstances where there is a potential hazard to those carrying out or affected by the work.

The Trust operates the following permits to work:

- Work on Services
- Isolation of Services
- Hot Work
- Medical Gas (HTM)
- LV / HV Electricity (HTM)
- Confined Space

2.7.2 Refer to Luton & Dunstable Hospital's Contractor Guidance Notes, item 11, included in Appendix F for Permit to Work rules and procedures.

2.7.3 As stated within the Tender Specification Document, permit to work procedures will be directed by the Contract Administrator.

2.8 Site Rules

2.8.1 The Principal Contractor shall be required to adhere to and incorporate the client's Site Specific Rules into the Construction Phase Health & Safety Plan. The Principal Contractor should also refer to Luton & Dunstable Contractor Guidance notes included in Appendix F of the PCI document.

2.8.2 In addition the following Site Rules will be implemented and monitored during the project:

- Drinking of alcohol on the site or premises is not permitted at any time.
- Anyone suspected of being under the influence of drugs or alcohol will be excluded from the work area
- Any worker who acts in an insulting, aggressive, offensive or prejudicial manner towards Client representatives, members of the public or other persons affected by the works will be immediately excluded from the site.
- On commencement, on site individuals shall be required to declare any existing medical condition and/or prescribed medicine taken.
- Smoking on site is not permitted.
- Burning on site of work materials is not permitted.
- Mobile phones must not be switched on or used if directed by the Contract Administrator not to do so.
- Equipment and plant must be fitted with appropriate silencers that are properly used and maintained. Plant must not be left idling unnecessarily. Where necessary, for warming up purposes then the plant must be situated such as to minimise nuisance from noise.
- The Principal Contractor must not use or permit employees to use radios or other audio equipment in ways or at times which may cause a nuisance.
- The Principal Contractor shall ensure good practice on site to prevent damage to the environment. Particular attention shall be given to elements of the works that involve effects on the natural environment and watercourses, or excessive noise and pollution of the air.
- The Principal Contractor shall ensure the work area is kept tidy. Waste and debris is to be removed as work is progressed. Equipment, tools and materials are to be stored in a manner that minimises risk of inadvertent use or use by unauthorised persons.
- In accordance with the PPE at Work Regulations, safety footwear and high visibility clothing will be worn by all site personnel. Safety headwear will be worn whenever there is a risk of head injury. Additionally wet weather clothing, eye, ear and breathing protection should be used as identified by work risk assessments.
- All plant, equipment, materials and waste must be kept within barriered areas.
- Public areas must be maintained clear of obstructions.

All other site rules to be determined by the Principal Contractor and agreed with the Client's Representative at commencement on site and as work progresses.

2.9 Fire and emergency procedures

- 2.9.1 Refer to Luton & Dunstable Hospital's Contractor Guidance Notes, item 16, included in Appendix F for Fire and Emergency procedures.
- 2.9.2 The Principal Contractor is required to comply with HSE guidance HSG 168 (Second edition published 2010), the "Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation" (the Fire Code), together and accordingly produce a Fire Safety Plan for this project which will be amended and updated to suit the progress of works.
- 2.9.3 Fire risk assessment The Regulatory Reform (Fire Safety) Order 2005 (RRFSO) sets out duties and responsibilities relating to the management of fire safety.

The RRFSO requires that a 'responsible person' must carry out, and keep up to date, a risk assessment and implement appropriate measures to minimise the risk to life and property from fire.

Where the work undertaken by the contractor is undertaken within a segregated area under the contractor's control the responsible person is the contractor. The contractor must therefore identify sources of fuel and ignition and establish general fire precautions within their work area including, means of escape, warning and fighting fire, based on a fire risk assessment.

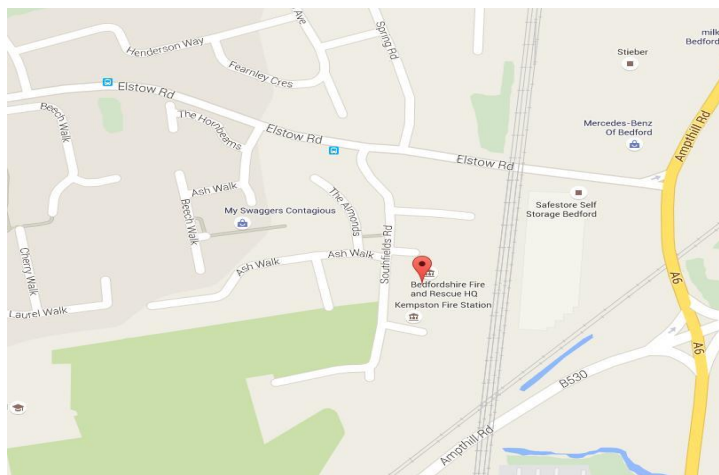
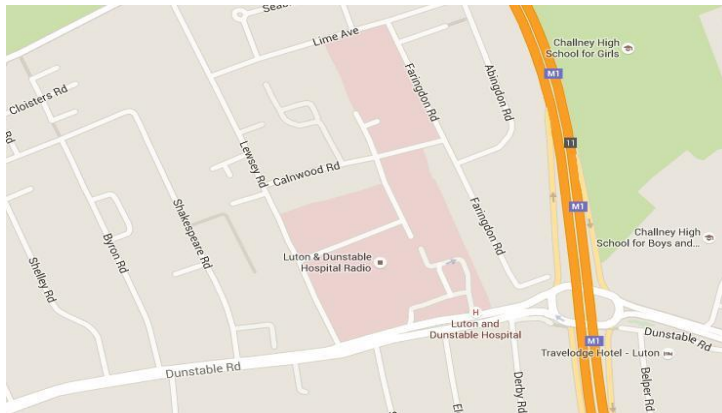
The responsible person for the remainder of the hospital is the Trust.

- 2.9.4 The Joint Fire Code also requires the Contractor is to appoint a competent person who will be responsible for assessing the degree of fire risk and for creating and regularly updating the Site Fire Safety Plan as construction proceeds or significant design changes occur.
- 2.9.5 The Contractor is to ensure that adequate fire warning & protection systems remain in operation for the whole building throughout the construction works and that means of escape routes are maintained.
- 2.9.6 The Contractor is to establish suitable site emergency procedures, and take all necessary precautions to prevent personal injury or death, and damage to the Works or other property from fire. Procedures shall be compatible with all procedures established by the Client.
- 2.9.7 The contractor's Site Fire Safety Plan should form part of the Construction Phase Health & Safety Plan. The Plan should be updated at regular intervals and must detail as a minimum:
- The organisation of and responsibilities for fire safety and arrangements for recording all training given to site operatives
 - General site precautions, fire detection and alarm systems and temporary emergency lighting
 - The requirements for a hot work permit regime
 - Temporary buildings and temporary accommodation – location, construction and maintenance
 - Fire escape and communications (including an effective evacuation plan and procedures for calling the fire brigade)
 - Fire brigade access, facilities and co-ordination
 - Instructions given to those on site of the required actions in case of fire
 - Security measures to minimize the risk of arson
 - A materials storage and waste control regime
- 2.9.8 The Fire Plan is to include a drawing detailing means of escape from works area and fire assembly points, any consequent modifications to means of escape for the adjacent hospital areas, any modifications required to hospital fire protection systems (e.g. temporary alterations to detectors, emergency lighting etc. as a result of the temporary screening / hoarding) and means of maintaining continuity of protection throughout the works.

- 2.9.9 All appropriate fire fighting equipment to be provided with appropriate signage (and to the approval of the Trust's Fire Advisor). Locations of fire fighting equipment must be clearly identified on the Fire Safety Plan.
- 2.9.10 Fire routes and exits will be inspected as part of the safety regime to ensure that they are maintained in a safe manner. A secondary means of escape must be retained for construction operatives from the works area.
- 2.9.11 Flammable liquids shall not be located within 50 feet (16m) of a naked flame, electrical apparatus capable of igniting vapour, or any other possible source of ignition.
- 2.9.12 Heating appliances using paraffin as a fuel source are not allowed.
- 2.9.13 The Principal Contractor must produce an Emergency Plan and procedures for all hazardous activities which will be amended to suit the progress of works.
- 2.9.14 Designated persons must be on site during working periods to be in charge and co-ordinate arrangements in the event of fire or emergency.
- 2.9.15 A copy of the client's Emergency Evacuation procedures will be made available to enable co-ordination of emergency arrangements.
- 2.9.16 On arrival on site all persons must be made familiar with the procedures to be followed in emergencies.

2.10 Emergency contact details

- 2.10.1 Hospital Luton and Dunstable University Hospital, Lewsey Road, Luton, Bedfordshire, LU4 0DZ Tel 01582 491166. Distance from site 0.0 miles.
- 2.10.2 Nearest GP Surgery Oakley Surgery, Addington Way, Off Oakley Road, Luton, Bedfordshire, LU4 9FJ Tel: 01582 496050. Distance from site 0.5 miles (NHS website).
- 2.10.3 Fire Service (for project notification) Bedfordshire & Luton Fire and Rescue Service, Southfields Road, Kempston, Bedford, MK42 7NR Tel: 01234 351081 (Brigade Headquarters)



Section 3.0 – Arrangements for Control of Significant Site Risks Safety Hazards

3.1 Access and egress

- 3.1.1 Access to the site shall be from Dunstable Road and via the Hospital complex roadways. Access to and egress from the site shall be as indicated on the Architect drawings included within the tender package. Refer to Luton & Dunstable Hospital's Contractor Guidance Notes, item 17, included in Appendix F for requirements on Site Traffic arrangements.
- 3.1.2 The contractor shall ensure all roads, fire roads and car parking are accessible for staff and emergency vehicles at all times. At no point must the emergency access routes for the fire and rescue services to the site, or surrounding area, be blocked by contractor's vehicles or works. No vehicle shall be left unattended on access roads or the fire road while on site.
- 3.1.3 The Principal Contractor must ensure that the parking or unloading and loading of vehicles should not restrict access or obstruct thoroughfares at any time.
- 3.1.4 The Contractor must restrict movement of personnel including all sub-contractors to the general working areas about the building being worked upon.
- 3.1.5 All access routes to and from the works area are to be kept clean and clear at all times.
- 3.1.6 Particular consideration is to be given to avoiding conflict between pedestrian and vehicular routes to ensure safe pedestrian access for the duration of the works. Any reversing of heavy goods vehicles must be done with banksman control.
- 3.1.7 The Principal Contractor should prepare a Traffic Management Plan as part of his Construction Phase Plan, defining vehicular and pedestrian access routes and ensure that safe and uninterrupted access is retained at all times for occupiers and users of adjoining buildings.

3.2 Arrangements for car parking, deliveries, storage and waste disposal

- 3.2.1 The Principal Contractor should note that parking of both Contractor's and Employee's vehicles are restricted and will not be permitted on the hospital site.
- 3.2.2 All deliveries are to be made to the site via the routes detailed in 3.1 above. Large delivery vehicles may have to be scheduled to avoid any obstruction to the operation of the Hospital complex.
- 3.2.3 Deliveries are only to be made whilst the Principal Contractor or their appointed representative is available to accept them and at the prescribed times.
- 3.2.4 Storage of waste shall be managed to minimise the risks to the environment, fire, hygiene and health in addition to loss of visual amenity.

3.3 Arrangements for Working with Services:

- 3.3.1 Refer to Luton & Dunstable Hospital's Contractor Guidance Notes, item 15, included in Appendix F for arrangements for Working with Services.
- 3.3.2 Accidental isolation of services within a hospital can have immediate and serious consequences to both the person undertaking the work and patients whose care relies upon the services.

The construction areas are all within existing buildings and therefore contain all typical building services including electricity, water, gas and data.

Before starting work in any area the contractor shall in consultation with the Hospital establish the location of all existing services that may be disturbed by the work and shall establish the most suitable isolation and, where required, connection points for new services.

NOTE: BURIED / CONCEALED SERVICES ARE WIDESPREAD ON THE TRUST'S PREMISES AND IT SHOULD BE ASSUMED THAT THEY ARE PRESENT UNTIL IT IS PROVED OTHERWISE.

Any information shown on the record drawings is indicative only. It remains a possibility that further buried or concealed services exist on the site.

The contractor is to take all necessary precautions to ensure the safety of all persons and the Works including ascertaining if any additional information is required. Identification of services shall include the inspection of services records and both a physical survey and electronic scanning survey of all areas that may be affected by the work. Refer to the Tender Specification Document for further detail.

- 3.3.3 Work on Hospital Services: All work on live hospital services including isolation of services shall be subject to a permit to work issued by the Contract Administrator.

There is to be no disruption to the operation of building services outside the construction site. Any shut downs / isolations required are to be agreed in advance with the Client, and are to be carried out in accordance with their requirements.

If required, the contractor shall modify his plan or method of work and shall perform the work at times convenient to the Hospital.

In all situations where services are shut down for a contractor to work on, the contractor is required to fully satisfy himself that they are effectively isolated, safe to work on, including the placing of notices, and physically securing valves and switches.

- 3.3.4 The Contractor's attention is drawn to HSE Guidance Note HS (G) 47: Avoiding Danger from Underground Services, and BS6031 and 5930: Code of Practice for Earth Works and Code of Practice for Site Investigations respectively. The Contractor shall comply with the principles and good working practices illustrated in the aforementioned guidance documents as and when appropriate.
- 3.3.5 Fire Detection / Fire Fighting Systems: Existing hospital fire detection and fire fighting systems are to be maintained throughout the construction works, to the satisfaction of the hospital's fire advisor.
- 3.3.6 Under no circumstances must any connections be made or work undertaken on any existing electrical installation except by a competent person.

3.4 Adjacent building / land uses

	North – Women’s Services	
<p>3.4.1</p> <p>West Site service road</p>		<p>East Catering / Canteen St Mary’s wing</p>
	South – Endoscopy / Outpatients	

The construction area is within the ground floor of Block 30 and Block 34 and is surrounded by adjacent occupied hospital areas. The Contractor shall carry out the Works without undue inconvenience and nuisance and without danger to adjacent occupants and users.

3.4.2 The building should be considered as full-time occupied by staff, patients and visitors. Noise/building operations/temporary protection etc. will need to be carefully monitored with this in mind.

3.5 Information about existing structures

3.5.1 Refer to record information under item 1.7

3.6 Previous structural modifications

3.6.1 Refer to record information under item 1.7.

3.7 Fire damage, ground shrinkage, movement or poor maintenance of structure

3.7.1 No information available.

3.8 Existing storage of hazardous materials

3.8.1 None reported to the Principal Designer.

3.8.2 Should the contractor discover any hazardous materials during the course of the works, work in the area must cease immediately and the Client’s Representative and Principal Designer are to be advised as soon as possible.

3.9 Existing fixed or loose plant

3.9.1 For details refer to tender documents.

3.10 Ground conditions etc

3.10.1 N/A. Works are internal refurbishment of ground floor accommodation.

3.11 Working on or near fragile materials

3.11.1 No fragile materials have been highlighted.

3.12 Arrangement for control of lifting operations

- 3.12.1 The Principal Contractor must provide details of and adhere to the safe system of work for the following situations:
- Positioning of site welfare accommodation
 - Off loading materials and delivery to the work face
 - Use of mobile lifting equipment

3.13 Maintenance and use of plant and equipment

- 3.13.1 Refer to Luton & Dunstable Hospital's Contractor Guidance Notes, item 201, included in Appendix F for requirements on plant, tools and equipment controls.
- 3.13.2 The use and movement of mobile plant and site vehicles during the works should be appropriately planned and managed and subject to adequate supervision and maintenance provisions.
- 3.13.3 The Principal Contractor's Construction Phase Plan shall identify and record all relevant procedures and controls applicable to the specific operations.
- 3.13.4 Safe working methods and the manufacturer's instructions will be observed at all times.

3.14 Traffic routes and segregation of vehicles and pedestrians

- 3.14.1 Vehicle and pedestrian access routes onsite must be segregated wherever practicable. The risk of collision must be controlled by adequate means where this is not possible.
- 3.14.2 Safe working routes shall be defined before commencement of any work.
- 3.14.3 The Principal Contractor shall implement and control site speed limits.
- 3.14.4 A Traffic Management Plan is to be included within the contractor's Construction Phase H&S Plan.
- 3.14.5 The Principle Contractor is reminded that all roads within the confines of the hospital are to be maintained as public highways throughout the duration of the works. All roads and footpaths are to be kept clear of mud and debris.

Vehicular movement should be kept to a minimum and traffic regulations on site must be strictly adhered to.

3.15 Scaffolding and other temporary works

- 3.15.1 The Contractor is to maintain the stability and structural integrity of the Works during the Contract.
- 3.15.2 Refer to Luton & Dunstable Hospital's Contractor Guidance Notes, item 21, included in Appendix F for information on scaffolding requirements.

- 3.15.3 All hoardings and scaffolding must be erected, altered and dismantled by persons who are competent and experienced to carry out the work and should comply with all relevant statutory legislation and local authority requirements.

All materials used for scaffolding must be provided in accordance with the relevant British Standards. Scaffolds must be fully boarded and fitted with toe boards, brick guards, debris netting and scaffold fans where necessary to protect the general public from falling materials.

The Principal Contractor should take into account the following site specific elements when considering the erection of scaffolding / hoardings/screening:

- Interface with staff / visitors / patients when erecting scaffolds, hoardings, barriers etc internally and externally. The timing of the erection and dismantling of scaffolding is to be agreed with the Client's Representative.
 - Hoardings / Scaffolding should be sited away from or protected from traffic routes and must not hinder the main entrance, emergency escape or fire / ambulance access routes at any time.
- 3.15.4 Temporary Works Design: Where temporary works will be required, there is to be full co-ordination of design elements between the temporary works designer and the permanent works structural engineer.

Temporary works design should be in accordance with BS5975 2008, Code of Practice for Temporary Works Procedures and BS EN 12812:2008 Falsework – Performance Requirements and General Design.

Procedures should include the following:

- Appointment of a temporary works co-ordinator
- Completion and maintenance of a temporary works register
- Preparation of design briefs for elements identified in register
- Production of temporary works designs
- Preparation of RAMS
- Independent checking of the temporary works design
- Checks to ensure that the temporary works have been erected in accordance with the design
- Issue of a formal permit to load where necessary.

3.16 Work at height and other safety risks

- 3.16.1 The Principal Contractor must provide details of and adhere to the proposed safe system of working to ensure the health and safety of his employees and the public when carrying out work at height activities.

3.17 Demolition / Dismantling

- 3.17.1 The scope of works involves demolition and alteration works. The contractor is to submit a copy of his Method Statement to the client, design team and Principal Designer in advance of carrying out the works.

Health Hazards

3.18 Asbestos

- 3.18.1 Refer to Luton & Dunstable Hospital's Contractor Guidance Notes, item 12, included in Appendix F for controls relating to Asbestos.

The Main Hospital Asbestos Register is based on a Management Survey. The Principal Contractor and Sub-Contractors are to inspect The Trust's Asbestos Register (Contact: Edward Payne edward.payne@ldh.nhs.uk) for records of Asbestos based materials within the proposed working area. Ensure that any new cabling / services routes beyond the works areas are considered e.g. potential penetrations through fire breaks, voids etc.

THE CONTRACTOR IS TO PROVIDE THE TRUST'S ADMINISTRATOR WITH WRITTEN CONFIRMATION THAT THE REGISTER AND REPORT HAS BEEN INSPECTED.

- 3.18.2 An Asbestos Refurbishment and Demolition survey of the works area, including any service routes, was carried out in January 2017.

The Trust's Management Survey (Appendix E) indicates the presence of asbestos. The list of areas with restrictions applied is included in Appendix E

Required asbestos removal will be carried out by a licensed contractor employed by the Trust at the end of March 2017. Within the Contractor's detailed Programme of works, Asbestos removal elements are to be highlighted so that scheduling of the work can be arranged in conjunction with the Trust and the Principal Contractor.

- 3.18.3 Details of removal and disposal together with records of the air monitoring are to be provided for inclusion in the Health & Safety File.
- 3.18.4 It remains a possibility that further ACMs may be uncovered as refurbishment work proceeds and the contractor must implement an appropriate control regime to ensure that all operatives are made aware of what measures to take should a suspect ACM be discovered.
- 3.18.5 All operatives should have undertaken appropriate Asbestos Awareness training.
- 3.18.6 Should the contractor encounter material that may be an ACM, work is to cease immediately and the Client's Representative informed.

3.19 Contaminated Land

- 3.19.1 Refer to item 3.10.

3.20 Manual handling

- 3.20.1 Where large or heavy construction materials (e.g. exceeding 20kg in weight) require to be moved the Principal Contractor shall describe his method of dismantling/ transporting/ unloading/ installing same paying due attention to the health and safety aspects associated with handling heavy materials and using mechanical handling equipment where possible.

3.21 Hazardous materials within the existing structure

- 3.21.1 None reported to the Principal Designer.
- 3.21.2 Should the contractor discover any hazardous materials during the course of the works, work in the area must cease immediately and the Client's Representative and Principal Designer are to be advised as soon as possible.

3.22 Noise and Vibration

- 3.22.1 Due to the sensitive nature of the Trust's operational activities (i.e. patient care) noise must be restricted when carrying out works in or adjacent to occupied areas. Refer to Luton & Dunstable Hospital's Contractor Guidance Notes, item 18, included in Appendix F for requirements on Noise controls.

The contractor is to comply generally with the recommendations of BS 5228-1, clause 9.3 to minimize noise levels during the execution of the Works. Working methods must be controlled to ensure that resultant noise levels do not exceed 45dB (A) in adjacent areas. Where Contractors are intending / likely to use equipment or machinery which can give rise to noise levels in excess of the first, second or peak action levels, then he shall propose and agree with the Contract Administrator the control procedures and any abatement measures necessary to comply with the requirements of the Regulations (e.g. fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles), and in so far as is reasonably practicable, minimise building users' discomfort.

Specific work items / operations entailing high level noise may be subject to specific time limits during the working day. These limits will be agreed with the Contract Administrator prior to the site start.

- 3.22.2 The Principal Contractor must outline his proposals within his Construction Phase H&S Plan submission for noise, dust and vibration control, both in respect of being a hazard to the health of site personnel, and as a potential public or statutory nuisance. Refer to <http://www.hse.gov.uk/construction/healthrisks/>

3.23 Other health risks - Dust Hazards and the Control of Fumes

- 3.23.1 Aspergillus may be released into the air during construction/maintenance activities ranging from demolition, soil disturbance, maintenance of ventilation systems and cleaning operations and can result in increased incidence of invasive aspergillosis among immuno-suppressed patients. Refer to Luton & Dunstable Hospital's Contractor Guidance Notes, item 14, included in Appendix F for information on Aspergillus and Dust Emission controls.

- 3.23.2 The contractor must take particular care to control the spread of dust including that associated with the movement of debris and materials from the site. Risk Assessments taking account of the type of construction activity and the infection control risk group will be required to be carried out in conjunction with the Trust's Client Representative and safe systems of work implemented to control any dust emission from the construction area to an acceptable level.

- 3.23.3 Measures to limit the spread of dust include:

- The sealing of the construction area during the construction period. A dust barrier should be created from the floor to the slab (true ceiling) and edges sealed.
- The sealing of all windows, doors, vents, plumbing penetrations, electrical outlets and any other sources of potential air leak in the construction zone.
- The creation of negative air pressure in the construction zone compared with adjacent areas. An extract fan may be used for this purpose. Air from the construction zone should be exhausted directly to the outside and this is the most appropriate option. If this is not possible then the air should be filtered through HEPA filters (that have been properly fitted and strictly monitored) before being recirculated to the hospital.

Dust reduction techniques should be used for cutting and hole boring.

Debris should be removed from the construction area at the end of each working day. Debris should be removed in covered containers preferably through window openings. A chute may be necessary if the construction is above ground floor level. In addition, normal good housekeeping procedures should prevail during the operation in particular, holding skips and other containers should be kept moistened and/or covered. The construction area should be vacuumed on a daily basis or more frequently if required, to maintain an environment as free from dust as possible.

A mat with a sticky surface or moist carpet should be placed inside the exit from the construction zone to trap dust. This should be vacuumed/changed daily or more frequently when visibly soiled.

Construction workers should wear protective clothing, which should be removed before leaving the construction zone.

The contractor is to detail proposed measures for the control of dust within his Construction Phase Health & Safety Plan which should be proportionate to the level of risk identified.

- 3.23.4 The Contractor's attention is drawn to his duties under the Control of Substances Hazardous to Health (COSHH) Regulations and the Health and Safety at Work Act, when dealing with dust and fumes caused by his work activities.

3.24 Infection Control

- 3.24.1 Refer to Luton & Dunstable Hospital's Contractor Guidance Notes, item 13, included in Appendix F for information on Infection Control procedures
- 3.24.2 Health Hazards resulting from the Contractor's works can compromise infection control measures and all visiting contractors' staff to The Luton & Dunstable University Hospital will be expected to decontaminate their hands on entry to all clinical areas and on leaving the area at all times. The Contractor will be guided by the Ward or Department manager as to what areas may be visited and the appropriate precautions needed.

If work is necessary in an area where infection is present the Contractor should take guidance from the Ward Manager / Senior person in charge as to what standard precautions are needed to be taken to safeguard the patients and contractors from the risk of infection.

The Contractor is to provide a sufficient supply of approved Hand detergent Wipes at the exit point from the area of works for the use of his staff before leaving the area of works and entering into the main hospital areas.

For areas of a high infection control risk the Contractor may be required to prepare risk assessments for approval by the hospital infection control /facilities Department.

3.25 Legionella

- 3.25.1 Refer to Trust Legionella control policies.

Section 4.0 - Significant Design and Construction Hazards

4.1 Significant design assumptions and suggested work methods.

- 4.1.1 The principle of 'designing out' risks as far as possible has been applied to the design development of this project.
- 4.1.2 Should risks subsequently become apparent in the design that cannot be eliminated further risk assessments will be prepared and issued by the Contractor.
- 4.1.3 It has been expected that all Contractors to be employed on this scheme will have had experience of work of a similar nature and size.

4.2 Arrangements for co-ordination of on-going design work and handling design changes

- 4.2.1 The Principal Contractor shall provide the Principal Designer with assurances of competence and resource prior to the appointment of any proposed designers to be employed by him or his subcontractors.
- 4.2.2 In the event of design changes being proposed which may result in changes in specification of materials, contractor's work packages, resource requirements and procedures becoming necessary the Principal Contractor and or Designer shall:
 - Inform the Principal Designer immediately of the event,
 - Submit details of health and safety issues and revised resources or proposals resulting from that event.
 - Ensure that such details are submitted for consideration in good time before relevant works are executed. Only such design changes approved by the Client shall be implemented.
- 4.2.3 The Principal Contractor shall ensure that any construction or end user risk arising from contractor designed portions of the works must be incorporated into the Health and Safety File.

4.3 Information on significant risks identified during design

- 4.3.1 Refer to Designers Risk Assessments included within Appendix D and information contained on the designers' tender drawings and specifications.

4.4 Materials requiring particular precautions

- 4.4.1 There are no specified hazardous materials reported to the Principal Designer.
- 4.4.2 Contractors shall identify and comply with all regulatory controls, COSHH requirements and manufacturers recommendations when handling all hazardous materials.
- 4.4.3 Materials prohibited from use in construction materials are detailed in the Specification/ Employer's Requirements.
- 4.4.4 Notwithstanding the above, the Principal Contractor must assess all materials for their safety prior to specification and use.

Section 5.0 - The Health & Safety File

5.1 Health & Safety File Requirements

- 5.1.1 The Health & Safety File shall be provided in accordance with Regulation 12 of the CDM Regulations 2015 and compliant with the requirements of Appendix 4, HSE publication L153 'Managing Health & Safety in Construction'.
- 5.1.2 The Principal Contractor is responsible for providing information for the Health & Safety File to the Principal Designer immediately after design or construction work is completed.
- 5.1.3 The Principal Contractor should note that the Designers must confirm the sufficiency and completeness of the technical content of the Building (O & M) manual element of the File.

5.2 Description of the File format and conditions relating to its content

- 5.2.1 All relevant information arising out of the works shall be provided to the client via the Principal Designer as described above and in accordance with the tender documents.
- 5.2.2 The format of the Health & Safety File will be as outlined in Appendix C.
- 5.2.3 Throughout the execution of the works the Contractor and design team must make certain that adequate, accurate records are being kept to ensure the ultimate completeness and accuracy of the record documents. The documents are to be progressively compiled as the work proceeds.
- 5.2.4 Information requested by the Principal Designer shall be provided promptly by the Principal Contractor.
- 5.2.5 The Principal Contractor shall prepare and maintain a programme for the collection of information for the Health and Safety File/Operation and Maintenance Manual. The Principal Contractor shall report on the progress on the assembly of the Health & Safety File in the progress meetings. This report will detail the information required, what has been requested, received and outstanding. At least 4 week(s) before completion of the works the Principal Contractor will provide the package of information in the appropriate format necessary for the Principal Designer to fulfil his statutory obligations.
- 5.2.6 Two **hard** copies and one **electronic** copy of the Health and Safety File is to be provided to the Client.
- 5.2.7 All electronic information required is to be submitted to the Principal Designer in a good quality electronic format (at least 600dpi)
- 5.2.8 Drawings provided by the design team are to be editable versions (dwg. or dxf.) to allow for later incorporation of any changes during the life of the building. Read only pdf versions should also be included.
- 5.2.9 Designers must provide a comprehensive record of the project specification in the form of **notes on drawings** or an '**as built**' **NBS**.
- 5.2.10 All other documentation should be provided in pdf or Microsoft generated documents such as Word, Excel etc. This information can be supplied on Compact Disk or e-mail
- 5.2.11 Refer to Tender Specification Document for further details.

Appendix A – Project Contact Details

Client Name Luton & Dunstable University Hospital NHS Foundation Trust
Address Lewsey Road, Luton, Bedfordshire, LU4 0DZ
Tel. Number 01582 49 1166

Employers Representative & Contract Administrator

Name Melanie Chalk
Email Address melanie.chalk@ldh.nhs.uk
Address Luton & Dunstable University Hospital NHS Foundation Trust, Lewsey Road, Luton, Bedfordshire, LU4 0DZ
Telephone 01582 49 7977

Principal Designer

Name Melanie Chalk
Address As above

Structural Engineer

Name Thomasons Steve McSorley
Address 528 High Road, Leytonstone, London, E11 3EE
Telephone 0208 988 5820

Quantity Surveyor

Name AECOM, Paul Banks / Brian Flindall
Email address brian.flindall@aecom.com
Address 36 Storey's Way, Cambridge, CB3 0DT
Telephone 01223 488 000 / 01223 488 049

Cost Consultant

Name Beacon Project Services, Stephen Baker
Address Marash House, 2-5 Brook Street, Tring, HP23 5ED
Telephone 01442 823032

Architect

Name Murphy Philipps Architects, Joao Diogo
Email joao.diogo@murphyphilipps.co.uk
Address 16 Wenlock Road, London, N1 7T
Telephone 0207 490 8008

Appendix B – Construction Phase Plan

The construction phase plan must set out the health and safety arrangements and site rules taking account, where necessary, of the industrial activities taking place on the construction site and, where applicable, must include specific measures concerning work which falls within one or more of the categories set out in Schedule 3.

The level of detail should be proportionate to the risks involved in the project.

For compliance and guidance, see also: - the HSE publication L153 'Managing Health & Safety in Construction' Appendix 3.

The following list of topics should be considered when drawing up the plan:

- (a) a description of the project such as key dates and details of key members of the project team;
- (b) the management of the work including:
 - (i) the health and safety aims for the project;
 - (ii) the site rules;
 - (iii) arrangements to ensure cooperation between project team members and coordination of their work, e.g. regular site meetings;
 - (iv) arrangements for involving workers;
 - (v) site induction;
 - (vi) welfare facilities; and
 - (vii) fire and emergency procedures;
- (c) the control of any of the specific site risks listed in Schedule 3, as outlined below, where they are relevant to the work involved.
 1. *Work which puts workers at risk of burial under earthfalls, engulfment in swampland or falling from a height, where the risk is particularly aggravated by the nature of the work or processes used or by the environment at the place of work or site.*
 2. *Work which puts workers at risk from chemical or biological substances constituting a particular danger to the safety or health of workers or involving a legal requirement for health monitoring.*
 3. *Work with ionizing radiation requiring the designation of controlled or supervised areas under regulation 16 of the Ionising Radiations Regulations 1999.*
 4. *Work near high voltage power lines.*
 5. *Work exposing workers to the risk of drowning.*
 6. *Work on wells, underground earthworks and tunnels.*
 7. *Work carried out by divers having a system of air supply.*
 8. *Work carried out by workers in caissons with a compressed air atmosphere.*
 9. *Work involving the use of explosives.*
 10. *Work involving the assembly or dismantling of heavy prefabricated components.*

Appendix C – Health and Safety File

Client:	Luton and Dunstable University Hospital NHS Foundation Trust
Format:	2 Nr. hard copies and 1 Nr. electronic copy. Electronic requirement in pdf or microsoft based documents. Designer drawings required in dwg and pdf. Hard copies of test certification must also be provided.
Guidance:	Please provide all applicable information from the schedule below 2 weeks prior to contract completion date.

		Action
1.00	General Information and Residual Hazards	
1.01	Introduction and how to use the document	PC
1.02	Description of works	PC
1.03	Project dates	PC
1.04	Schedule of Residual Hazards	PC / Designers
1.05	Project directory	PC
1.06	Subcontractor / Supplier directory	PC

2.00	Design Information and reports	
2.01	Architectural	
2.01.01	Cleaning access and maintenance strategy	Designer
2.01.02	Design Overview	Designer
2.01.03	Fire Strategy	Designer
2.01.04	Specifications, schedules, calculations etc	Designer
2.01.05	Finishes schedule / Room Data Sheets	Designer
2.01.06	Record drawings and drawing register	Designer
2.02	Building Services	
2.02.01	Building services overview including statutory services	Designer
2.02.02	Details of residual risk associated with maintaining and / or replacing plant / equipment	Designer
2.02.03	Record drawings and drawing register	Designer
2.02.04	Building services maintenance access and plant replacement strategy	Designer
2.02.05	External services - record drawings including incoming services, intake positions, isolation points etc	Designer

2.03	Reports & Approvals	
2.03.01	Planning and Building Control	PC / Designers
2.03.02	Air test Report	PC / Designers
2.03.03	Sound test Report	PC / Designers
2.03.04	Energy Performance Certificate	PC / Designers
3.00	Contractor Information	
3.01	Internal materials and finishes – As Built drawings, schedules, test results, calculations, handover certificates, warranties, product literature, cleaning and maintenance details (as applicable)	PC
3.01.01	To be expanded to reflect contractor packages (e.g. floor finishes, wall finishes, suspended ceilings, fitted furniture etc)	PC

4.00	Operating and Maintenance Manuals / Test and Commissioning Certificates	
4.01	Electrical inc installation, emergency lighting and fire certificates, as installed drawings etc	PC
4.02	Mechanical inc testing & commissioning certificates, as installed drawings etc	PC

Appendix D - Designers Risk Assessments

Information pending – from principal designer (MP)

Appendix E – Asbestos Information

Information appended separately.

Appendix F - Luton & Dunstable Contractor Guidance Notes

Information pending from L&D Estates Department

0

3



175

Asbestos Survey Report

Client Defined Areas
Luton & Dunstable Hospital - Block 30 and 34
Lewsey Road, Luton, Bedfordshire
LU4 0DZ



Survey Type: Asbestos Refurbishment Survey
Project No.: L-34882
Survey Date: 28 January 2017 to 30 January 2017
Issue No.: 1
Issue Date: 1 February 2017

Table of Contents

1.0	Executive Summary	3
1.1	Survey Summary	3
1.2	Recommendations Summary	3
1.3	Further Investigation	4
1.4	Locations of Identified Asbestos – Asbestos Register	5
1.5	No Access Areas	7
2.0	Overview & Scope of Survey	8
2.1	Scope of Survey	8
2.2	Site Description	8
2.3	Client Information	8
2.4	Site - Interested Parties	9
2.5	Surveying Company Information	9
2.6	Report Information	9
3.0	Survey Register & Action Plan	10
4.0	Assessment Scoring Table	17
5.0	Sample & Inspection Photographs	19
6.0	Site Plans	27
	Appendix 1 - Sample Analysis Certificate	32
	Appendix 2 – Survey Brief, Aims, Extent & Limitations	34
A2.1	Survey Aims	34
A2.2	Survey Brief	34
A2.3	Survey Extent	34
A2.4	Survey Limitations	35
	Appendix 3 – Survey Methodology	36
	Appendix 4 – Material & Risk Scoring	38
A4.1	Material Assessment Scoring	38
	Appendix 5 – Glossary of Terms & Abbreviations	39

1.0 Executive Summary

1.1 Survey Summary

An Asbestos Refurbishment Survey was undertaken on 28 January 2017 to 30 January 2017 within the defined areas of the site.

Within the scope and limitations of this survey, asbestos containing materials were identified within the areas of the site surveyed and inspected. A summary of the incidence of sampled and visually identified asbestos containing materials and associated recommended actions is provided below:

Total positive asbestos locations: 9
 Total recommendations for:
 Remove 9

Full details of the survey findings can be found in section 3.0 Survey Register. The site plans included in Section 6.0 show the scope of the survey undertaken.

1.2 Recommendations Summary

The above recommended actions should be undertaken as soon as practicable in order to eliminate or assist in the reduction of risk of exposure to asbestos. Further details on the findings and recommended actions are in Section 3 – Survey Register & Action Plan.

Where asbestos containing materials are to remain at the site and will not be disturbed as a result of the refurbishment work, a suitable Asbestos Management Plan must be compiled and implemented in order to help prevent future damage or disturbance to the asbestos.

The plan should include for assessing the risk during both normal occupancy and in advance of any planned works, including routine or emergency maintenance, in order to prevent exposure to asbestos.

All asbestos containing materials must be removed prior to any works or activities which are likely to cause disturbance to the material or managed in such a way so as to prevent or reduce exposure.

No asbestos materials were identified that required access to be restricted until removal can be undertaken.

Recommended to be removed by Licensed Asbestos Removal Contractor					
Inspection Ref	Building Floor	Area & Description	Product Type & Description	Sample Number	Material Assessment
S361559	Block 30 Lower Ground	LG.001 Store.	Switch Gear Cement Product - arc shields within redundant electrical switchgear.	L-34882/S007	4 - Very Low
S361554	Block 30 Lower Ground	LG.002 Lift Motor Room.	Brake Pads Friction Material - brake pad to lift motor.	L-34882/S004	2 - Very Low
S361573	Block 34 Ground	G.034 Room 30/00/040	Ceiling Insulating Board - small piece of insulating board used for packing to timber frame above suspended ceiling.	L-34882/S005	8 - Medium
X361560	Block 34 Ground	G.034 Room 30/00/040	Ceiling Insulating Board - small piece of insulating board ceiling tile to original rail near beam side.	L-34882/Vi006	9 - Medium

Recommended to be removed by Licensed Asbestos Removal Contractor					
Inspection Ref	Building Floor	Area & Description	Product Type & Description	Sample Number	Material Assessment
X361583	Block 34 Ground	G.035 Room 30/00/037	Ceiling Insulating Board - small piece of insulating board used for packing to timber frame above suspended ceiling. It should be presumed similar timber frame in area of survey is presumed contaminated and removed.	L-34882/Vi005	8 - Medium
S361575	Block 34 Ground	G.035 Room 30/00/037	Ceiling Insulating Board - bevelled insulating board ceiling tiles above mmmf ceiling tiles. Missing tiles have left debris to timber frame. Associated debris presumed to surface of mmmf ceiling tiles below.	L-34882/S006	7 - Medium
X361567	Block 34 Ground	G.036 Room 30/00/038	Ceiling Insulating Board - bevelled insulating board ceiling tiles above mmmf ceiling tiles. Two tiles are missing leaving debris to timber frame. Associated debris presumed to surface of mmmf ceiling tiles below.	L-34882/Vi006	7 - Medium
X361574	Block 34 Ground	G.037 Room 30/00/039	Ceiling Insulating Board - bevelled insulating board ceiling tiles above mmmf ceiling tiles.	L-34882/Vi006	7 - Medium
SP361577	Block 34 Void	V.001 Roof Void	Pipework. Insulation - insulation wrap to pipework at far end of void. Unable to reach from hatch. Live services below.		10 - High

No asbestos materials requiring encapsulation or repairs were identified.

No asbestos materials requiring management or reinspection were identified.

1.3 Further Investigation

Any areas of the site which were not accessed or not covered by this or other survey reports must be presumed to contain asbestos until further investigation proves otherwise. Similarly, any elements and items which were not accessed and are not covered within this report should also be presumed to contain asbestos.

Refurbishment and demolition surveys should only be carried out in unoccupied areas that ideally should not be in service. This not being the case will limit the findings of the survey and further surveying may be required once vacated, which could delay programmed works. There remains the possibility that asbestos containing materials are well concealed within the fabric of the building, which may only come to light once the site has been vacated and is not operational. At this point whole sections can be opened up without the constraints of having to make good in order to accommodate the continuous operation of the site. An operational site will, therefore, restrict the level of intrusion and surveying. It is, therefore, recommended that a contingency is allowed for in terms of costs and time for additional surveying and potential asbestos removal costs.

1.4 Locations of Identified Asbestos – Asbestos Register

LOCATIONS OF IDENTIFIED ASBESTOS – ASBESTOS REGISTER											
Inspection Ref	Building Floor	Area & Description	Product Type & Description	Extent	Condition	Accessibility	Surface Treatment	Sample Number	Asbestos Type	Material Assessment	Recommendation
S361559	Block 30 Lower Ground	LG.001. Store.	Cement Product Switch Gear - arc shields within redundant electrical switchgear.	2m ²	Fair	Difficult	Unsealed cement	L-34882/S007	Chrysotile	4 - Very Low	Remove
S361554	Block 30 Lower Ground	LG.002. Lift Motor Room.	Friction Material Brake Pads - brake pad to lift motor.	2no	Good	Difficult	Composite	L-34882/S004	Chrysotile	2 - Very Low	Remove
X361560	Block 34 Ground	G.034. Room 30/00/040	Insulating Board Ceiling - small piece of insulating board ceiling tile to original rail near beam side.	0.2m ²	Very Poor	Difficult	Unsealed board or cloth	L-34882/Vi006	Chrysotile & Amosite	9 - Medium	Remove
S361573	Block 34 Ground	G.034. Room 30/00/040	Insulating Board Ceiling - small piece of insulating board used for packing to timber frame above suspended ceiling.	0.1m ²	Poor	Difficult	Unsealed board or cloth	L-34882/S005	Chrysotile & Amosite	8 - Medium	Remove
S361575	Block 34 Ground	G.035. Room 30/00/037	Insulating Board Ceiling - bevelled insulating board ceiling tiles above mmmf ceiling tiles. Missing tiles have left debris to timber frame. Associated debris presumed to surface of mmmf ceiling tiles below.	4m ²	Fair	Difficult	Unsealed board or cloth	L-34882/S006	Chrysotile & Amosite	7 - Medium	Remove
X361583	Block 34 Ground	G.035. Room 30/00/037	Insulating Board Ceiling - small piece of insulating board used for packing to timber frame above suspended ceiling. It should be presumed similar timber frame in area of survey is presumed contaminated and removed.	0.1m ²	Poor	Difficult	Unsealed board or cloth	L-34882/Vi005	Chrysotile & Amosite	8 - Medium	Remove

LOCATIONS OF IDENTIFIED ASBESTOS – ASBESTOS REGISTER											
Inspection Ref	Building Floor	Area & Description	Product Type & Description	Extent	Condition	Accessibility	Surface Treatment	Sample Number	Asbestos Type	Material Assessment	Recommendation
X361567	Block 34 Ground	G.036. Room 30/00/038	Insulating Board Ceiling - bevelled insulating board ceiling tiles above mmmf ceiling tiles. Two tiles are missing leaving debris to timber frame. Associated debris presumed to surface of mmmf ceiling tiles below.	4m ²	Fair	Difficult	Unsealed board or cloth	L-34882/Vi006	Chrysotile & Amosite	7 - Medium	Remove
X361574	Block 34 Ground	G.037. Room 30/00/039	Insulating Board Ceiling - bevelled insulating board ceiling tiles above mmmf ceiling tiles.	5m ²	Fair	Difficult	Unsealed board or cloth	L-34882/Vi006	Chrysotile & Amosite	7 - Medium	Remove
SP361577	Block 34 Void	V.001. Roof Void	Insulation Pipework. - insulation wrap to pipework at far end of void. Unable to reach from hatch. Live services below.	0.2m ²	Poor	Difficult	Unsealed lagging or spray		Amosite	10 - High	Remove

Please note: Refer to table in Section 3.0 Survey Register and Action Plan for recommendation comments.

1.5 No Access Areas

Building / Floor	Area & Description	Reason for No Access or Inaccessible areas within location
Block 30 Ground	G.014 Room 30/00/030	No access as clinic was in use for day.
Block 30 Ground	G.015 Room 30/00/031	No access as clinic was in use for day.
Block 30 Ground	G.019 Room 30/00/014	Plastered brick/block ceiling, walls and floor. No access above fixed plasterboard ceiling. Lino to floor. Timber door.
Block 30 Ground	G.027 Room 30/00/024	Plastered brick/block ceiling, walls and floor. No access above fixed plasterboard ceiling. Lino to floor. Timber door.
Block 30 Ground	G.028 Room 30/00/027	Plastered brick/block ceiling, walls and floor. No access above fixed plasterboard ceiling. Lino to floor. Timber door.

2.0 Overview & Scope of Survey

2.1 Scope of Survey

Type of Survey: Asbestos Refurbishment Survey in accordance with HSG264.

Scope Summary: Client Defined Areas

Site Address: Luton & Dunstable Hospital - Block 30 and 34
Lewsey Road, Luton, Bedfordshire
LU4 0DZ

Survey Comments: Tetra Consulting Ltd has been instructed to undertake a refurbishment survey within Block 30 and 34 Luton and Dunstable Hospital. The areas were fully functional and were required to be active and safe the following day. All services were active and could not be dismantled or removed. Access was made in areas that could safely be entered and that caused minimal disruption. Due to congestion of services, stored equipment and stock, areas accessed within the scope of the survey could only be observed from where access was possible. Existing cavities were used extensively. When works commence it is recommended that the contractors are asbestos aware and have an effective risk management plan when exposing areas that could not be fully explored during the survey. Any suspected materials found additional to those indicated in the survey should be notified and work stopped in the area immediately until sampling can be undertaken. At the time of the survey Block 34 was open to patients and operations.

Date(s) of Survey: 28 January 2017 to 30 January 2017

Surveyor(s) Names: Ran Moss

The survey was undertaken within the confines of the scope of works as provided by the Client and his representative. Should future work be undertaken by the client on this site that varies from the original refurbishment scope of works then additional intrusive surveying may be required to ensure adequate cover relating to the work to be undertaken. Once the refurbishment contractor has control of the site and starts opening up, further surveying may be required.

2.2 Site Description

Site use: Medical.

General description: Hospital unit and office space.

Age (approx.): 50 years.

2.3 Client Information

Luton & Dunstable Hospital NHS Foundation Trust
Lewsey Road,
Luton,
Bedfordshire,
LU4 0DZ

Site contact : Edward Payne

Project Contact Name: Edward Payne

Project Contact Number: 01582 497035 ext. 7035

2.4 Site - Interested Parties

c/o Luton & Dunstable Hospital NHS Foundation Trust
Lewsey Road,
Luton,
Bedfordshire,
LU4 0DZ

2.5 Surveying Company Information

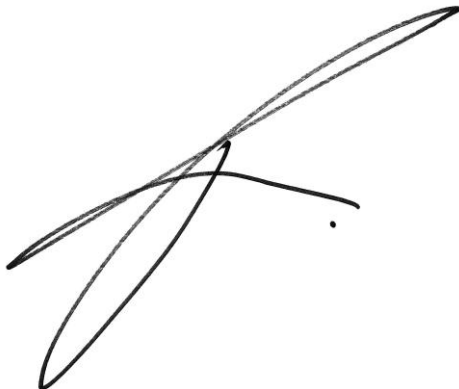
Head Office:

Tetra Consulting Limited
Jessica House
Red Lion Square,
London
SW18 4LS

Tel: 020 8875 0700
Fax: 020 8875 0300
Email: info@tetraconsulting.co.uk
Web: www.tetraconsulting.co.uk

2.6 Report Information

Report Compiled By:



Ran Moss - Lead Surveyor

Report Authorised By:



Magda Gajda - Technical Checker

3.0 Survey Register & Action Plan

The following table(s) detail the identified or presumed asbestos-containing materials located during the survey together with assessment scores and recommendations. Quantities shown are estimations and should not be used for measuring or contractual purposes. This report is not to be used as a specification for removal or remediation works.

Although Material Assessment Scores are not required for Refurbishment Surveys undergoing works within 3 months of the inspection, they have been included within this report to assist in the on-going, or potential longer term, interim management of asbestos at the site.

The recommended action relating to a refurbishment survey has been confined to removal.

Note: Regarding refurbishment works, where asbestos materials could be disturbed, there is a specific requirement in CAR 2012 (Regulation 7) for all Asbestos Containing Materials (ACMs) to be removed as far as reasonably practicable. However, there may be circumstances where the nature of the refurbishment works will not involve the disturbance of specific ACMs and in these situations the recommendation may change.

It is recommended that all asbestos removal or remediation works are undertaken by a HSE licensed asbestos contractor in accordance with all current and relevant legislation, guidance and industry standards.

Non-licensed works may be undertaken by other suitable contractors providing they are appropriately trained, experienced and similarly follow all legislation and guidance.

When air monitoring is required, the testing must be undertaken by a UKAS accredited laboratory in accordance with HSE Document HSG248 'Asbestos: the analysts' guide for sampling, analysis and clearance procedures.'

Details are recorded for each room or area including access restrictions and any samples or visual presumptions of asbestos and non-asbestos materials found together with recommendations and additional comments.

Areas which were not accessed are noted with the reason for inaccessibility. Details of inaccessible elements within accessed rooms and areas are also recorded. Such areas and elements must be presumed to contain asbestos until future investigation proves otherwise.

The absence of information relating to asbestos within a room or area does not presuppose the absence of asbestos within it. Please refer to the general and specific limitations of this survey.

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
S361559	Block 30 Lower Ground	LG.001 Store.	Yes	Difficult	Plastered brick/block ceiling, walls and floor. Timber door. Exposed metal pipe work.	Switch Gear Cement Product - arc shields within redundant electrical switchgear.	L-34882/S007	Chrysotile	Remove	Undertake removal or remediation works as soon as practicable.
S361554	Block 30 Lower Ground	LG.002 Lift Motor Room.	Yes	Difficult	Plastered brick/block ceiling, walls and floor. Timber door. Exposed metal pipe work.	Brake Pads Friction Material - brake pad to lift motor.	L-34882/S004	Chrysotile	Remove	Where remaining in situ the material should be suitably maintained and periodically re-inspected. Undertake removal or remediation works as soon as practicable if part of works.
S361563	Block 30 Ground	G.001 Room 30/00/002	Yes		Plastered brick/block ceiling, walls and floor. Timber door.	Floor. Vinyl Products - green trim to floor.	L-34882/S001	NADIS	No recommendation required	
361553	Block 30 Ground	G.002 Room 30/00/003	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework.					
361580	Block 30 Ground	G.003 Room 30/00/004	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework.					
361593	Block 30 Ground	G.004 Room 30/00/001	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework.					
361592	Block 30 Ground	G.005 Room 30/00/005	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework. Timber boxing.					

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
361591	Block 30 Ground	G.006 Room 30/00/034	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework. Timber boxing.					
361557	Block 30 Ground	G.007 Room 30/00/007	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework. Timber boxing.					
361576	Block 30 Ground	G.008 Room 30/00/007	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework. Timber boxing.					
361582	Block 30 Ground	G.009 Room 30/00/018	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework. Timber boxing.					
361578	Block 30 Ground	G.010 Room 30/00/032	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Suspended ceiling. Carpet to floor. Timber door. Mmmf pipework. Timber boxing.					
361584	Block 30 Ground	G.011 Room 30/00/033	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework. Timber boxing.					
361555	Block 30 Ground	G.012 Room 30/00/008	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework. Timber boxing.					

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
361569	Block 30 Ground	G.013 Room 30/00/010	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework. Timber boxing.					
361558	Block 30 Ground	G.014 Room 30/00/030	No		No access as clinic was in use for day.					
361587	Block 30 Ground	G.015 Room 30/00/031	No		No access as clinic was in use for day.					
S361556	Block 30 Ground	G.016 Room 30/00/011	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework. Timber boxing.	Ceiling. Textured Coating - to concrete ceiling throughout above suspended ceiling.	L-34882/S002	NADIS	No recommendation required	
X361561	Block 30 Ground	G.017 Room 30/00/012	Yes		Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework. Timber boxing.	Ceiling. Textured Coating - to section of concrete ceiling above suspended ceiling.	L-34882/Vi002	NADIS	No recommendation required	
X361565	Block 30 Ground	G.018 Room 30/00/013	Yes		Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework. Timber boxing.	Ceiling. Textured Coating - to section of concrete ceiling above suspended ceiling.	L-34882/Vi002	NADIS	No recommendation required	
361570	Block 30 Ground	G.019 Room 30/00/014	Yes		Plastered brick/block ceiling, walls and floor. No access above fixed plasterboard ceiling. Lino to floor. Timber door.					
361588	Block 30 Ground	G.020 Room 30/00/015	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Suspended ceiling. Carpet to floor. Timber door. Mmmf pipework.					

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
					Timber boxing.					
361590	Block 30 Ground	G.021 Room 30/00/016	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Suspended ceiling. Carpet to floor. Timber door. Mmmf pipework. Timber boxing.					
361589	Block 30 Ground	G.022 Room 30/00/009	Yes		Plastered brick/block ceiling, walls and floor. Suspended ceiling. Plasterboard wall with mmmf insulation. Lino to floor. Timber door. Mmmf pipework.					
361585	Block 30 Ground	G.023 Room 30/00/029	Yes		Plastered brick/block ceiling, walls and floor. Suspended ceiling. Plasterboard wall with mmmf insulation. Lino to floor. Timber door. Mmmf pipework.					
361566	Block 30 Ground	G.024 Room 30/00/017	Yes		Plastered brick/block ceiling, walls and floor. Suspended ceiling. Plasterboard wall with mmmf insulation. Lino to floor. Timber door. Mmmf pipework.					
361586	Block 30 Ground	G.025 Room 30/00/019	Yes		Plastered brick/block ceiling, walls and floor. Suspended ceiling. Plasterboard wall with mmmf insulation. Lino to floor. Timber door. Mmmf pipework.					
X361571	Block 30 Ground	G.026 Room 30/00/026	Yes		Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework. Timber boxing.	Ceiling. Textured Coating - to section of concrete ceiling above suspended ceiling.	L-34882/Vi003	NADIS	No recommendation required	
361581	Block 30 Ground	G.027 Room 30/00/024	Yes		Plastered brick/block ceiling, walls and floor. No access above fixed plasterboard ceiling. Lino to floor. Timber door.					

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
361562	Block 30 Ground	G.028 Room 30/00/027	Yes		Plastered brick/block ceiling, walls and floor. No access above fixed plasterboard ceiling. Lino to floor. Timber door.					
X361594	Block 30 Ground	G.029 Room 30/00/028	Yes		Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door. Mmmf pipework. Timber boxing.	Ceiling. Textured Coating - to section of concrete ceiling above suspended ceiling.	L-34882/Vi003	NADIS	No recommendation required	
361596	Block 30 Ground	G.030 Room 30/00/006	Yes		Plastered brick/block ceiling, walls and floor. Suspended ceiling. Lino to floor. Timber door.					
361572	Block 30 Ground	G.031 Under Stair Store.	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Timber door.					
S361595	Block 30 External	E.001 External.	Yes		brick/block ceiling, walls and floor. Melamine panels to wall.	Ceiling. Textured Coating - to canopy of external area.	L-34882/S003	NADIS	No recommendation required	
361564	Block 34 Ground	G.032 Room 30/00/033	Yes		No asbestos containing materials visually identified					
S361573	Block 34 Ground	G.034 Room 30/00/040	Yes	Difficult	Timber upstands to plastic skylight. Concrete ceiling over suspended ceiling. Brick/block walls, carpet over solid floor.	Ceiling Insulating Board - small piece of insulating board used for packing to timber frame above suspended ceiling.	L-34882/S005	Chrysotile & Amosite	Remove	Undertake removal or remediation works as soon as practicable.
X361560	Block 34 Ground	G.034 Room 30/00/040	Yes	Difficult	Timber upstands to plastic skylight. Concrete ceiling over suspended ceiling. Brick/block walls, carpet over solid floor.	Ceiling Insulating Board - small piece of insulating board ceiling tile to original rail near beam side.	L-34882/Vi006	Chrysotile & Amosite	Remove	Undertake removal or remediation works as soon as practicable.

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
S361575	Block 34 Ground	G.035 Room 30/00/037	Yes	Difficult	Timber upstands to plastic skylight. Concrete ceiling over suspended ceiling. Brick/block walls, carpet over solid floor.	Ceiling Insulating Board - bevelled insulating board ceiling tiles above mmmf ceiling tiles. Missing tiles have left debris to timber frame. Associated debris presumed to surface of mmmf ceiling tiles below.	L-34882/S006	Chrysotile & Amosite	Remove	Undertake removal or remediation works as soon as practicable.
X361583	Block 34 Ground	G.035 Room 30/00/037	Yes	Difficult	Timber upstands to plastic skylight. Concrete ceiling over suspended ceiling. Brick/block walls, carpet over solid floor.	Ceiling Insulating Board - small piece of insulating board used for packing to timber frame above suspended ceiling. It should be presumed similar timber frame in area of survey is presumed contaminated and removed.	L-34882/Vi005	Chrysotile & Amosite	Remove	Undertake removal or remediation works as soon as practicable.
X361567	Block 34 Ground	G.036 Room 30/00/038	Yes	Difficult	Timber upstands to plastic skylight. Concrete ceiling over suspended ceiling. Brick/block walls, carpet over solid floor.	Ceiling Insulating Board - bevelled insulating board ceiling tiles above mmmf ceiling tiles. Two tiles are missing leaving debris to timber frame. Associated debris presumed to surface of mmmf ceiling tiles below.	L-34882/Vi006	Chrysotile & Amosite	Remove	Undertake removal or remediation works as soon as practicable.
X361574	Block 34 Ground	G.037 Room 30/00/039	Yes	Difficult	Timber upstands to plastic skylight. Concrete ceiling over suspended ceiling. Brick/block walls, carpet over solid floor.	Ceiling Insulating Board - bevelled insulating board ceiling tiles above mmmf ceiling tiles.	L-34882/Vi006	Chrysotile & Amosite	Remove	Undertake removal or remediation works as soon as practicable.
SP361577	Block 34 Void	V.001 Roof Void	Yes	Difficult	Brick/block ceiling, walls. Suspended ceiling. Foam insulated pipe work.	Pipework. Insulation - insulation wrap to pipework at far end of void. Unable to reach from hatch. Live services below.		Amosite	Remove	Undertake removal or remediation works as soon as practicable.
361568	Block 34 External	E.002 External.	Yes		No Asbestos Containing Materials Visually Identified. Plastered brick/block ceiling, walls and floor. Timber door. Supalux (non-asbestos) panelling to beams.					

Notes: Areas not accessed or inaccessible areas should be presumed to contain asbestos until further investigation proves otherwise.

4.0 Assessment Scoring Table

The following table(s) provide the scores used to calculate the Material Assessment Score.

The criteria and associated scores for making the assessments are provided in Appendix 4 of this report.

ASSESSMENT SCORING TABLE - Material Assessment										
Insp. Ref	Building / Floor	Location	Material Type	Sample Number	Material Type	Condition	Surface Treatment	Asbestos Result	Material Assessment (Score - Rating)	
S361559	Block 30 Lower Ground	LG.001 Store.	Cement Product	L-34882/S007	1	1	1	1	4	Very Low
S361554	Block 30 Lower Ground	LG.002 Lift Motor Room.	Friction Material	L-34882/S004	1	0	0	1	2	Very Low
S361573	Block 34 Ground	G.034 Room 30/00/040	Insulating Board	L-34882/S005	2	2	2	2	8	Medium
X361560	Block 34 Ground	G.034 Room 30/00/040	Insulating Board	L-34882/Vi006	2	3	2	2	9	Medium
X361583	Block 34 Ground	G.035 Room 30/00/037	Insulating Board	L-34882/Vi005	2	2	2	2	8	Medium
S361575	Block 34 Ground	G.035 Room 30/00/037	Insulating Board	L-34882/S006	2	1	2	2	7	Medium
X361567	Block 34 Ground	G.036 Room 30/00/038	Insulating Board	L-34882/Vi006	2	1	2	2	7	Medium
X361574	Block 34 Ground	G.037 Room 30/00/039	Insulating Board	L-34882/Vi006	2	1	2	2	7	Medium
SP361577	Block 34 Void	V.001 Roof Void	Insulation		3	2	3	2	10	High

5.0 Sample & Inspection Photographs





Inspection Ref:	S361595
Sample No.:	003
Building:	Block 30
Floor:	External
Area Ref:	E.001
Area Description:	External.
Material Description:	Ceiling. Textured Coating - to canopy of external area.
Quantity:	10m ²
Asbestos Result:	NADIS
Recommendation:	No recommendation required




Inspection Ref:	S361563
Sample No.:	001
Building:	Block 30
Floor:	Ground
Area Ref:	G.001
Area Description:	Room 30/00/002
Material Description:	Floor. Vinyl Products - green trim to floor.
Quantity:	4lin m
Asbestos Result:	NADIS
Recommendation:	No recommendation required

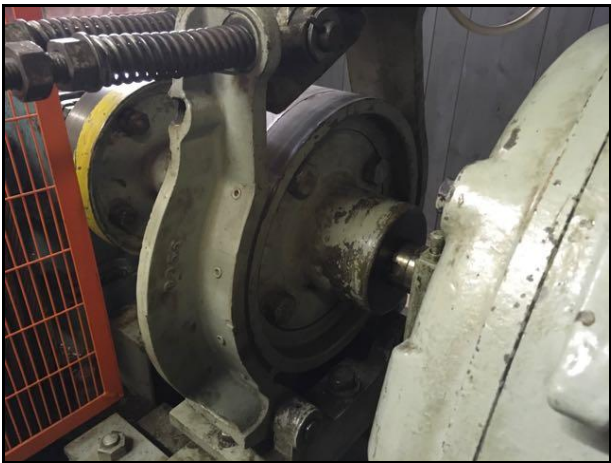
	Inspection Ref:	S361556
	Sample No.:	002
	Building:	Block 30
	Floor:	Ground
	Area Ref:	G.016
	Area Description:	Room 30/00/011
	Material Description:	Ceiling. Textured Coating - to concrete ceiling throughout above suspended ceiling.
	Quantity:	8m ²
	Asbestos Result:	NADIS
	Recommendation:	No recommendation required

	Inspection Ref:	X361561
	Sample No.:	002
	Building:	Block 30
	Floor:	Ground
	Area Ref:	G.017
	Area Description:	Room 30/00/012
	Material Description:	Ceiling. Textured Coating - to section of concrete ceiling above suspended ceiling.
	Quantity:	3m ²
	Asbestos Result:	NADIS
	Recommendation:	No recommendation required

	Inspection Ref:	X361565
	Sample No.:	002
	Building:	Block 30
	Floor:	Ground
	Area Ref:	G.018
	Area Description:	Room 30/00/013
	Material Description:	Ceiling. Textured Coating - to section of concrete ceiling above suspended ceiling.
	Quantity:	3m ²
	Asbestos Result:	NADIS
	Recommendation:	No recommendation required

	Inspection Ref:	X361571
	Sample No.:	003
	Building:	Block 30
	Floor:	Ground
	Area Ref:	G.026
	Area Description:	Room 30/00/026
	Material Description:	Ceiling. Textured Coating - to section of concrete ceiling above suspended ceiling.
	Quantity:	3m ²
	Asbestos Result:	NADIS
	Recommendation:	No recommendation required

	Inspection Ref:	X361594
	Sample No.:	003
	Building:	Block 30
	Floor:	Ground
	Area Ref:	G.029
	Area Description:	Room 30/00/028
	Material Description:	Ceiling. Textured Coating - to section of concrete ceiling above suspended ceiling.
	Quantity:	3m ²
	Asbestos Result:	NADIS
	Recommendation:	No recommendation required


	Inspection Ref:	S361554
	Sample No.:	004
	Building:	Block 30
	Floor:	Lower Ground
	Area Ref:	LG.002
	Area Description:	Lift Motor Room.
	Material Description:	Brake Pads Friction Material - brake pad to lift motor.
	Quantity:	2no
	Asbestos Result:	Chrysotile
Recommendation:	Remove	





Inspection Ref:	S361559
Sample No.:	007
Building:	Block 30
Floor:	Lower Ground
Area Ref:	LG.001
Area Description:	Store.
Material Description:	Switch Gear Cement Product - arc shields within redundant electrical switchgear.
Quantity:	2m ²
Asbestos Result:	Chrysotile
Recommendation:	Remove




Inspection Ref:	S361573
Sample No.:	005
Building:	Block 34
Floor:	Ground
Area Ref:	G.034
Area Description:	Room 30/00/040
Material Description:	Ceiling Insulating Board - small piece of insulating board used for packing to timber frame above suspended ceiling.
Quantity:	0.1m ²
Asbestos Result:	Chrysotile & Amosite
Recommendation:	Remove


	Inspection Ref:	S361575
	Sample No.:	006
	Building:	Block 34
	Floor:	Ground
	Area Ref:	G.035
	Area Description:	Room 30/00/037
	Material Description:	Ceiling Insulating Board - bevelled insulating board ceiling tiles above mmmf ceiling tiles. Missing tiles have left debris to timber frame. Associated debris presumed to surface of mmmf ceiling tiles below.
	Quantity:	4m ²
	Asbestos Result:	Chrysotile & Amosite
	Recommendation:	Remove

	Inspection Ref:	X361583
	Sample No.:	005
	Building:	Block 34
	Floor:	Ground
	Area Ref:	G.035
	Area Description:	Room 30/00/037
	Material Description:	Ceiling Insulating Board - small piece of insulating board used for packing to timber frame above suspended ceiling. It should be presumed similar timber frame in area of survey is presumed contaminated and removed.
	Quantity:	0.1m ²
	Asbestos Result:	Chrysotile & Amosite
	Recommendation:	Remove

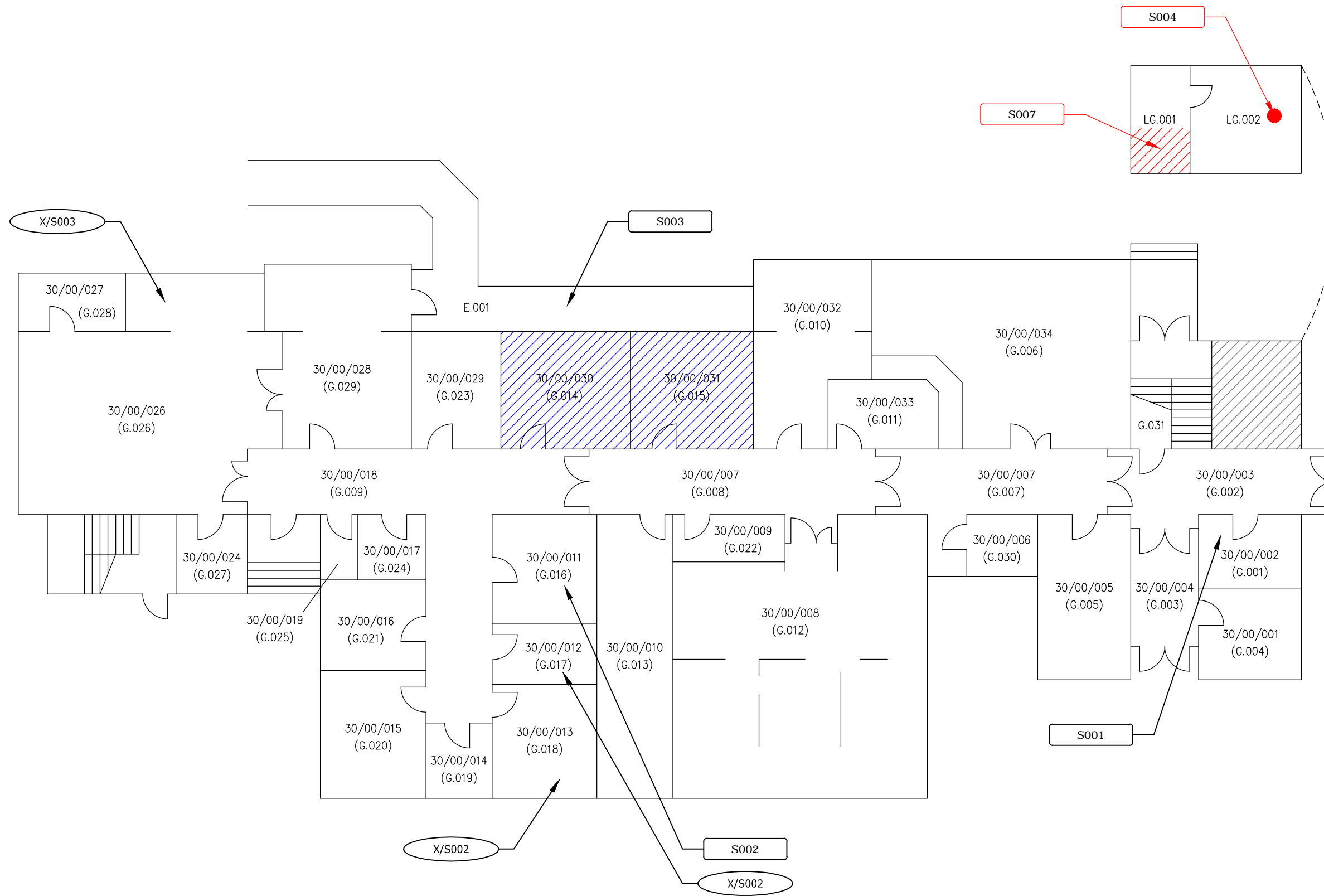
	Inspection Ref:	X361567
	Sample No.:	006
	Building:	Block 34
	Floor:	Ground
	Area Ref:	G.036
	Area Description:	Room 30/00/038
	Material Description:	Ceiling Insulating Board - bevelled insulating board ceiling tiles above mmmf ceiling tiles. Two tiles are missing leaving debris to timber frame. Associated debris presumed to surface of mmmf ceiling tiles below.
	Quantity:	4m ²
	Asbestos Result:	Chrysotile & Amosite
	Recommendation:	Remove

	Inspection Ref:	X361574
	Sample No.:	006
	Building:	Block 34
	Floor:	Ground
	Area Ref:	G.037
	Area Description:	Room 30/00/039
	Material Description:	Ceiling Insulating Board - bevelled insulating board ceiling tiles above mmmf ceiling tiles.
	Quantity:	5m ²
	Asbestos Result:	Chrysotile & Amosite
	Recommendation:	Remove





	Inspection Ref:	X361560
	Sample No.:	006
	Building:	Block 34
	Floor:	Ground
	Area Ref:	G.034
	Area Description:	Room 30/00/040
	Material Description:	Ceiling Insulating Board - small piece of insulating board ceiling tile to original rail near beam side.
	Quantity:	0.2m ²
	Asbestos Result:	Chrysotile & Amosite
	Recommendation:	Remove

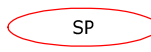
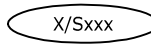
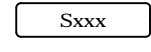
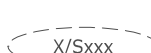
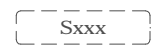
	Inspection Ref:	SP361577
	Sample No.:	
	Building:	Block 34
	Floor:	Void
	Area Ref:	V.001
	Area Description:	Roof Void
	Material Description:	Pipework. Insulation - insulation wrap to pipework at far end of void. Unable to reach from hatch. Live services below.
	Quantity:	0.2m ²
Asbestos Result:	Amosite	
Recommendation:	Remove	

6.0 Site Plans



KEY :

-  ASBESTOS CONTAINING MATERIALS MARKED RED
-  SCOPE OF REFURBISHMENT/DEMOLITION SURVEY (IF APPLICABLE)
-  OUTSIDE SCOPE OF SURVEY
-  NO ACCESS

-  **SP** STRONG PRESUMPTION
-  **X/Sxxx** VISUAL REF. AND LOCATION (RED OR BLACK)
-  **Sxxx** SAMPLE No. AND LOCATION (RED OR BLACK)
-  **X/Sxxx** INDICATES ASBESTOS REMOVED.
-  **Sxxx** INDICATES ASBESTOS REMOVED.

LANDLORD:
LUTON & DUNSTABLE HOSPITAL
NHS FOUNDATION TRUST

PROJECT No. L-34882

SITE:
LUTON & DUNSTABLE HOSPITAL,
BLOCK 30, LEWSEY ROAD, LUTON,
BEDFORDSHIRE, LU4 0DZ

TITLE:
GROUND FLOOR
ASBESTOS SURVEY

DRG. No. DW/L-34882/01	DATE DRAWN: 30.01.17
----------------------------------	--------------------------------

REPORT ISSUE No 1	REVISION No 1	DATE REVISED 31.01.17
-----------------------------	-------------------------	---------------------------------

N. T. S. (DO NOT SCALE)





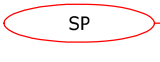
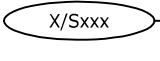
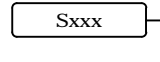
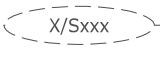
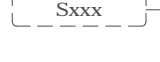


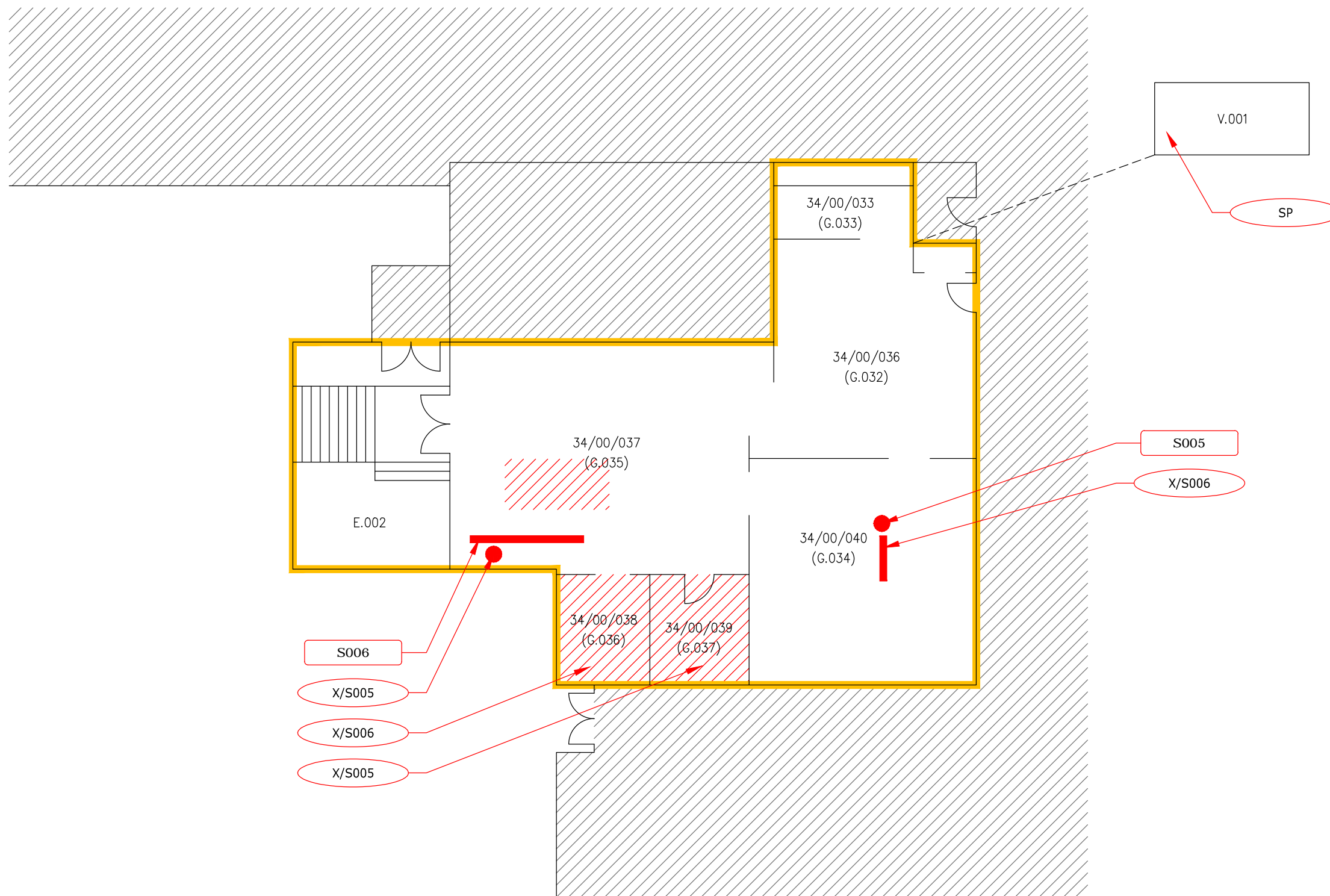
Jessica House,
Red Lion Square,
London,
SW18 4LS

T 020 8875 0700
F 020 8875 0300

E info@tetraconsulting.co.uk

KEY :

-  ASBESTOS CONTAINING MATERIALS MARKED RED
-  SCOPE OF REFURBISHMENT/DEMOLITION SURVEY (IF APPLICABLE)
-  OUTSIDE SCOPE OF SURVEY
-  NO ACCESS
-  **SP** STRONG PRESUMPTION
-  **X/Sxxx** VISUAL REF. AND LOCATION (RED OR BLACK)
-  **Sxxx** SAMPLE No. AND LOCATION (RED OR BLACK)
-  **X/Sxxx** INDICATES ASBESTOS REMOVED.
-  **Sxxx** INDICATES ASBESTOS REMOVED.



LANDLORD:
LUTON & DUNSTABLE HOSPITAL
NHS FOUNDATION TRUST

PROJECT No. L-34882

SITE:
LUTON & DUNSTABLE HOSPITAL,
BLOCK 34, LEWSEY ROAD, LUTON,
BEDFORDSHIRE, LU4 0DZ

TITLE:
GROUND FLOOR
ASBESTOS SURVEY

DRG. No. DW/L-34882/02	DATE DRAWN: 30.01.17
----------------------------------	--------------------------------

REPORT ISSUE No 1	REVISION No 3	DATE REVISED 01.02.17
-----------------------------	-------------------------	---------------------------------

N. T. S. (DO NOT SCALE)

Appendix 1 - Sample Analysis Certificate



ENVIRONMENTAL SOLUTIONS LTD


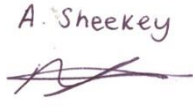
ATHENA ENVIRONMENTAL SOLUTIONS LTD
 SUITE 3, SOPWITH HOUSE, HURRICANE WAY,
 WICKFORD, ESSEX, SS11 8YU
 Tel: 01268 761 171
 Email: info@athena-env.co.uk



COMPANY REG NUMBER: 07376951
 REGISTERED ADDRESS: AS ABOVE

4696

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

CERTIFICATE NUMBER: ATH/17/01/0290 DATE SAMPLED: UNKNOWN DATE RECEIVED: 31/01/17 DATE ANALYSED: 31/01/17 OBTAINED: DELIVERED NUMBER OF SAMPLES: 7	SITE ADDRESS: UNKNOWN SITE REFERENCE: L-34882		
	CLIENT: TETRA CONSULTING CLIENT ADDRESS: JESSICA HOUSE, RED LION SQUARE, LONDON, SW18 4LS PHONE NUMBER: 0208 875 0700		
ANALYST NAME & SIGNATURE:		AUTHORISER NAME & SIGNATURE:	
COMMENTS:			

RESULTS

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	FIBRE TYPE DETECTED	COMMENTS
1	001	VINYL FLOOR TILE	NADIS	FLOOR TILE AND BITUMEN BACKING
2	002	TEXTURED COATING	NADIS	TEXTURED COATING
3	003	TEXTURED COATING	NADIS	TEXTURED COATING
4	004	BRAKE PAD	CHRYSTILE	GASKET
5	005	INSULATING BOARD CEILING PANELS	AMOSITE/CHRYSTILE	INSULATING BOARD
6	006	INSULATING BOARD PACKING	AMOSITE/CHRYSTILE	INSULATING BOARD
7	007	CEMENT	CHRYSTILE	CEMENT

KEY: CHRYSTILE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) – AMOSITE (BROWN ASBESTOS)
NADIS (NO ASBESTOS DETECTED IN SAMPLE) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES)

- Note: When a trace of asbestos fibres are reported this represents one or two fibres only
- Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.
- Note: Samples will be kept for a minimum of 6 months.
- Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.
- Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.
- Note: The results relate only to the items tested.

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling

Appendix 2 – Survey Brief, Aims, Extent & Limitations

A2.1 Survey Aims

- An intrusive survey required before any refurbishment work, used to locate and describe, as far as reasonably practicable, all asbestos-containing materials at the site or areas of the site where refurbishment is to take place.

A2.2 Survey Brief

- To inspect the defined areas of the site for the presence of suspect asbestos-containing materials and describe the findings within a written report detailing the locations of such materials, their prevailing condition and any recommendations for further action.
- To sample, where accessible, and/or presume materials suspected of containing asbestos and where samples are taken, to have them analysed for asbestos presence and type.
- To include within the report site plans indicating the locations of identified and/or presumed asbestos-containing materials found during the survey.
- To include within the report photographs of sampled and/or presumed asbestos-containing materials found during the survey.
- To inform the client that he has a duty to actively manage the asbestos risk at the site in accordance with The Control of Asbestos Regulations 2012.
- To inform the client he must make all relevant information relating to asbestos at the site available to anyone who may be exposed to it or disturb it whilst at work, either intentionally or by accident.

A2.3 Survey Extent

- Tetra Consulting Limited have undertaken the survey with all due care and diligence using staff with suitable and sufficient training and experienced within a documented and regularly audited quality management system.

A2.4 Survey Limitations

- Unless specifically allowed for and noted, items requiring specialist invasive techniques or equipment in excess of hand tools will not have been routinely inspected. This includes within physically sealed brick/block or concrete wall cavities and beneath solid floor screeds, unless advised otherwise we assume that we are not undertaking such intrusion.
- Tetra will not disturb any suspect or known asbestos containing materials (ACMs), unless agreed and pre-arranged with the client. Notification to the enforcing authorities may be required in order to access beyond suspect or known asbestos to investigate further.
- The possibility remains that additional ACMs could exist beyond identified asbestos in the survey. This may only be confirmed during abatement or removal work and therefore may require changes to the scope of remediation works and proposed recommendations.
- Areas and rooms which were locked, occupied or inaccessible at the time of survey will require further inspection to ensure they are covered by the scope of the survey requirements.
- **All areas and elements at the site which have not been accessed should be presumed to contain asbestos until further investigation and sampling proves otherwise.**

Appendix 3 – Survey Methodology

- The asbestos survey was undertaken in accordance with Tetra Consulting Limited documented in house procedures and HSE document HSG264 – ‘Asbestos: The survey guide.’
- A visual inspection of areas and elements within the defined premises was undertaken to identify the presence, location, extent and nature of suspect asbestos-containing materials. Where located, samples were taken or visual presumptions of asbestos presence were made.
- All samples taken were given a unique reference number comprising of the project number for the site, followed by a consecutive sample number prefixed by the letter ‘S’, for example L-01234/S001.
- Where the surveyor encountered a material which could not be sampled, was visibly consistent with a known asbestos material or similar to that of a material already sampled, then it was given a unique visual identification number (Inspection Ref) prefixed by the letters ‘P’ (Presumed), ‘SP’ (Strongly Presumed) or ‘X’ (Similar to another material already sampled). For example, if Presumed P000001, Strongly Presumed SP000001 or Cross referenced to another material already sampled L-01234/Vi001 and X000001.
- Reasons for not sampling a suspect material may include restricted access such as a high level cement sheet roof, or a hazardous environment such as within a live electrical box.
- The area numbers detailed in the Asbestos Register and Survey Register sections of this report correspond with the areas and rooms identified on the site sketch plans in Section 7.0. Consecutive, arbitrary references are allocated to all areas of the site as follows:

Sub-Basement -	SB	Stairwell -	ST	External Areas -	E
Basement -	B	Roofs	RF	First Floor -	01
Lower Ground Floor -	LG	Lifts -	LS	Second Floor -	02
Ground Floor -	G	Riser -	R	Etc.	
Mezzanine -	M	Void -	V		

- For example, the third room inspected on the second floor would be referred to as ‘**02.003**’.
- Stairwells, risers and lift shafts are considered to be ‘vertical rooms’ and are numbered with a single reference irrespective of floor level. For example, the second staircase encountered on a site would be **ST.002**. Area and room numbers will begin at **01** on each floor and be numbered consecutively throughout each floor.
- Tetra Consulting Limited is accredited to European Standard ISO17020 for undertaking asbestos surveys for which it holds UKAS accreditation, operating as a Type C inspection body. All operational surveying staff hold, as a minimum, the BOHS P402, S301 or CCP qualifications.
- Analysis of all samples was carried out by a third party UKAS accredited laboratory to a documented method in accordance with HSE Document HSG248 – ‘Asbestos: The analysts’ guide for sampling, analysis and clearance procedures.’

- To provide an understanding that asbestos-containing materials, which are not identified by this survey report, but are subsequently found is a possibility based on the limitations of any survey and that such findings should be included within a revised asbestos register and management plan.
- There remains, however, the possibility during any building survey of there being concealed asbestos-containing materials within the fabric of the building which were not located and identified and which will only become apparent during further opening up or demolition works. Tetra Consulting Limited therefore cannot fully guarantee that all asbestos based materials have been located and identified at the site. Reference should be made to the No Access Areas table in Section 1.5 of this report which describes the areas and elements which were not accessed.
- Such access included for representative intrusive and destructive inspection, as far as reasonably practicable using hand tools at the discretion of the surveyor(s) taking into consideration the construction and use of the premises.
- The possibility of contamination by trace amounts of asbestos debris/dust as a result of previous asbestos removal works may not have been detected by the surveyor.

Appendix 4 – Material & Risk Scoring

A4.1 Material Assessment Scoring

- The following Material Assessment Score and Rating is provided based on the criteria and algorithm detailed in HSE document HSG264 – ‘Asbestos: The survey guide’ and shown in the table below.

Sample Variable	Examples	Score
Product Type	Asbestos reinforced composites - Vinyl floor tiles, cement, plastics, resins, mastics, roofing felts, bitumen, friction material, compressed gaskets, semi-rigid paints or decorative / textured coating.	1
	Asbestos boards & textiles - Insulating board, millboard, low density boards, cloth, woven gaskets, ropes, paper & felt.	2
	Asbestos insulation & sprayed coating - Thermal insulation, e.g. boiler, pipe & tank lagging, sprayed asbestos coatings, mattresses & loose packing	3
Physical Condition	Good condition, no visible damage.	0
	Low damage, few scratches or marks, broken edges etc.	1
	Medium damage, significant breakage, loose fibres revealed.	2
	High damage or deterioration, visible debris.	3
Surface Treatment	Composite, reinforced or bonded materials.	0
	Enclosed lagging or spray, encapsulated board, unsealed cement	1
	Unsealed board or cloth, encapsulated lagging or spray coating.	2
	Unsealed lagging or spray coating.	3
Asbestos Content	Chrysotile alone.	1
	Amosite or Fibrous Anthophyllite, Actinolite or Tremolite.	2
	Crocidolite	3

- The scores for each item are added together to give a Material Assessment Score of between 2 and 12. The score is then given a rating as follows:

Material Assessment Score	Material Assessment Rating (Potential to release asbestos fibres)
2 - 4	Very Low
5 - 6	Low
7 - 9	Medium
10 - 12	High

- The Material Assessment looks at the type and condition of the asbestos containing material and the ease with which it will release fibres if disturbed. It does not take into account occupancy or activities within the area, including periodic maintenance works.

Appendix 5 – Glossary of Terms & Abbreviations

- The following are a list of the six asbestos types:

Name	Description
Chrysotile	White Asbestos
Amosite	Brown Asbestos
Crocidolite	Blue Asbestos
Tremolite	Fibrous forms of these minerals may be found very occasionally during sample analysis and should be considered as hazardous as Amosite and Crocidolite.
Anthophyllite	
Actinolite	

- The following terms, abbreviations and acronyms may appear in the text of this report:

Abbreviation	Meaning
AIB	Asbestos Insulating Board
AC	Asbestos Cement
CAF	Compressed Asbestos Fibre, relating to gaskets
NAD	No Asbestos Detected
NADIS	No Asbestos Detected in Sample
MMMFM	Man Made Mineral Fibre, relating to secondary ceiling tiles
UKAS	United Kingdom Accreditation Service
HSE	Health & Safety Executive
BOHS	British Occupational Hygiene Society
P 402	BOHS Module – Buildings surveys and bulk sampling for asbestos
S 301	BOHS Module – Asbestos and Other Fibres
CCP	Certified Competent Person

- The following documents may be referred to within this report:

Abbreviation	Full Title
CAR 2012	The Control of Asbestos Regulations 2012
AcoP (L143)	Approved Code of Practice
HSG 264	Asbestos: The survey guide
HSG 247	Asbestos: The licensed contractors' guide
HSG 248	Asbestos: The analysts' guide for sampling, analysis and clearance procedures
HSG 227	A comprehensive guide to managing asbestos in premises
ISO 17020	General criteria for the operation of various types of bodies performing inspection

The Luton and Dunstable Hospital 
NHS Trust

Contractors Guidance Notes

Working on Trust Premises

Contractor Guidance Notes

1. Introduction

All contractors working at any property, for which the Luton & Dunstable Hospital Foundation NHS Trust is responsible, shall comply with the following site safety rules. These rules shall be effectively communicated to all persons directly or contractually employed by the contractor.

2. Policy

This Trust is committed to ensuring the health, safety, and welfare of its employees, so far as is reasonably practicable. We also fully accept our responsibility for other persons who may be affected by our activities. We will take steps to ensure that our statutory duties are met at all times.

The Trust, in so far as is reasonably practicable, shall provide the employer of any employees from an outside undertaking, or any self-employed person who are working on the Trust premises with:

- Comprehensive information on any risks to those employees or self-employed persons health and safety arising out of or in connection with the conduct of the firm's undertaking;
- Comprehensive information on the measures that will be taken by that firm in compliance with the requirements and provisions imposed upon him or under the relevant statutory provisions insofar as the said requirements and prohibitions relate to those employees or self-employed person;
- Take all reasonable steps to ensure that any employees from an outside undertaking, or any self-employed persons who are working on Trust premises, receive sufficient information to enable them to identify any person nominated by the Trust to implement the evacuation procedures.
- Sufficient information that when commissioning or undertaking construction work shall comply with all relevant requirements of the Construction (Design and Management) Regulations 2015.

3. Definitions

3.1 Contractor

For the purposes of this document a "Contractor" is defined, as any external company or individual who is attending site to carry out works on behalf of the Luton & Dunstable Hospital Foundation NHS Trust, whether directly or indirectly employed.

3.2 Responsible Person

For the purposes of this document a "Responsible Person" is defined, as the person within the Trust who is responsible for the management of the work.

3.3 Notifiable Project

A project is notifiable if the construction phase is likely to last longer than 30 working days and have more than 20 workers working simultaneously at any point or exceed 500 person days of construction work.

3.4 Construction Phase

"Construction phase" means the period of time starting when construction work in any project starts and ending when construction work in that project is completed.

3.5 Construction Work

The definition of construction work is that which is set out in the Construction (Design and Management) Regulations 2015.

3.6 Maintenance Work

Maintenance work means the day to day work involving dismantling/replacement/adjustment/re-assembly of plant equipment or systems.

4 Procedures

All Building, Mechanical and Electrical works within Luton & Dunstable Hospital will be managed by Luton & Dunstable Hospital Estates Department

Notifiable and non-Notifiable construction works undertaken on the estate are managed by the Trusts' Capital Projects team with the assistance of the Principal Designer.

COMPETENCE

4.1 Company

No contractor shall be permitted to tender for, or to carry out, work on the Trust's premises unless they are registered, or accredited with the following:-

- Accredited through CHAS (www.chas.gov.uk)
- Is a member of the Trusts "Approved Contractor List"

The standards for competence shall be as set out in Construction (Design and Management) Regulations 2015.

All contractors will have to demonstrate that they have the relevant skills, knowledge, experience and organisational capability necessary to fulfil the role that they are appointed to undertake, in a manner that secures the health and safety of any person affected by the project.

Evidence of accreditation by an organisation that is part of the Safety Schemes in Procurement forum [SSIP] (www.ssip.org.uk) will be accepted as suitable evidence of competence.

Evidence of accreditation must be relevant to the activity to be undertaken. Accreditation as a Principal Contractor will be required from a contractor who wishes to be appointed as a Principal Contractor along with evidence that the site manager for the works has completed the 5 Day Site Management Safety Training Scheme [SMSTS] or similar training.

4.2 Individual

Personnel undertaking the following work shall be required to provide details of their qualifications and certification to the Responsible Person prior to starting any work:

- Electrical
- Natural Gas
- Medical Gas
- Passenger and Goods Lifts
- Asbestos
- Scaffolding

5. Safe Systems of Work

5.1 Construction Projects with More than one Contractor

The construction phase will not start until the client has instructed the Principal Contractor in writing to commence the construction phase.

The client will not approve the start of the construction phase until the Principal Designer has notified him in writing that the Principal Contractor has provided a suitable Construction Phase Plan that details how health and safety standards on site will be controlled and monitored, and what welfare facilities will be provided by the contractor from the start of the construction phase through to handover and completion.

The Principal Contractor should note that should they start the construction phase without implementing his construction phase plan and providing the described welfare facilities they will be instructed to stop work until such time as the agreed arrangements have been put in place. The Principal Contractor shall be responsible for any costs incurred as a result of these delays.

5.2 Construction Projects with only one Contractor

Construction work shall not start on site until the contractor has provided the Trusts Responsible Person with a suitable Construction Phase Plan and suitable risk assessments and method statements [RAMS] for the work to be undertaken.

RAMS must be provided to the Responsible Person 5 days in advance of the works, unless otherwise agreed with the Supervising officer.

6. Security & Access

6.1 Permit to Access

Upon entering the Luton & Dunstable Hospital site each day contractors must report to the Estates Department to 'sign in' and be issued with a 'Contractors Pass' before starting any work.

The pass will not be issued:

- Without proof of identity;
- Unless the person has attended a suitable hospital site induction within the last year; and
- Until a suitable RAMS and/or Construction Phase Plan has been provided and approved.

Passes must remain in the sole possession of the person who signed for it and be clearly worn at all times whilst on site, together with his or her own ID badge or corporate clothing.

At the end of the day the contractor must sign out before leaving site and hand back their pass.

Where construction works are being undertaken within an area that has been segregated from operational areas of the hospital, passes will be issued weekly. In such cases the Contractors site manager / supervisor will be required to sign in and sign out all personnel on site and report to Estates Offices before 10.00 each day with the number of people present on site.

6.2 Work Segregation

Segregation from the hospitals undertaking must be the desired position on all elements of the work. When planning the work the contractor shall take all necessary steps to ensure that work boundaries are well defined and where practical secured so that the works do not affect the hospital and the hospital does not affect the works.

In general this means managing entrances and exits from work areas to prevent staff and patients wandering in unobserved and securing work boundaries to prevent escape of noise and dusts etc.

6.3 Working Hours

Normal hours of work are:

Monday to Friday 08.00 – 17.00

All work outside the 'Normal Working Hours' shall be agreed in advance with the Responsible Person who shall liaise with Security Staff as necessary.

6.4 Security of the Work Area

Contractors shall:

- Take reasonable steps to prevent access by unauthorised persons to construction work areas.
- Ensure that all staff issued with and wear at all times an identification badge or corporate clothing that identifies them.
- Provide the Responsible Person with an emergency contact for both normal site working hours and out of hours emergencies.

Where the work is being undertaken within an area handed over to the contractor for the execution of the works the contractor shall:

- Ensure that only people, who are explicitly authorised, individually or collectively, by them, are allowed access.
- Will be responsible for ensuring work areas are secured and left safe at night and all other times, especially at times when work is not in progress.
- Maintain a site register and ensure all staff, contractors and visitors sign in and out at the beginning and end of each working day.
- Ensure that authorised people are not allowed access work areas until they have relevant site rules explained to them and undertake any necessary site induction.

6.5 Safety Signs

Appropriate signage shall be provided, especially where there is a significant risk to health & safety that has not been avoided or controlled by other methods.

6.6 Access to Clinical & Operational Areas

Prior to entering or starting work in any clinical or operational area of the hospital the contractor shall:

- Make themselves known to the Nurse or Manager in charge of the area, provide proof of identity and inform the person of the work they have been engaged by the Trust to undertake;
- Request details of any access restrictions and local hazards and controls;
- Provide details of any risks associated with their work and the measures that have been agreed to control the risks.

Alcohol hand gel is available in all in-patient areas and contractors must make use of this before entering any patient or clinical area with the agreement of the local staff.

6.7 Plant Rooms

Contractors shall ensure all plant-rooms, switch-rooms, lift motor rooms and roof access doors are maintained in a secure manner (preferably locked) at all times.

7. Induction

Prior to the start of any construction work on the Trusts premises all contractors who have not received Trust induction training within the last year must attend the Trust's induction training.

8. Communication & Liaison Between Client and Contractors

The Trust will appoint a Responsible Person for all work undertaken by contractors.

The Responsible Person will be the contractor's primary point of contact for all matters and is responsible for the management of the interface between the contractor's work and the hospital's undertakings.

The Contractor shall appoint a person to be the primary point of contact with the Responsible Person.

9. Reporting of Incidents / Accidents

All medical, fire and security incidents and accidents shall be reported on the Trust's Incident reporting form, available from the Responsible Person. Accidents reportable under RIDDOR shall be reported immediately to the Responsible Person.

10. Welfare Facilities

Unless otherwise agreed with the Responsible Person contractors shall provide or make available site welfare facilities such that everyone who works under their control has access to adequate toilet and washing facilities, a place for preparing and consuming refreshments and somewhere for storing and drying clothing and personal protective equipment.

The hospital's restaurant facilities are available to contractor's staff. Contractors shall be dressed appropriately. Overalls, safety helmets and work boots are not to be worn whilst in the restaurant.

Access to toilets and washing / changing facilities shall be agreed with the Responsible Person, unless other arrangements are required under the terms of the contract.

10.1 First Aid

Contractor shall provide an appropriate number of trained first aiders and adequate and appropriate equipment and facilities to enable first aid to be rendered to all personnel on site if they become injured or ill at work.

10.2 Personal Protective Equipment (PPE)

The contractor shall provide all personal protective equipment as necessary for his/her employees and others and ensure that it is worn in all appropriate areas.

11. Client Permit to Work Systems

11.1 Permits

The Trust operates the following permits to work:

- Work on Services
- Isolation of Services
- Hot Work
- Medical Gas (HTM)
- LV / HV Electricity (HTM)
- Confined Space
- Work on roofs

11.2 Obtaining a Permit

Permits are issued by the Estates Department

Request for a permit to work shall be accompanied by supporting method statements and risk assessments prepared by competent persons

RAMS must be provided to Estates 5 days in advance of the works.

The notice periods for the issue of Permits to work shall be strictly in accordance with the table below.

Service Designation	Shutdown period	Notice	Shutdown period	Notice	Shutdown period	Notice	Shutdown period	Notice
Patient area	30 mins	1 wk	60 mins	2 wks	4 hrs	3 wks	= or > 8 hrs	4 wks
Clinical support	30 mins	1 wk	60 mins	2 wks	4 hrs	3 wks	= or > 8 hrs	4 wks
Non-clinical support	30 mins	3 days	60 mins	1 wk	4 hrs	2 wks	= or > 8 hrs	2 wks
Roof Areas	All	1 wk						

The issue of Permits to Work will depend on the knowledge and experience of the contractor, the contents of risk assessments and method statements provided, other work activities in the vicinity and weather conditions.

A permit will not be issued until and unless Estates is satisfied that all necessary measures to make safe and specific conditions are in place.

11.3 Permit to Work Rules

Should any works be undertaken that are not in accordance with or at a time different to that in the approved method statement to the extent that they impact on the Trust ability to meet its obligations to treat patients, the Responsible Person shall have the right to instruct the Contractor to cease such work or undertake the relevant works in a different manner or time as agreed between the parties so as to minimise the impact on the provision of patient services.

The Trust shall not unreasonably withhold or delay its consent to any permit to work application submitted by the contractor and in any event shall notify the Contractor of its decision within 5 business days from the date of the Contractors application.

Notwithstanding the notice periods for disruption of services detailed in the table above the Contractor shall submit his Permit to Work applications to the Trust at least 10 business days prior the planned works commencing.

The Contractor shall adhere to minimum notice periods for disruption of services or access to roof areas as detailed in the following table save where they have been specifically agreed otherwise by the Responsible Person on the Contractor's proposals.

In the event that any part of the Works have, whilst being undertaken, an unexpected impact on the Trust ability to meet any of its obligations to treat patients, the Responsible Person shall contact the Contractor who shall, using all reasonable methods and techniques, modify the method of working so as to minimize such effects.

In the event that any works of a similar type are planned for the future, all relevant method statements and approvals shall be deemed not to have been granted and shall be reviewed again in accordance with the Agreement.

Hot Work Permit to Work

Hot Work includes

- The use of welding, burning or soldering equipment;
- The use of blow torches, propane guns and similar equipment;
- The use of abrasive wheels and other similar equipment which produce sparks likely to cause ignition;
- The use of substances, which in themselves are flammable, or which increase the flammability of other substances.

Hot work will only be authorised where a safer method of work is not available.

Hot work shall only be carried out by trained personnel.

The hospital fire detection system will be kept operative. Only the zone where the hot work is being carried out will be isolated for the period whilst hot work is in progress.

Before work commences, an area within 10 metres of the hot work process should be cleared of combustible materials and flammable liquids, and all elements of combustible construction and surface finishes protected, as should any openings, holes or gaps in walls, floors and ceilings through which sparks could pass. The distance may need to be more than 10 metres in some circumstances, especially where overhead work is to be undertaken.

Where combustible materials within 10 metres cannot be removed, they should be completely protected. Flammable liquids should always be removed from the area. Before carrying out work on one side of a wall or partition, an examination should be made of the area on the other side to ensure that any combustible materials are not in danger of ignition by direct or conducted heat. An inspection should be carried out for voids above, below or around the work area, such as false ceilings, cable ducts or other cavities, which may be able to transmit flames or smoke from one area to another.

At least two extinguishers of a suitable type, or a hydraulic hose reel, should be provided at the place where the hot work is to take place and made ready for immediate use in the event of an outbreak of fire. One or more of the personnel directly involved with the work and the person undertaking the fire watch should be trained in the use of this equipment.

All personnel involved with the hot work should be familiar with the means of escape from the premises and the method of raising the fire alarm and summoning the brigade.

A trained person not directly involved with the work will provide a continuous fire watch during the period of hot work. Following completion of each period of the work, the fire watch will continue for at least 30 minutes, with further checks at regular intervals, up to 60 minutes after completion, to ensure that the working area and all adjacent areas, including the floors below and above, and areas on the other sides of walls, screens, partitions and above false ceilings are free of smouldering materials and flames.

12. Asbestos

12.1.1 Asbestos Register

The Estates department hold the asbestos register, and is available at the estates offices.

During the planning process for any work and prior to the start of any construction work the Responsible Person shall consult the Trusts asbestos register to determine whether there is any asbestos located within the area in which the contractor is working that may be disturbed by the works.

Where asbestos is present within the area but should not be affected by the works the Responsible Person shall:

- Verify and ensure that the asbestos is effectively protected; and
- Provided the contractor with details of the location, type and form of the asbestos present.

Where asbestos is present within the area and may be affected by the works the works shall not start until the asbestos has either been removed or protected in such a way as to prevent any risk of exposure. Advice is to be sought from the Trusts' Authorised Consultant if there is any doubt.

12.1.2 Surveys

Where there is no relevant survey information available for the work area the Responsible Person shall arrange for a suitable survey to be undertaken. Works shall not start until a suitable survey has been undertaken and all relevant controls put in place to manage the risks associated with any asbestos found in the survey.

Where the work involves refurbishment or demolition work, a refurbishment and demolition survey shall always be undertaken unless a previous refurbishment and demolition survey exists.

12.2 Unplanned Identification of Asbestos

Should during the course of the works any material be identified that is suspected to contain asbestos and is not specifically detailed in the asbestos survey, work that may present a risk of exposure to asbestos must stop, those who may be affected must be evacuated from the area, the Responsible Person notified and the material tested by a competent organisation.

Were the material suspected to contain asbestos is damaged or may present a risk of exposure to asbestos the affected area shall be evacuated and where necessary sealed.

Work shall not start in any area where materials suspected or known to contain asbestos may be disturbed or there is a risk of exposure to asbestos until appropriate tests have been carried out and the material in question has either been declared not to be asbestos, has been adequately protected or it has been removed by a competent and where appropriate licensed contractor.

Any asbestos removal shall be performed in compliance with the Control of Asbestos Regulations 2012 and associated Approved Codes of Practice.

12.3 Accidental Exposure to Asbestos

In the event of unforeseen or accidental exposure of asbestos material, the contractor shall immediately cover up and seal airtight the exposure with polythene sheeting or the like, remove all workpeople from the area of exposure and inform the Responsible Person.

12.4 Information, Instruction & Training About Asbestos

Contractors are reminded that they have a statutory duty under the Control of Asbestos Regulations 2012 to ensure that adequate information, instruction and training is given to those of their employees (and so far as is reasonably practicable, any other person, whether at work or not, who may be affected by the work activity carried out by the work reg. 3.) who are or are liable to be exposed to asbestos, or who supervise such employees, so that they are aware of the significant findings of the risk assessment, the risks to health from asbestos, the precautions which should be observed, and the relevant control limit and action level, in order to safeguard themselves and other employees.

When working in Trust buildings which may contain asbestos evidence of such training shall be provided to the Responsible Person.

13. Infection Control

13.1 Infection control risk assessment during construction

Cross infection within the hospital environment is a significant problem that often has fatal consequences. Infection can be transmitted in a number of ways. One significant way is on dust. The control of dust within the hospital environment is therefore a significant issue. An outline risk assessment for the control of infection is contained within **Appendix A**. The assessment must be completed prior to the commencement of the work in any clinical area by the Responsible Person and the contractor with, where necessary with the assistance of the nurse or manager responsible for the clinical area in which the work is being undertaken.

The contractor shall ensure that the risk control measures identified on the risk assessment are implemented.

13.2 Infection Control Risk Assessment for Operatives Working in Clinical Areas

The contractor must be aware that there is a risk when working within clinical areas and wards of exposure to infection. An outline risk assessment is contained within **Appendix B**. The assessment must be completed prior to the commencement of the work in any clinical area by the Responsible Person and the contractor with, where necessary with the assistance of the nurse or manager responsible for the clinical area in which the work is being undertaken.

When working in operational clinical areas of the hospital the following procedures shall be observed:

- Always wash hands and any other part of the body that may be contaminated with soap & water before leaving the ward/clinical area.
- Alcohol hand rub is to be used before entering ward area and after leaving
- Upon arrival in any ward or clinical area report to nurse or manager in charge, explain what you are doing and ask for details of any specific clinical risks that are currently present in the areas you need to work and what action should be taken to control the risks
- Do not enter a side ward if the patient is suffering from Diarrhoea, Vomiting, Tuberculosis or Chicken Pox
- Persons whose immune system is not functioning properly e.g. they are undergoing medical treatment or they already have an infection and those who have a skin shedding condition e.g. psoriasis, eczema on exposed parts of the body should seek advice from their GP
- Do not eat or smoke in the clinical environment
- Irrespective of the level of risk the following controls should be implemented when working in the hospital:
 - Wash hands (and arms if necessary) before eating, drinking, smoking, using the telephone, taking medication, applying make-up, inserting contact lenses;
 - Cover all new and existing cuts and grazes with waterproof dressings and/or gloves before starting work. If cuts and grazes occur, wash immediately with soap and running water and apply a waterproof dressing;
 - Take rest breaks and meal breaks away from the work area;
 - Wear appropriate protective clothing to stop personal contamination;
 - Avoid hand-mouth or hand-eye contact – don't put pens/pencils in mouths.
 - If the work activity could result in a skin piercing/cutting injury e.g. cuts from sharp edges of ductwork appropriate protective equipment provided.

13.3 Hand Hygiene

Hand hygiene is one of the best ways to prevent the spread of many infections. In order to minimise the risk in the Trust, hands MUST be washed, using the gel provided at entrance to wards, departments and patient areas or soap and warm water in all other areas:

- When you arrive and leave wards/departments (Alcohol Gel)
- After using the toilet or bathroom
- Before eating

Staff in the area being visited must be informed if there are no gel and paper towels available.

13.4 Working on the Hospital Drainage Systems

When working on the hospital drainage systems operatives are at significant risk of contact with infected body fluids. There is therefore a significant risk of infection. Where there is a risk of operatives being splashed by the contents of the foul waste system they must:

- Cover all cuts and abrasions with a waterproof occlusive plaster or dressing;
- Always wash hands & any other part of the body that may be contaminated with soap & water after completing work;
- If accidental exposure to an infection is suspected report immediately to Occupational Health during the day or A&E out of hours;
- Wear protective eyewear if splashing is likely;
- Wear fluid impermeable face mask (FFP2);
- Wear fluid impermeable protective gauntlet;
- Wear disposable protective overalls if splashing is likely;
- Wash all contaminated clothing before next work shift;
- Be immunised against Hepatitis B and Tuberculosis by their GP
- Not eat or smoke in the clinical environment

13.5 Working on Ventilation Ducts

High levels of dust may be discovered in the existing ductwork. Dust in ducts is generally made up of skin cells. Such skin cells can harbour infection.

When undertaking work on ventilation ducts:

- Where practicable and where ducts are contaminated with dust, clean duct around immediate work area with a vacuum fitted with a HEPA (high efficiency particulate air);
- Wear protective dust mask when working on or within ventilation ducts;
- Always wash hands and any other part of the body that may be contaminated with soap and water after completion of the work;
- Do not eat or smoke in the clinical environment.

Any contractor personnel who's immune system is not functioning properly e.g. they are undergoing medical treatment or they already have an infection and those who have a skin shedding condition e.g. psoriasis, eczema on exposed parts of the body should seek advise from their GP;

14 Aspergillus

14.1 Introduction

Aspergilla are tiny fungi that cannot be seen by the eye but commonly occur in soil, water and decaying vegetation. They can also live in old buildings or in areas such as ventilation shafts. Many types of Aspergillus are found in nature but only a few cause human diseases.

Aspergillus may be released into the air during construction/renovation activities ranging from demolition and renovation, to construction. Aspergillus can be transported great distances by normal conditions such as air currents and wind. Small pieces of dirt or dust in the air are the main ways that Aspergillus travels and causes infection in hospitals. Hospital activities that generate dust such as maintaining the ventilation system, cleaning, vacuuming and dry dusting can also allow Aspergillus to travel through the air.

Patients who are undergoing high dose chemotherapy for leukaemia and related illnesses or who are having bone marrow, stem cell or other transplants, or who are having other forms of therapy which may suppress their immune system may be at risk of developing infection with this fungus in the lungs or other parts of the body. Healthy adults and children are not at increased risk of infection during construction work.

Certain types of construction activities can result in increased incidence of invasive aspergillosis among immuno-suppressed patients. Because of the high mortality rate associated with invasive aspergillosis in these patients, it is essential to minimise these risks. While construction activities are taking place it is necessary that immuno-suppressed patients be protected over that period.

Nosocomial (i.e. hospital acquired) outbreaks of aspergillosis have become a well-recognised complication of construction, demolition or renovation work in or near hospital wards in which immuno-suppressed patients are housed. Aspergillus spores are superbly adapted to airborne dissemination. Cases of aspergillosis may increase dramatically especially in immuno-compromised patients during hospital construction/renovation activities. Hospital outbreaks of aspergillosis have been reported, for example, in transplantation units, haematology and oncology units, intensive care units, renal unit and medical wards where immuno-suppressed patients were nursed.

These spores are passively liberated during construction/renovation activities and can be transported great distances as airborne particles by normal atmospheric conditions such as convection currents and wind. Airborne transmission is the principal route of transmission of Aspergillus within the hospital environment.

The majority of the outbreaks reported were related to contamination of the hospital air as a result of the dust and dirt raised during construction, demolition or renovation projects within or adjacent to the health care facility. Specific construction and maintenance activities included:

- General construction and renovation work;
- Disturbance of soil resulting from earth works associated with building construction and site development;
- Removal of suspended ceiling tiles;
- Removal of fibrous insulation material; and
- Opening up of service distribution shafts.

14.2 Classification of Risk May Be Categorised as Follows:

Group 1 ~ No evidence of risk

1. Staff members, Service Providers and Contractors
2. All patients not listed in Groups 2 – 4 below

Group 2 ~ increased risk

1. Patients on prolonged courses of high dose steroids particularly those hospitalised for prolonged periods
2. Severely immuno-suppressed AIDS patients
3. Patients undergoing mechanical ventilation
4. Patients having chemotherapy who are not neutropenic
5. Dialysis patients

Group 3 ~ High risk

1. Neutropenic for less than 14 days following chemotherapy
2. Adult acute lymphoblastic leukaemia (ALL) on high dose steroid therapy
3. Solid organ transplantation
4. Chronic Granulomatous Disease of Childhood (CGDC)
5. Neonates in intensive care units (ICU)

Group 4 ~ Very high risk

1. Allergenic bone marrow transplantation
 - a. during the neutropenic period
 - b. with graft versus host disease
2. Autologous bone marrow transplantation, i.e. during the neutropenic period
3. Peripheral stem cell transplantation, i.e. during the neutropenic period
4. Non-myeloablative transplantation
5. Children with severe combined immuno-deficiency syndrome (SCIDS)
6. Prolonged neutropenia for greater than 14 days following chemotherapy or immunosuppressive therapy
7. Aplastic anaemia patients

14.3 Measures to Reduce Dust Emission From Construction Area

The construction area should be sealed fully during the construction period. A dust barrier should be created from the floor to the slab (true ceiling) and edges sealed. For short-term minor projects this may be plastic sheeting, however for more long term projects this should be a solid sealed barrier. It may be necessary to create a lobby (anteroom) if the barrier is the entrance/egress for construction workers.

All windows, doors, vents, plumbing penetrations, electrical outlets and any other sources of potential air leak should be sealed in the construction zone.

Air pressure in the construction zone should be negative compared with adjacent areas. An extract fan may be used for this purpose. Air from the construction zone should be exhausted directly to the outside and this is the most appropriate option. If this is not possible then the air should be filtered through HEPA filters (that have been properly fitted and strictly monitored) before being re-circulated to the hospital.

Dust reduction techniques should be used for cutting and hole boring.

Debris should be removed from the construction area at the end of each working day. Debris should be removed in covered containers preferably through window openings. A chute may be necessary if the construction is above ground floor level. In addition, normal good housekeeping procedures should prevail during the operation in particular, holding skips and other containers should be kept moistened and/or covered. The construction area should be vacuumed on a daily basis or more frequently if required, to maintain an environment as free from dust as possible.

A mat with a sticky surface or moist carpet should be placed inside the exit from the construction zone to trap dust. This should be vacuumed/changed daily or more frequently when visibly soiled.

Construction workers should wear protective clothing, which should be removed before leaving the construction zone.

The measures implemented to reduce dust emission from the construction area will vary depending on the construction/renovation activity. The measures required for the various types of construction activity are outlined in the Aspergillus Control Permit in **Appendix C**.

15 Existing Services

15.1 Identification of Existing Services

Accidental isolation of services within a hospital can have immediate fatal consequences to both the person undertaking the work and patients whose care relies upon the services.

Before starting work in any area the contractor shall in consultation with the Estates Department establish the location of all existing services that may be disturbed by the work and shall establish the most suitable isolation and where required connection points for new services. Identification of services shall include the inspection of services records and both a physical survey and electronic scanning survey of all areas that may be affected by the work.

Requests for assistance with the identification of services shall be made at least five working days in advance to Estates Department.

15.2 Work on Hospital Services

All work on live hospital services including isolation of services shall be subject to a permit to work issued by Estates Department.

Requests for isolation of a supply shall be made at least five working days to Estates Department so that they may carry out the appropriate consultation. 'Supply' includes fire alarm, emergency lighting, water, medical gas, heating services, electrical power and lighting circuits. If required, the contractor shall modify his plan or method of work and shall perform the work at times convenient to the Hospital.

At least fourteen working days' notice must be given for the isolation of a distribution board.

In all situations where services are shut down for a contractor to work on, the contractor is required to fully satisfy himself that they are effectively isolated, safe to work on, including the placing of notices, and physically securing valves and switches.

15.3 Work on Electrical Services

Except for testing when no disconnections or connections are to be made, no one shall work on electrical equipment unless all supplies to it are dead.

15.4 Water Services

Loss of water services within a clinical unit will prevent the regular hand washing that is required to control infection. All necessary steps shall be taken to ensure that water services are not accidentally isolated by the works. All necessary isolations shall be planned well in advance in consultation with Estates Department who in turn will liaise with the appropriate Trust departments to ensure appropriate departments have contingency plans in place. Services shall not be isolated without the specific authorisation of the Estates Department.

16. FIRE & EMERGENCY

Cardiac 2222
Fire 333
Security 555

16.1 Medical Emergencies

In the event of a cardiac arrest or a serious accident requiring urgent assistance and transfer to the Accident and Emergency Department, including severe electric shock, burns or fractures:

- Dial 2222 and give your exact location as clearly as possible to the switchboard operator;
- Attend to the casualty until help arrives.

16.2 First Aid

Contractors shall make their own provisions for first aid treatment in accordance with the Health and Safety (First Aid) Regulations 1981.

16.3 Fire Safety Standards

In the event of a FIRE Dial 333

The contractor shall take all reasonable precautions to avoid the outbreak of fire. The principals set out in Fire Prevention on Construction Site – The Joint Code of Practice on the Protection from Fire of Construction Sites and Building Undergoing Renovation Ninth edition: October 2015 published by the Construction Confederation and the Fire Protection Association will be the minimum acceptable on this site.

The contractor shall ensure that the work does not interfere with existing escape routes from the building, or any fire separation, alarms, dry risers, or sprinkler systems.

The contractor shall ensure that the existing fire alarm and detection system is maintained throughout the works to protect others within the building. Smoke detection heads shall be protected when the site is occupied to prevent false alarms. The contractor shall ensure that any protection is removed when the site is not occupied.

Fire risk assessment

The Regulatory Reform (Fire Safety) Order 2005 (FSO) sets out duties and responsibilities relating to the management of fire safety. This is supplemented by the Construction (Design and Management) Regulations 2015 which places additional duties on duty holders in relation to fire safety.

The FSO requires that a 'responsible person' must carry out, and keep up to date, a risk assessment and implement appropriate measures to minimise the risk to life and property from fire.

Where the work undertaken by the contractor is undertaken within a segregated area under the contractor's control the responsible person is the contractor. The contractor must therefore identify sources of fuel and ignition and establish general fire precautions within their work area including, means of escape, warning and fighting fire, based on a fire risk assessment.

The responsible person for the remainder of the hospital is the Trust.

FSO Regulation 9(1) "The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order"

There are five steps in carrying out a fire risk assessment:

- **Identify hazards:** consider how a fire could start (ignition sources) and what could burn (Combustible Materials)
- **People at risk:** employees, contractors, visitors, other people using the building and anyone who are vulnerable, e.g. disabled;
- **Evaluation, Risk Control and Fire Precautions:** consider the hazards and people identified in 1 and 2 and act to remove and reduce risk to protect people and premises. Implement appropriate fire precautions which must include providing:
- **Record, plan and train:** keep a record of the risks and action taken. Make a clear plan for fire safety and ensure that people understand what they need to do in the event of a fire. This should include induction training and where there are significant risks tool box talks; and
- **Review:** your assessment regularly and check it takes account of any changes on site.

16.4 Fire Fighting Equipment

The contractor is required to provide all necessary first aid firefighting equipment needed to manage the fire risks associated with his works.

16.5 The Trusts Fire Officer

The contractor shall allow facilities for any visit the Trust's Fire Officer may make to inspect the site / buildings to ensure that suitable general fire precautions are taken.

The contractor shall comply with any reasonable requests made by the Fire Officer.

16.6 Compressed Gas & Flammable Materials

The use of Acetylene shall be avoided where ever practical. Where Acetylene is used it must be removed from the building when not actually in use.

LPG shall be stored outside buildings in well-ventilated and secure areas, turned off at the cylinder when not in use and in particular outside working hours of hours and hoses and fittings shall be properly maintained.

Flammable materials as solvents and adhesives shall be stored in lockable steel containers.

Emergency procedures and means of escape

There is a fire alarm and fire detection system within all Trust buildings.

The alarm is a two stage alarm. The first alarm is an intermittent bell or sounder which indicates that the alarm has been raised in a fire compartment away from the one you are located in. On hearing the intermittent alarm you must prepare to evacuate by making the site safe and in particular must ensure that all escape routes are cleared so that they are safe to use. The second alarm is a constant bell or sounder. You are to evacuate immediately on hearing this alarm.

Fire alarm call points and fire alarm sounders within the working area shall remain live and be used to raise the alarm.

The fire and emergency assembly point is recorded on fire and emergency notices posted around the hospital. Personnel on site shall evacuate to the same assembly point as the rest of the building. The contractor will however be responsible for accounting for all personnel working on the site.

The contractor shall ensure that all those carrying out the works are aware of and where necessary act upon the fire and emergency plan.

Under no circumstances should any vehicle be parked, or any materials / waste be allowed to accumulate that will block access to the building by the fire brigade.

The contractor shall at no time obstruct fire escape routes including those passing through areas given into his possession for the purpose of performance of the contract or areas adjacent to the final exit from buildings.

Panic action facilities shall be maintained on all fire exit doors. No fire exit door shall be fastened shut in any circumstances whatsoever.

16.7 Security Services

Security Dial 555

Refer to section 6 also.

17. SITE TRANSPORT ARRANGEMENTS OR VEHICLE MOVEMENT RESTRICTIONS

17.1 Traffic / Pedestrian Routes

Contractors shall ensure that all traffic routes are kept clear and free from obstructions caused by the works. Materials and waste must not be stored on traffic routes or occupied areas at any time.

All public highways and footpaths adjacent to work areas shall be adequately protected and isolated from any hazards identified from the works on site.

17.2 Ambulance Routes & Fire Brigade Access

Under no circumstances should any vehicle be parked, or any materials / waste be allowed to accumulate that will block access to the Hospital by ambulances or the Fire Brigade.

17.3 Parking

Vehicles may temporarily park in order to facilitate unloading of tools and materials etc following which they should be moved to the parking area around Estates or removed from site.

When a specialist vehicle is required to be positioned close to a place of work permission shall be obtained from the Responsible Person and a permit for parking on site obtained. Roadways, accesses and emergency exits shall not be obstructed at any time and vehicles shall be removed on the instructions of a Security Officer or the Responsible Person.

18 CONTROL OF NOISE

Whilst all operational areas of the hospitals are sensitive to excessive noise, some areas at particular times cannot tolerate any noise.

In general the contractor shall, so far as is reasonably practicable, conduct the works with the minimum of noise taking into account the noise limits detailed above. Where noisy work cannot be avoided, all necessary steps will be taken to limit the effect of the noise on the hospitals and the Trust's undertaking.

Work methods including diamond and ceramic drilling cutting techniques, hydraulic breaking, use of glue for fixing shall be used, where ever practicable, in preference to methods of work that create excessive noise. Where noise is unavoidable measures such as noise screens shall be put in place to minimise the escape of noise from the work area.

In all case the contractor prior to undertaking work in any area, shall in consultation with the Responsible Person determine by risk assessment the levels of acceptable noise and the times when noise is acceptable and shall develop appropriate work techniques to manage the risk.

The contractor shall ensure that all personnel on site receive a tool box talk explaining the issues associated with excessive noise within a hospital environment along with the controls agreed in the risk assessment.

19. WASTE COLLECTION AND STORAGE

19.1 Housekeeping

The contractor shall:

- Keep the work area, site accommodation and any allocated storage area, tidy and free from any accumulation of rubbish and surplus materials.
- Provide his own facilities for storage of materials unless prior permission has been agreed with the Responsible Person.

Storage of waste within access and egress points, corridors, stairwells and fire exits is strictly prohibited.

Floor surfaces within circulation areas shall be kept free from dust/debris at all times.

On daily completion of the work, the site should be left clean and tidy to the entire satisfaction of the Responsible Person.

Positioning of skips shall be agreed with the Responsible Person. The disposal of all waste is the responsibility of the Contractor. Waste must be removed from the site in a timely manner.

Trust staff and equipment will not be available for unloading or transporting materials or equipment.


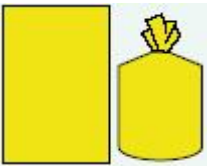

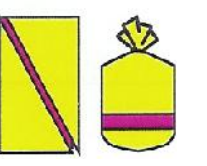
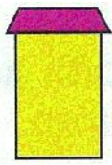
19.2 Waste Management

When any waste is removed from the hospital premises contractors shall keep a written record of:

- The identity of the person removing the waste;
- The waste carrier registration number of the carrier;
- A copy of, or reference to, the written description of the waste required by section 34 of the Environmental Protection Act 1990; and
- The site that the waste is being taken to and whether the operator of that site holds a permit under the Environmental Permitting (England and Wales) Regulations 2010 or is registered under those Regulations as a waste operation exempt from the need for such a permit.

19.3 Clinical Waste

Within the Hospital clinical waste is contained for disposal in the following ways:

Waste Receptacle	Description	Example of Contents
	Sharps not contaminated with cytotoxic products	Sharps from Phlebotomy
	Infectious waste	Soiled Dressings
	Infectious waste, potentially infectious waste and autoclaved laboratory waste	Soiled Dressings
	Infectious waste contaminated with cytotoxic and/or cytostatic medicinal products	Dressing / tubing from cytotoxic treatment
	Sharps contaminated with cytotoxic and/or cytostatic medicinal products	Sharps used to administer cytotoxic products

If any clinical waste bag or sharps containers are discovered within an area handed over to the contractor to undertake works the Principal Contractor shall report this immediately to the Responsible person.

Under no circumstances must:

- Clinical waste be disposed of with construction waste;
- Construction waste be disposed of within clinical waste bags;
- Yellow or orange bags must not be used by the contractor to dispose construction waste.

20. PLANT, TOOLS & EQUIPMENT

All plant, tools, and equipment necessary for the execution of the work shall be provided by the contractor and written / regular evidence of current safety checks shall be available for examination. Contractors shall demonstrate that they meet all of the requirements of relevant legislation and have a means of indicating, (e.g. by labelling), that equipment has been tested/examined.

The use of ladders and steps is generally unacceptable on Trust premises. Ladders and steps shall only be used for works of short duration or where no suitable alternative can be utilised due to space restrictions.

Contractors shall only use 110v CTE electrical tools or battery powered devices.

No 230v tools are to be used, unless no other alternative exists, and only then with suitable electrical protection. All extension leads shall be properly terminated with the appropriate plugs/sockets. There are to be no joints on the lead.

Trust equipment shall not be loaned to contractors unless exceptional circumstances prevent them from hiring their own equipment, and then only by written authority to do so for a specific task and period, provided the contractor is competent to use it.

Steps, ladders, scaffolds, plant or other equipment shall not be left accessible when unattended.

21. SCAFFOLDING

Scaffolding not within the site boundary shall be enclosed within a fence or hoarding at least 2m high. It must not be used until a competent person has inspected it and a certificate has been issued. Scaffolding shall not be accessible from ground level out of working hours and access during working hours shall be strictly controlled. Scaffolding that runs adjacent to, or over, a traffic route or an occupied area shall be fully sheeted with debris netting. Working platforms running the span entrances to buildings or other traffic routes shall be construction so that no item can drop from the scaffold onto the traffic route below. Scaffolding that runs adjacent to a roadway shall be protected by a timber sleeper barrier located an appropriate distance from the bottom of the scaffold, fixed into position and painted to highlight its position.

22. DATA PROTECTION ACT

The Contractor shall ensure compliance with the Data Protection Act and is advised that any personal or other information relating to patients or staff of the North Middlesex University Hospital NHS Trust, living or deceased, or the business of the Trust acquired by any employee, sub-contractor or their employees whilst working on the Trust's premises, could be deemed to be a matter of confidentiality under the said act.

23. SMOKING

Smoking is not permitted anywhere on Trust site

24. RADIOS

The use of personal radios or similar equipment is prohibited.

25. THE RECORDING OF AUDIO, VIDEO OR PHOTOGRAPHIC IMAGES

The recording of audio, video or photographic images within the hospital ground is strictly forbidden.

INFECTION CONTROL RISK ASSESSMENT

Project		Date		Assessor	
----------------	--	-------------	--	-----------------	--

1. First identify construction activity type for the table below (tick box)	
Type A <input type="checkbox"/>	Inspection and non-invasive activities, including, but not limited to:- removal of ceiling tiles for visual inspection on corridors and non-clinical areas; painting and minimum preparation in corridors and non-clinical areas; electric trim works (all plugs, switches, light fixtures, smoke detectors, ventilation fans); minor plumbing and activities that do not generate dust or require cutting of walls or access to ceilings other than for visual inspection.
Type B <input type="checkbox"/>	Small scale, short duration activities that create minimal dust, including:- removal of a limited number of ceiling tiles in low risk clinical areas for inspection only; installation of telephone and computer cabling; access to duct/chase spaces; Cutting/drilling of walls/ceiling where dust migration can be controlled in non-clinical areas.
Type C <input type="checkbox"/>	Any work of long/short duration which generates a moderate-to-high level of dust or requires minor building works, demolition or removal of any fixed building components or assemblies, including, but not limited to:- Sanding of walls; Removal of floor coverings, ceiling tiles, panelling, and wall-mounted shelving or cabinets; New wall construction; Minor duct work or electrical work above ceilings; Major cabling activities;
Type D <input type="checkbox"/>	Major demolition and construction projects, including, but not limited to new construction/machinery and equipment installations, rectifications and modifications.

2. Then identify the infection control risk group by area (tick box)		
Group 1 (low risk) <input type="checkbox"/>	Group 2 (medium risk) <input type="checkbox"/>	Group 3 (high risk) <input type="checkbox"/>
Office areas / corridors Plant rooms / service ducts	A&E Clinical rooms Radiology / MRI General surgery recovery units Wards Nuclear medicine Admissions/discharge units Echocardiography Other department clinical areas Out-patients department Pharmacy (general) Laboratories Hydrotherapy pools Endoscopy clinics Examination rooms	Day surgery rooms All intensive care units All operating suites All high dependency units Oncology Cardiology Cardiac catheterisation suite Pharmacy clean rooms Sterile Services Department

3. Now identify the “risk class” by correlating “construction type” with “risk group” in the matrix below (circle class)				
	Construction Activity Type			
Risk Group	Type A <input type="checkbox"/>	Type B <input type="checkbox"/>	Type C <input type="checkbox"/>	Type D <input type="checkbox"/>
Group 1 <input type="checkbox"/>	Class 1 <input type="checkbox"/>	Class 2 <input type="checkbox"/>	Class 2 <input type="checkbox"/>	Class 3 <input type="checkbox"/>
Group 2 <input type="checkbox"/>	Class 1 <input type="checkbox"/>	Class 2 <input type="checkbox"/>	Class 3 <input type="checkbox"/>	Class 3 <input type="checkbox"/>
Group 3 <input type="checkbox"/>	Class 2 <input type="checkbox"/>	Class 3 <input type="checkbox"/>	Class 3 <input type="checkbox"/>	Class 4 <input type="checkbox"/>

Appendix A - continued.

4. Having identified the “risk class” in section 3. follow the risk measures advised for the relevant class	
Class 1 <input type="checkbox"/>	Execute work using methods that minimise dust from construction. Immediately replace any ceiling tile displaced for visual inspection.
Class 2 <input type="checkbox"/>	Remove patient from immediate work area to allow safe access and ensure patient comfort and safety. Where appropriate, isolate HVAC (heating ventilation & air conditioning) systems in work areas. Provide active means to prevent airborne dust from dispersing into the atmosphere including, but not limited to, use of dust bags/extraction units on all machinery that creates dust. Water-mist work surfaces to control dust while cutting, where this does not conflict with live electrical systems. To reduce Legionella risk only use mains water for misting and avoid pooling of water that may be prolonged. Seal unused doors with duct-tape. Block off and seal air-vents before starting work. Wipe work surfaces with detergent. Contain construction waste before transport in tightly covered containers. Wet-mop and vacuum with Industrial Vacuum Cleaner to Type S Standard before leaving work area. Place dust-attracting mat (tack mat) at entrance and exit of work area. Remove isolation of HVAC system after work is complete.
Class 3 <input type="checkbox"/>	Where appropriate, isolate HVAC system in area where work is being undertaken to prevent contamination of duct system. Isolate work area by completing all dust control barriers including closing all windows adjacent to clinical areas and implementing dust control measures before construction begins. Maintain negative air pressure within work site. Use HEPA (high efficiency particulate air)-equipped air filtration unit if there is a risk that extracted air will enter building. Do not remove barriers from work area until complete project is clinically clean. Vacuum with filtered vacuum cleaner during works. Wet-mop area during works. Remove barrier materials to minimise spreading of dust and debris associated with construction. Contain construction waste before transport in tightly covered containers. Remove isolation of HVAC system in areas where work has been done and appropriate checks performed.
Class 4 <input type="checkbox"/>	Isolate HVAC system in area where work is being undertaken to prevent contamination of duct system. Isolate work area by completing all dust control barriers including closing all windows adjacent to clinical areas and implementing dust control measures before construction begins. Maintain negative air pressure within work site. Use HEPA (high efficiency particulate air)-equipped air filtration unit if there is a risk that extracted air will enter building. Seal holes, pipes, conduits and punctures appropriately. Where practicable ensure site access is direct from outside building/clinical areas or construct airlock that requires all personnel to remove dirty apparel and clean down before leaving the work area. The use of cloth/paper disposable overalls/shoes, etc. may be required. Do not remove barriers from work area until complete project is clinically clean and repeat clinical clean after barrier removed. Vacuum with filtered vacuum cleaner during works. Wet-mop area with detergent during works. Remove barrier materials to minimise spreading of dust and debris associated with construction. Contain construction waste before transport in tightly covered containers. Remove isolation of HVAC system in areas where work has been done and appropriate checks performed.
All Work <input type="checkbox"/>	Personnel experiencing any diarrhoea, vomiting, unexplained rashes or raised temperature should not visit clinical areas. Proposed interruption to the utilities (water/electricity) shall be notified in advance to the Estates Department so that arrangements can be made with clinicians regarding hand washing, bed pan macerators, etc.

Appendix B

INFECTION CONTROL RISK ASSESSMENT FOR OPERATIVES WORKING IN CLINICAL AREAS

Project		Date	
Operation		Risk Assessor	
Identify which hazards may be present when undertaking the work and follow all controls listed. Where there is any doubt please contact the Infection Control Team			
Hazard	Hazard Present	Risk Control Measures	
Body fluid exposure (including working on drainage, sink traps and bedpans)	<input type="checkbox"/>	<ul style="list-style-type: none"> • All cuts and abrasions are to be covered with a waterproof occlusive plaster or dressing. • Always wash hands and any other part of the body that may be contaminated with soap and water after completing work. • If accidental exposure to an infection is suspected report immediately to Occupational Health during the day or A&E out of hours. • Wear protective eyewear if splashing to eyes is likely. • Wear fluid impermeable face mask (Kimberley Clarke FFP2) if splashing is likely. • Wear fluid impermeable protective gauntlet if arm above wrist area may contact body fluids • Wear disposable protective overalls if splashing of clothes is likely. • Wash all contaminated clothing before next work shift on a hot wash (71 degrees or as hot as the clothes will tolerate). • Operatives undertaking works on drainage, sink traps, and bedpans or where there is a risk of exposure to body fluids should be immunised against Hepatitis B by their GP • Do not eat or smoke in the clinical environment 	
Infectious agents (see notes on reverse)	<input type="checkbox"/>	<ul style="list-style-type: none"> • Always wash hands and any other part of the body that may be contaminated, with soap and water especially before eating, before entering the ward, before leaving the ward/clinical area and after using the toilet. • Alcohol hand rub can be used in place of soap and water, to clean hands if hands appear visually clean. • Upon arrival in any ward or clinical area report to nurse or manager in charge, explain what you are doing and ask for details of any specific clinical risks that are currently present in the areas you need to work and what action should be taken to control the risks. Check that you will not be entering isolation rooms containing patients with diarrhoea, vomiting, tuberculosis, meningitis or chickenpox. Remember patient confidentiality must be respected at all times so clinical staff can only indicate presence of risk and measures required to control those risk, not details of who has what infection. • Persons whose immune system is not functioning properly e.g. they are undergoing medical treatment or they already have an infection and those who have a skin shedding condition e.g. psoriasis, eczema on exposed parts of the body, should seek advice from their GP. • Pregnant staff should seek advice from their GP or Occupational Health provider before commencing the project. • Do not eat or smoke in the clinical environment • Operatives working in a clinical environment must be vaccinated against TB if immunity to TB has not been demonstrated. 	
Sharps injury (used needles, etc).	<input type="checkbox"/>	<ul style="list-style-type: none"> • Visually check work areas for sharps before undertaking works • Visually check sink/ basin traps for evidence of sharps before starting • When undertaking work that could present a risk of exposure wear protective hand wear that will prevent sharp penetration • If accidentally pierced by a clinical sharp immediately bleed the wound, wash it and report to Occupational Health during the day or A&E out of hours. • Drainage and plumbing workers must be vaccinated against Hepatitis B 	
Infected dust in ventilation ducts	<input type="checkbox"/>	<ul style="list-style-type: none"> • Where practicable and where ducts are contaminated with dust clean duct around immediate work area with a vacuum fitted with a HEPA (high efficiency particulate air) • Wear protective dust mask when working on or within ventilation ducts • Wash all clothing before next work shift on a hot wash (71 degrees or as hot as the clothes will tolerate). • Always wash hands and any other part of the body that may be contaminated with soap and water before leaving the ward or clinical area. • Persons whose immune system is not functioning properly e.g. they are undergoing medical treatment or they already have an infection and those who have a skin shedding condition e.g. psoriasis, eczema on exposed parts of the body should seek advice from their GP • Do not eat or smoke in the clinical environment 	

continues overleaf - Infectious Agents.

Appendix B - continued.

Infectious Agents		
Condition or Infection	Mode of Transmission	Evidence of human to human spread if no precautions taken
Body lice	Contact	Strong
Campylobacter	Faeco-oral	Poor
Chickenpox (Varicella)	Air borne	Strong
Clostridium difficile	Faeco-oral	Strong
Multi-resistant Coliforms eg multi-resistant Klebsiella	Contact	Strong
Diarrhoea and or vomiting (undiagnosed)	Faeco-oral	Strong
Head lice	Contact	Poor
Hepatitis (undiagnosed)	Faeco-oral/blood borne	Poor
Hepatitis B & C	Blood borne	
Hepatitis A & E	Faeco-oral	Poor
HIV	Blood borne	
Infectious mononucleosis (glandular fever)	Droplet	Poor
Influenza (Clinical diagnosis)	Droplet	Strong
Intestinal parasites (incl. protozoan's)	Faeco-oral	Poor
Legionellosis (legionnaires disease)	Airborne	Nil
Malaria	Vector borne (mosquito)	Nil
Measles	Droplet	Strong
Meningitis undiagnosed (viral or bacterial)	Droplet/Faeco-oral	Moderate
Meningococcal septicaemia	Droplet	Moderate
Methicillin resistant Staphylococcus aureus	Contact	Strong
Mumps	Droplet	Strong
Norovirus (viral gastroenteritis)	Faeco-oral/droplet	Strong
Penicillin-resistant Streptococcus pneumonias	Droplet	Strong
Pubic lice	Contact	Poor
Pyrexia of Unknown Origin (PUO)	N/a	N/a
Respiratory syncytial virus (RSV)	Droplet	Strong
Rotavirus	Faeco-oral/droplet	Strong
Rubella	Droplet	Moderate
SARS	Airborne	Strong
Salmonella or Shigelloses	Faeco-oral	Strong
Scabies (confirmed or suspected)	Contact	Moderate
Scarlet fever	Droplet	Moderate
Shingles (Herpes Zoster)	Contact	Moderate
Group A Streptococcus	Droplet/contact	Strong
Suspected infective diarrhoea & or vomiting including dysentery	Faeco-oral/droplet	Strong
TB open pulmonary	Air-borne	Strong
TB closed pulmonary or non-pulmonary	Air borne/contact	Nil
Typhoid fever	Faeco-oral	Moderate
Vancomycin resistant enterococcus	Contact	Strong
Verotoxin producing strains of Escherichia coli (eg E.coli 0157)	Faeco-oral	Strong
Viral Haemorrhagic Fever	Blood borne	Strong

Appendix C

ASPERGILLUS CONTROL PERMIT

Permit No.		Expiry date		Start date	
Work location				Duration	
Contractor		Contact		Telephone	
CEO / Clinical Director Approval					
Name		Signed		Telephone	
Hospital Technical Services / Capital Projects Manager Approval					
Name	Ian Manning	Signed		Telephone	
Infection Control Personnel Approval					
Name		Signed		Telephone	

Construction/Renovation Activity (tick relevant activity)	Population Risk Group (tick relevant population risk group)
<input type="checkbox"/> Type A - Minor Internal Containable Activities Inspection and non-invasive activities and small-scale activities that create minimal dust. These include, but are not limited to, activities that require removal of ceiling tiles for visual inspection (limited to 1 tile per 5m ²), painting (no sanding), wall covering, electrical trim work, minor plumbing and other maintenance activities that do not generate dust or require cutting of walls or access to ceilings other than for visual inspection. Activities that require access to conduit spaces, cutting of walls or ceilings where dust migration can be controlled for installation or repair of minor electrical work, ventilation components, telephone wires or computer cables. It also includes minor plumbing.	<input type="checkbox"/> Group 1 - No Evidence of Risk <input type="checkbox"/> Staff Members/Service Providers/Contractors <input type="checkbox"/> All patients not listed in Groups 2-4 below <input type="checkbox"/> Group 2 - Increased Risk <input type="checkbox"/> Patients on prolonged courses of high dose steroids <input type="checkbox"/> Severely immunosuppressed AIDS patients <input type="checkbox"/> Patients undergoing mechanical ventilation <input type="checkbox"/> Non-neutropenic patients on chemotherapy <input type="checkbox"/> Dialysis patients <input type="checkbox"/> Group 3 - High Risk <input type="checkbox"/> Neutropenic patients (<14 days) following chemotherapy <input type="checkbox"/> Adult acute lymphoblastic leukaemia (ALL) on high dose steroid therapy <input type="checkbox"/> Solid organ transplantation patients <input type="checkbox"/> Patients in neo-natal intensive care units (ICUs) <input type="checkbox"/> Chronic Granulomatous Disease of Childhood <input type="checkbox"/> Laboratories (prevent contamination of microbiological specimens and thereby avoid pseudo-diagnosis) <input type="checkbox"/> Group 4 - Very High Risk <input type="checkbox"/> Allergenic bone marrow transplantation patients during the neutropenic period <input type="checkbox"/> Allergenic bone marrow transplantation patients with graft versus host disease <input type="checkbox"/> Autologous bone marrow transplantation patients, i.e. during neutropenic period <input type="checkbox"/> Peripheral stem cell transplantation patients, i.e. during neutropenic period <input type="checkbox"/> Non-myeloablative transplantation patients <input type="checkbox"/> Children with severe combined immunodeficiency syndrome (SCIDS) <input type="checkbox"/> Patients with prolonged neutropenia (>14 days) following chemotherapy or immunosuppressive therapy <input type="checkbox"/> Aplastic anaemia patients <input type="checkbox"/> Recommendations For Infection Control Preventive Measures
<input type="checkbox"/> Type B - Major Internal Containable Activities Any work that generates a moderate level of dust or requires demolition or removal of any fixed building components or assemblies (e.g. counter tops, cupboards sinks). These include, but are not limited to, activities that require sanding of walls for painting or wall covering, removal of floor-covering, ceiling tiles and stud work, new wall construction, minor duct work or electrical work above ceilings, major cabling activities, and any activity that cannot be completed within a single work shift. This type of activity includes extensive plumbing work. It also includes demolition or removal of a complete cabling system or plumbing and new construction that requires consecutive work shifts to complete.	
<input type="checkbox"/> Type C - Minor External Non-Containable Activities External construction activities that generates moderate levels of dust or minor excavations. Such activities include digging trial pits and minor foundations, trenching, landscaping and minor construction and demolition work.	
<input type="checkbox"/> Type D - Major External Non-Containable Activities External construction activities that generate large levels of dust. Such activities would include major soil excavation, demolition of buildings and any other construction activity not covered under Type C.	

continues overleaf - Recommendations For Infection Control Preventive Measures.

Recommendations For Infection Control Preventive Measures (tick relevant controls)	
<input type="checkbox"/> Class I Preventive Measures are recommended for Minor Internal Containable Construction Activities (Type A)	Class II cont'd
<input type="checkbox"/> Dust Control <input type="checkbox"/> Immediately replace ceiling tiles displaced for visual inspection <input type="checkbox"/> Execute work by methods to minimise dust generation from construction or renovation activities <input type="checkbox"/> Provide active means to minimise dust generation and migration into the atmosphere <input type="checkbox"/> Cleaning <input type="checkbox"/> Wet mop and vacuum area as needed and when work is completed <input type="checkbox"/> Wipe horizontal and vertical work surfaces with hot soapy water <input type="checkbox"/> Infection Control Personnel <input type="checkbox"/> Approval to be given <input type="checkbox"/> In collaboration with cleaners and technical services ensure that the construction zone remains sealed and that the cleaning is adequate at all times <input type="checkbox"/> Patient Risk Reduction <input type="checkbox"/> Move at-risk patients (Groups 2-4) away from construction area. If it is not possible to move e.g. ICU patients an impermeable dust barrier should be erected around the construction area <input type="checkbox"/> Minimise patients exposure to the construction/renovation area <input type="checkbox"/> Minimise dust and increase cleaning in patient area	<input type="checkbox"/> Infection Control As for Class I <input type="checkbox"/> Patient Risk Reduction <input type="checkbox"/> Move all patients from the construction area <input type="checkbox"/> If possible move at-risk patients (Groups 2-4) who are adjacent or near to the construction area <input type="checkbox"/> Ensure that patients do not go near construction area <input type="checkbox"/> All windows, doors, air intake and exhaust vents should be sealed in areas of the hospital containing patients who are classified as high-risk, if the construction or demolition work is considered likely to result in Aspergillus-contaminated air entering these areas <input type="checkbox"/> Very high-risk patients (Group 4) should be treated in HEPA-filtered, positive pressure rooms <input type="checkbox"/> Traffic Control <input type="checkbox"/> In collaboration with the technical services manager designate a traffic pattern for construction workers that avoids patient care areas and a traffic pattern for clean or sterile supplies, equipment, patients, staff and visitors that avoids the construction area <input type="checkbox"/> A traffic path should be designated for the removal of rubble from the construction site which preferably is separate to and away from all hospital related traffic
<input type="checkbox"/> Class II Preventive Measures are recommended for Major Internal Containable Construction Activities (Type B)	<input type="checkbox"/> Class III Preventive Measures are recommended for external Non-Containable Construction Activities (Type C&D)
<p><i>In addition to Class I measures outlined above the following measures should be also implemented for Type B activities</i></p> <input type="checkbox"/> Dust Control <input type="checkbox"/> Erect an impermeable dust barrier <input type="checkbox"/> Ensure windows and doors are sealed <input type="checkbox"/> A separate entrance away from patient traffic should be created for use by construction workers <input type="checkbox"/> Protective clothing should be worn by construction workers and removed when leaving the construction site <input type="checkbox"/> Dust barrier should not be removed until the project is complete <input type="checkbox"/> Ventilation of Construction Area <input type="checkbox"/> Seal windows <input type="checkbox"/> Maintain negative pressure within construction zone by using a portable extract fan <input type="checkbox"/> Ensure air is exhausted directly to the outside and away from intake vents or filtered through a HEPA filter before being re-circulated <input type="checkbox"/> Ensure ventilation system is functioning properly and is cleaned if contaminated by soil or dust after construction or renovation project is complete <input type="checkbox"/> Debris Removal and Cleaning <input type="checkbox"/> Contain debris in covered containers or cover with either an impermeable or moistened sheet before transporting for disposal <input type="checkbox"/> Remove debris at end of the work day <input type="checkbox"/> An external chute will need to be erected if the construction is not taking place at ground level <input type="checkbox"/> Vacuum work area with HEPA filtered vacuums daily or more frequently if required	<input type="checkbox"/> Dust Control <input type="checkbox"/> Execute work by methods to minimise dust generation from construction or renovation activities <input type="checkbox"/> Provide active means to minimise dust generation and migration into the atmosphere <input type="checkbox"/> Debris Removal and Cleaning <input type="checkbox"/> Contain debris in covered containers or cover with an impermeable or moistened sheet before transporting for disposal <input type="checkbox"/> Ensure no increased dust within hospital, increased cleaning may be necessary <input type="checkbox"/> Infection Control <input type="checkbox"/> Approval to be given <input type="checkbox"/> In collaboration with technical services ensure that dust is minimised from the construction site and that the construction site measures are being adhered to <input type="checkbox"/> Ensure that cleaning is adequate to minimise dust within the hospital <input type="checkbox"/> Patient Risk Reduction <input type="checkbox"/> If possible move at-risk patients (Groups 2-4) who are adjacent or near to the construction area <input type="checkbox"/> Ensure that patients do not go near construction area <input type="checkbox"/> All windows, doors, air intake and exhaust vents should be sealed in areas of the hospital containing patients who are classified as high risk, if the construction or demolition work is considered likely to result in Aspergillus-contaminated air entering these areas <input type="checkbox"/> Very high-risk patients (Group 4) should be treated in HEPA-filtered, positive pressure rooms

APPENDIX F TENDER EVALUATION MATRIX AND SCORING CRITERIA

Appendix F - Tender Evaluation Matrix and Scoring Criteria



Scheme details

Scheme title	Oral and Maxillofacial Refurbishment
Scheme address	Luton & Dunstable University Hospital Lewsey Road Luton

Selection panel

Name	Job title
Melanie Chalk	Deputy Programme Director
David Hartshorne	Programme Director Hospital Redevelopment
Jon Hall	Project Manager
Brian Flindall (Commercial)	Cost Consultant

The next tab shows the scoring criteria for this tender.

The above selection panel will score the criteria jointly.

Please use the space on the evaluation criteria tab to give your response in no more than 500 words per section.

The attached pricing document should be completed for your commercial submission.

Rank Appendix F - Tender Evaluation Matrix and Scoring Criteria

Weighting

Contractor Design Proposals

1	Bidders, as part of their tender returns, are to provide their Contractor's Proposals for the Contractor Design Portions identified in Appendix H and confirm they are unequivocally compliant with the Specification or confirm where they're different.	25%

Service

2	Evidence where and how you have exceeded Client expectations in the refurbishment of health care buildings. Detail how it was done. Demonstrate Client satisfaction with the performance.	5%

Quality Management

3	Show the experience you have of this type of scheme/project and clinical model. What lessons have been learned elsewhere which can be incorporated into this scheme?	10%

Assurance of supply

4	Show how you will provide confidence that the programme for this scheme is achievable.	10%

Innovation

5	What innovative proposals will you bring to scheme development, driving improvement to patient outcomes and/or value for money? How will information (reporting, best practice, designs, documentation etc.) be shared.	5%

Cost

6		45%
---	--	-----

Scores will be marked out of 10 and weighted as above.

<u>Example Scoring</u>		
<u>Section</u>	<u>Score</u>	<u>Weighting</u>
1	10	2.5
2	10	0.5
3	10	1.0
4	10	1.0
5	10	0.5
6	10	4.5
Total Score		10

APPENDIX G

INSTRUCTIONS TO TENDERERS

APPENDIX G

INSTRUCTIONS RELATING TO PREPARATION AND SUBMISSION OF TENDERS

1. DATE AND TIME FOR RECEIPT OF TENDERS - The completed Form of Tender and Certificate of Bona Fide Tender and other relevant information as detailed below shall be completed and Tenders are to be submitted by **12:00 noon on Monday 6 March 2017**, at the following address:-

Tenders are to be emailed to etendering@ldh.nhs.uk by the due time and date.

2. QUERIES DURING THE TENDER PERIOD - All queries raised during the tender period must be in writing and should be **emailed to etendering@ldh.nhs.uk**.

3. ACCEPTANCE OF TENDERS - The Employer and his representatives offer no guarantee that the lowest or any tender will be recommended for acceptance or accepted, nor will they be responsible for any costs incurred in the preparation of any tenders.

4. TENDERING PROCEDURE: will be in accordance with the principles of the JCT 2012 Practice Note – Tendering.

5. INABILITY TO TENDER - If the Contractor cannot tender for any parts of the work as defined in the tender documents or needs further clarification he must inform the QS as soon as possible during the tender period defining the relevant parts and stating the reason for his inability to tender.

6. SUBMISSION OF PRICED SPECIFICATION – With the tender return the Contractor must submit a copy of the Pricing Analysis included in Section Two, fully quantified and priced and monied out in black ink to agree with the total of his tender. This has been provided in electronic format for the Contractor's use, should he so wish.

6a. SCHEDULE OF RATES – The Contractor shall note the requirement to provide a quantified schedule of rates on request, and in any event prior to acceptance of his tender.

7. PRICING OF SPECIFICATION - Costs relating to items which are not priced will be deemed to have been included elsewhere in the Pricing Analysis.

8. PRICING PRELIMINARIES - The Contractor must submit a detailed build-up of his pricing of the Preliminaries before his tender is accepted.

9. ERRORS IN THE PRICED DOCUMENTS: will be dealt with in accordance with the JCT 2012 Practice Note - Tendering, Alternative 1.

10. PERIOD OF VALIDITY - Tenders must remain open for consideration (unless previously withdrawn) for not less than 12 weeks from the date fixed for the submission or lodgement of tenders. Attention is drawn to the wording of the Form of Tender and to the further conditions contained therein.

11. PROGRAMME - The Contractor's proposed master programme as specified in Section A32 of the Preliminaries or a summary thereof showing the sequence and timing of the principal parts of the works and itemising any work which is excluded must be submitted with the tender return.

12. QUALITY CONTROL RESOURCES – A statement must be submitted with the tender return describing the organisation and resources which the Contractor proposed to control the quality of the Works, including the work of all Sub-Contractors. The statement must include the number and type of staff responsible for quality control, with details of their qualifications.

13. INSPECTION OF FURTHER INFORMATION - The drawings upon which the Specification are based together with other documents may be inspected at the offices of the relevant consultants by appointment during the tender period.

14. SITE VISIT - Before tendering the Contractor is advised to visit the site to ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the works..

15. HEALTH AND SAFETY INFORMATION: A statement must be submitted with the tender return describing the organisation and resources which the Contractor proposes and undertakes to provide to safeguard the health and safety of operatives, including those of subcontractors and of any person who may be affected by the works, including:

- A copy of the Contractors Health and safety policy document, including risk assessment procedures.
- Accident and illness records for the past five years
- Records of previous Health and Safety Executive enforcement action
- Records of training and training policy
- The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.

16. TENDER DELIVERABLES: Notwithstanding the information noted in 6, 11, 12 and 15 above, please submit the following information, completed, as part of your tender return:-

- A completed Form of Tender(s)
- A completed Certificate of Bona Fide Tender
- Priced document which is to be quantifiable with a scheme of rates
- Completed mechanical and electrical quantifiable scheme of rates
- Completed quantifiable preliminaries
- Contractors Proposals for Contractor Design Portions as identified in Appendix H (**Item 1 of Appendix F**).
- Evidence where and how you have exceeded Client expectations in the refurbishment of health care buildings. Detail how it was done. Demonstrate Client satisfaction with the performance (**Item 2 of Appendix F**).
- Show the experience you have of this type of scheme/project and clinical model. What lessons have been learned elsewhere which can be incorporated into this scheme? (**Item 3 of Appendix F**).
- Show how you will provide confidence that the programme for this scheme is achievable (**Item 4 Appendix F**).
- What innovative proposals will you bring to scheme development, driving improvement to patient outcomes and/or value for money? How will information (reporting, best practice, designs, documentation etc.) be shared (**Item 5 of Appendix F**).

APPENDIX H

SCHEDULE OF WORK FOR CONTRACTOR DESIGN PORTION

APPENDIX H CONTRACTOR DESIGNED PORTIONS

GENERALLY

Extent of Appendix

This appendix contains the Employer's Requirements, the Contractor's Proposals and the Analysis for this Contractor Designed Portion.

SELECTED SUB-CONTRACTORS

Generally

Unless noted in A30/640a of Section One (General Conditions and Preliminaries), the work may be carried out by a Sub-Contractor of the Contractor's choice.

EMPLOYER'S REQUIREMENTS

The Contractor shall consider this Appendix in conjunction with the other sections of the Specification, all conditions and obligations of which shall apply to the Contractor Designed Portions.

The extent of the works, the specification thereof and the Contractor's Responsibilities and Obligations shall all be as outlined in this appendix and other sections of the Main Document. The Contractor is to note that the items and quantities given are indicative and he is to satisfy himself of their accuracy.

SPECIFICATION

The specification of the works and the Contractors Responsibilities shall be as the Specification and all other relevant specification clauses included within the Specification.

The drawings are as listed in **Appendix A** of the Specification.

The contractor shall be deemed to have taken into account the general conditions and preliminaries, as well as all drawings listed in **Appendix A** of the Specification.

GENERALLY

SCOPE OF WORK: The detailed design and installation of the Works as listed overleaf including associated Builders Work In Connection with these works.

THE CONTRACTORS PROPOSALS must include:

1. A full description of the proposals. Any proposed departure from the Employer's Requirements must be clearly indicated.
2. A statement of the relevant properties and performance of the proposed materials and construction, together with independent test certificates where appropriate.
3. The name of the proposed Sub-Contractor, with reference to work of a similar nature carried out by him or other contract(s), with relevant dates.

THE CONTRACT SUM ANALYSIS must give a complete quantified breakdown of this Contractor Design Portion. The Analysis must be in accordance with requirements listed hereafter and be submitted at the time of tender.

CONTRACTOR DESIGNED PORTIONS (CONTD)

DESIGN/PERFORMANCE REQUIREMENTS

DESIGN AND CO-ORDINATION:

1. Complete the design and detailing of the work and provide complete production information (including as appropriate, fabrication/installation drawings, all design calculations, specification etc) based on the drawings and specification, liaising with others as necessary to help ensure co-ordination of the work with related building elements and services.
2. Request additional information as necessary from the Architect / Engineer and provide information as necessary in time to meet the programme.
3. Submit sufficient copies of the design/production information, including two copies for the Consultants.
4. The Architect / Engineer will inspect the design/production information, record his comments and return to the Contractor. The Architect / Engineer will require 14 days for such examination of the design/production information.
5. Make any necessary amendments in accordance with any comments of the Architect / Engineer and without delay. Unless and until it is confirmed that re-submission is not required, re-submit for further checking and comment, incorporate any necessary further amendments all as before.
6. If submitted design/production information differs from the requirements of the Tender documents, each such difference must be the subject of a request for substitution or variation, supported by all relevant information.
7. Should any amendment to design/production information required by the Architect / Engineer be considered to involve a variation which has not already been acknowledged as a variation by the Architect / Engineer, notify the Architect / Engineer without delay and in any case within 7 days, and do not proceed with ordering, fabrication, or fixing until subsequently instructed. Claims for extra cost of such work, if made after it has been carried out, may not be allowed.
8. Submit sufficient copies of final version of design/production information.

DIMENSIONAL CO-ORDINATION:

1. Ensure that installations occur at the design position and align with other parts and features of the building as shown on the drawings.
2. Accommodate permissible deviations in the building structure.

Submit details of the proposed fixing system, method of adjustment and tolerances to which the equipment will be constructed.

CONTRACTOR DESIGNED PORTIONS (CONTD)

CONTRACTOR'S PROPOSALS

(To be completed by the Contractor)

CONTRACTOR DESIGNED PORTIONS (CONTD)

ANALYSIS

(To be completed by the Contractor)

The Analysis is to comprise a detailed Schedule of Rates for the work to be executed, and broken down into convenient sections and is to include costs of producing working drawings and any other relevant items necessary for valuing the work in respect of interim payments and variations. The total of the extended schedule must equal the total included in the measured section of this Specification.

	Quantity	Unit	Rate	Total £
--	----------	------	------	---------

Works as described in the Specification including:-

1. MEP Services Design
2. Structural Design.
3. Vacuum Design
4. Security Design
5. List all other items required to have contractor's design:

Provision of Warranty Agreement				Item
---------------------------------	--	--	--	------

Design, additional drawings, calculations and additional specification required to amplify the Employer's Requirements				Item
--	--	--	--	------

Any other costs of Contractor's Proposals and of complying with Employers Requirements (Contractor to specify)				
--	--	--	--	--

.....				Item
-------	--	--	--	------

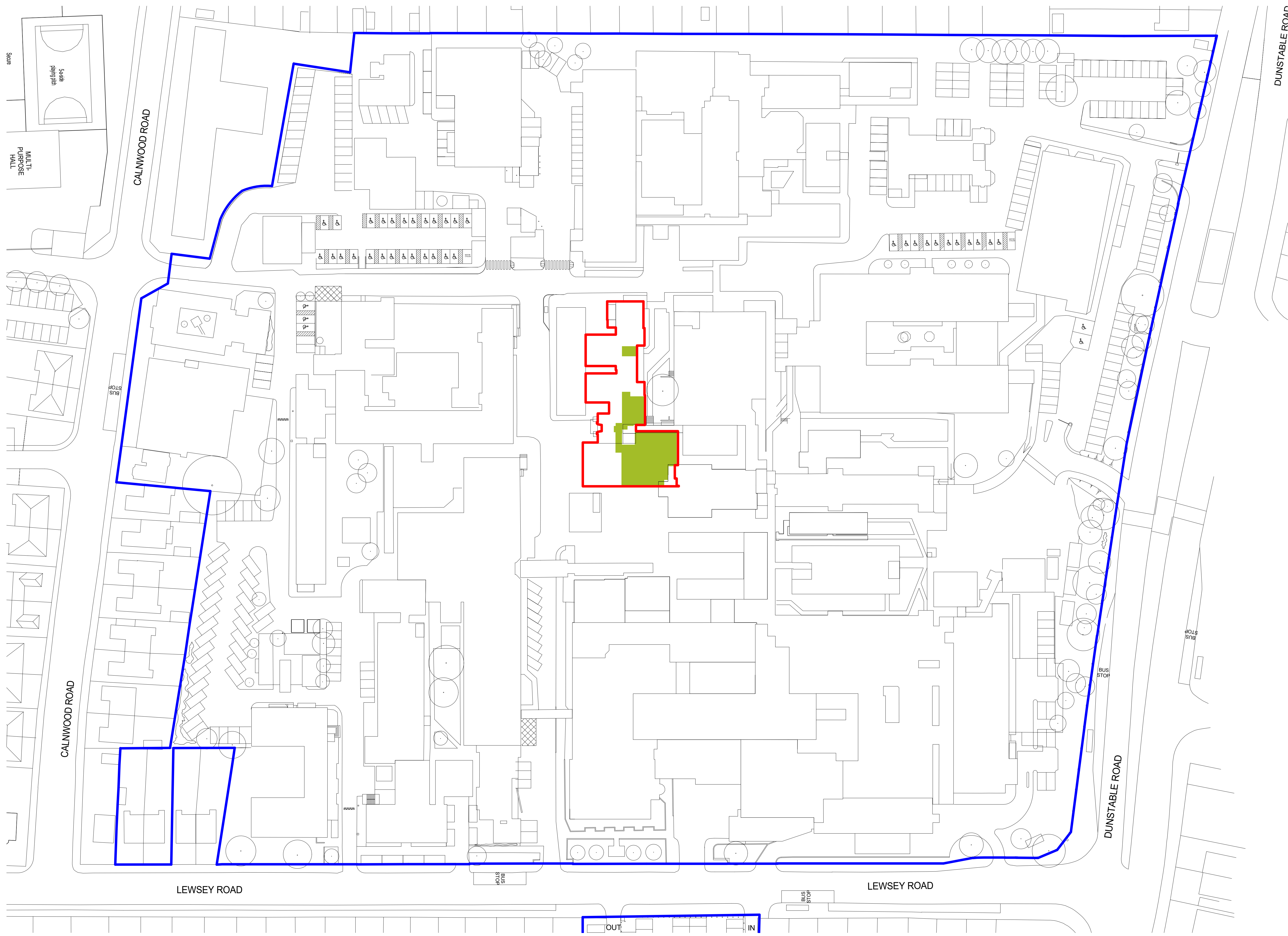
.....				Item
-------	--	--	--	------

.....				Item
-------	--	--	--	------

VOLUME TWO ARCHITECTURAL DRAWINGS, SPECIFICATIONS AND OTHER INFORMATION

Existing Site Plan

L&D Oral and Maxillofacial Surgery



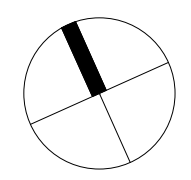
Key

█	Location of works
█	Oral and Maxillofacial Surgery department
█	L&D NHS Foundation Trust

Notes

Revision Schedule		
REV P1	First Issue	03/02/17

DO NOT SCALE OFF DRAWINGS
REPORT ALL DISCREPANCIES
CHECK ALL DIMENSIONS ON SITE



0 20 50 m

© Copyright Murphy Philipps 2017
Prepared using Revit 2016

1:500



D2 - Suitable for tender

Existing Site Plan
at
L&D Oral and Maxillofacial Surgery
for
Luton & Dunstable NHS Foundation Trust

LDH - MPA - XX - XX - DR - AR - 00010
REV: P1 - 03/02/17
Scale: As indicated @ A1
03rd February 2017

MURPHYPHILIPPS

16 Wenlock Road
London, N1 7TA
Tel: 020 7490 8008
Fax: 020 7490 8778

Existing Ground Floor Plan

L&D Oral and Maxillofacial Surgery



Key

This drawing is to be read with the project scope of works

- Area not included in project scope of work
- Existing building fabric
- New partition wall
- Existing roof lights (location indicative only)
- Gross Internal Area (GIA)

GIA 285 m²

NB: Base layout extracted from Trust's record drawing and not from a survey drawing. Dimensions are indicative only and are subject to change following onsite measured survey that is to be provided by the Contractor following the demolition works.

Notes

Revision Schedule		
REV P1	First Issue	05/01/17
REV P2	Generally revised	03/02/17

1 Existing Ground Floor
1 : 100



D2 - Suitable for tender

Proposed Ground Floor Plan

L&D Oral and Maxillofacial Surgery

- General Key**
- Standard British Gypsum or similar.
 - 72mm metal studs.
 - 2x12.5mm plasterboard
 - 50mm (sound block) integral insulation within partition.
 - No horizontal joints permitted in boards.
 - 10mm deflection head, acoustic seals at junction of head/base track with concrete soffit/concrete floor respectively.
 - Partitions to run from concrete floor to structural soffit.
 - All penetrations in partitions to be sealed for acoustic reasons and/or fire protection.
 - Prepare board systems to specified finishes.
 - Sound transfer between all rooms is to be attenuated such that intelligible speech cannot be heard.
 - New partitions that are to be in line with existing partitions are to be of thickness to suit.
- Contractor to provide proprietary access panels to ducts, pipes, etc. as required.



Key

This drawing is to be read with the project scope of works

- Area not included in project scope of work
- Existing building fabric
- New partition wall
- Existing roof lights (location indicative only)
- Gross Internal Area (GIA)

GIA	285 m²
-----	--------

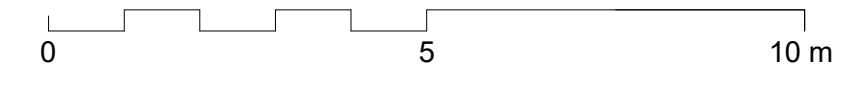
NB: Base layout extracted from Trust's record drawing and not from a survey drawing. Dimensions are indicative only and are subject to change following onsite measured survey that is to be provided by the Contractor following the demolition works.

Notes

Revision Schedule		
REV P1	Issued for Approval	19/12/16
REV P2	Drawing revised as per discussions with users	23/01/17
REV P3	Generally revised	31/01/17
REV P4	Generally revised	03/02/17
REV P5	General Key amended	06/02/17

1 Proposed Ground Floor Plan
1 : 100

DO NOT SCALE OFF DRAWINGS
REPORT ALL DISCREPANCIES
CHECK ALL DIMENSIONS ON SITE



© Copyright Murphy Philipps 2017
Prepared using Revit 2016

1:100

D2 - Suitable for tender

Proposed Ground Floor Plan
at
L&D Oral and Maxillofacial Surgery
for
Luton & Dunstable NHS Foundation Trust

MURPHYPHILIPPS

LDH - MPA - 30 - 00 - DR - AR - 01100
REV:P5 -06/02/17
Scale: 1 : 100 @ A1
19th December 2016

16 Wenlock Road
London, N1 7TA
Tel: 020 7490 8008
Fax: 020 7490 8778

Door Schedule

L&D Oral and Maxillofacial Surgery

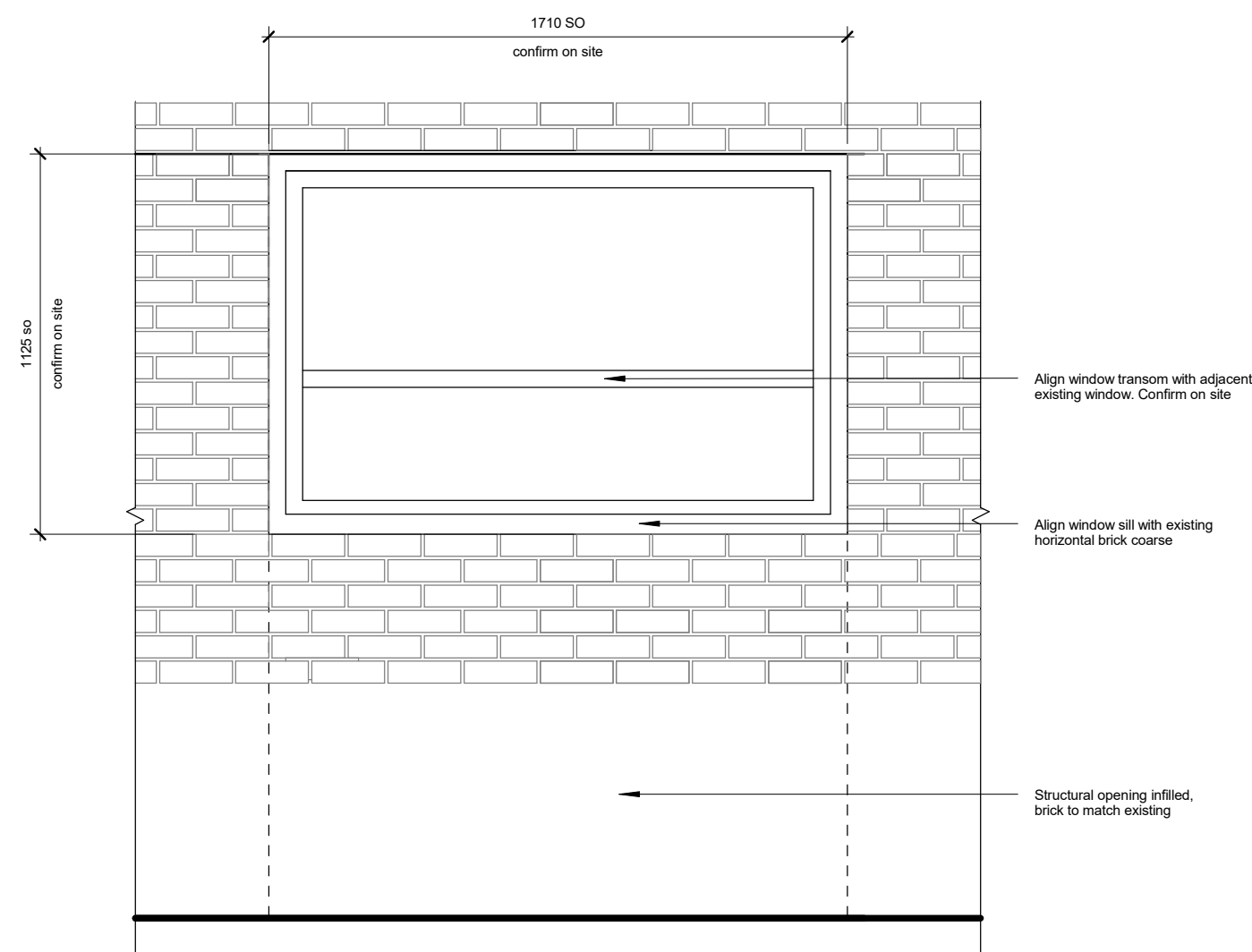
Door Schedule												
Type Mark	Door Number	Room Name	Fire Rating Doors	Single/Pair	Single/Double Swing	Height	Width	Door Wrapping	Leaf 1 Vision Panel	Leaf 2 Vision Panel	Glazing Type/Finish	Frame Wrapping
DD01												
DD01	30/00/033	Oral Surgery	30	One and a Half Leaf Door	Single	2100	1500	dFend Midnight Cashmere				dFend Midnight Cashmere
DD01	30/00/034	Oral Surgery	30	One and a Half Leaf Door	Single	2100	1500	dFend Midnight Cashmere				dFend Midnight Cashmere
DD01	34/00/045	Restorative Dentistry	N/A	One and a Half Leaf Door	Single	2100	1500	dFend Midnight Cashmere				dFend Midnight Cashmere
DD01	34/00/046	Restorative Dentistry	N/A	One and a Half Leaf Door	Single	2100	1500	dFend Midnight Cashmere				dFend Midnight Cashmere
DD01	34/00/047	Dental Chair	N/A	One and a Half Leaf Door	Single	2100	1500	dFend Midnight Cashmere				dFend Midnight Cashmere
DD01: 5												
DD02												
DD02	34/00/030A	Waiting Area	60	One and a Half Leaf Door with Vision Panel	Single	2100	1500	dFend Midnight Cashmere	750 & 488 x 200		Fire Rated	dFend Midnight Cashmere
DD02	34/00/049	Lobby	60	One and a Half Leaf Door with Vision Panel	Single	2100	1500	dFend Midnight Cashmere	750 & 488 x 200		Fire Rated	dFend Midnight Cashmere
DD02: 2												
DD03												
DD03	34/00/044	Circulation	30	Double Door	Single	2100	1500	dFend Snowflake Cashmere	750 & 488 x 200	750 & 488 x 200	Fire Rated	dFend Snowflake Cashmere
DD03: 1												
DD04												
DD04	34/00/030E	Waiting Area	N/A	One and a Half Leaf Door, full height glazed	Single	2080	1500				Clear	
DD04: 1												
DS01												
DS01	34/00/030F	Waiting Area	N/A	Internal Single Door	Single	2100	1000	dFend Midnight Cashmere	750 & 488 x 200		Clear	dFend Midnight Cashmere
DS01	34/00/040	Admin Office (4p)	N/A	Internal Single Door	Single	2100	1000	dFend Snowflake Cashmere	750 & 488 x 200		Clear	dFend Snowflake Cashmere
DS01: 2												
DS02												
DS02	30/00/037	Clean Utility	30	Internal single door	Single	2100	1010	dFend Snowflake Cashmere				dFend Snowflake Cashmere
DS02	34/00/030B	Waiting Area	30	Internal single door	Single	2100	1010	dFend Snowflake Cashmere				dFend Snowflake Cashmere
DS02	34/00/030C	Waiting Area	N/A	Internal single door	Single	2100	1010	dFend Midnight Cashmere				dFend Midnight Cashmere
DS02	34/00/030D	Waiting Area	N/A	Internal single door	Single	2100	1010	dFend Midnight Cashmere				dFend Midnight Cashmere
DS02	34/00/039	Dirty Utility	30	Internal single door	Single	2100	1010	dFend Snowflake Cashmere				dFend Snowflake Cashmere
DS02	34/00/048	Store	30	Internal single door	Single	2100	1010	dFend Snowflake Cashmere				dFend Snowflake Cashmere
DS02: 6												
DS03												
DS03	30/00/038	Change	30	Internal single door	Single	2100	910	dFend Snowflake Cashmere				dFend Snowflake Cashmere
DS03: 1												
Grand total: 18												

Key

Notes

Revision Schedule

REV P1 First Issue 03/02/17

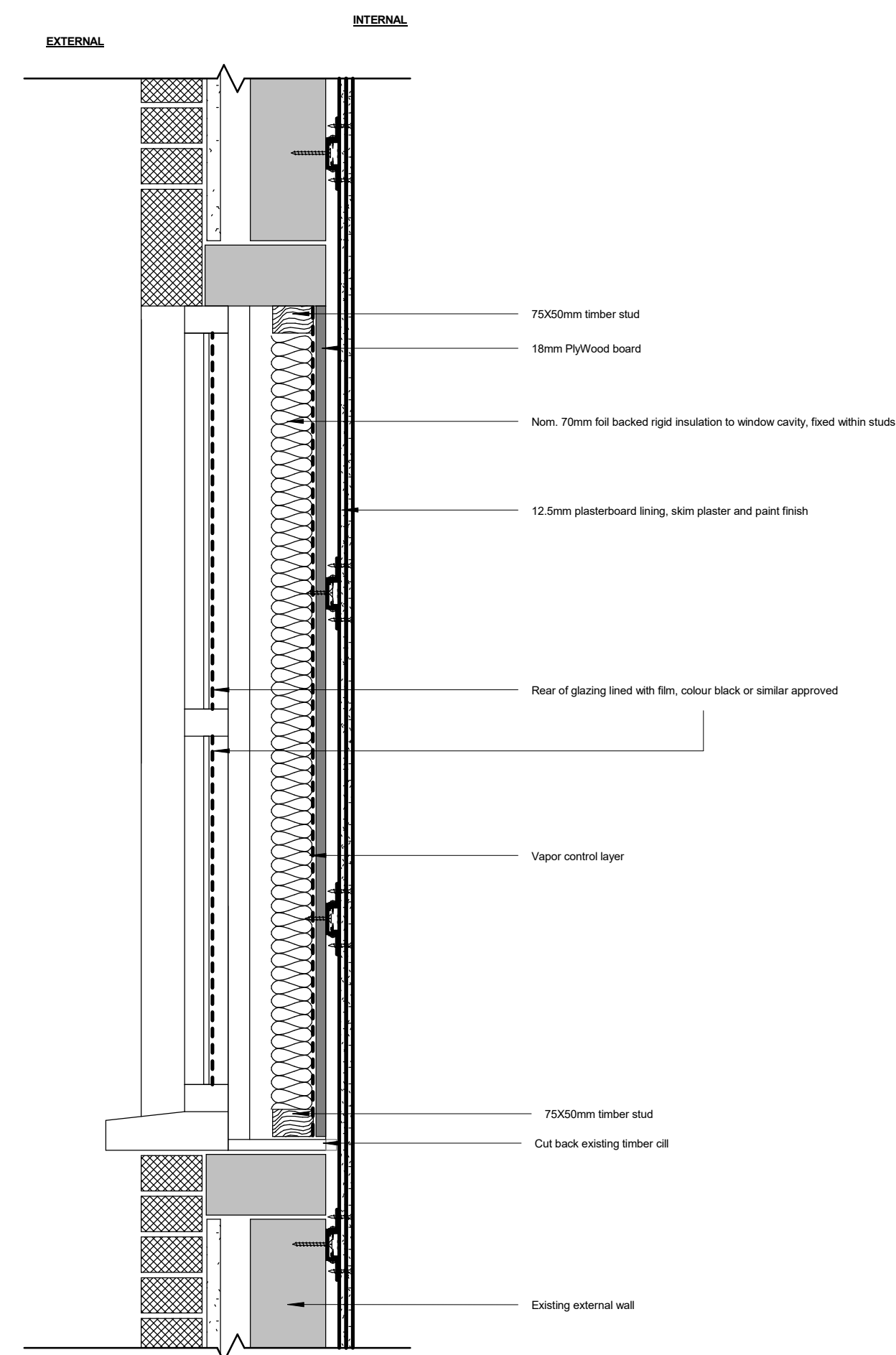


WINDOW TYPE W01

- External single window, aluminium, colour white
- Existing structural opening of door to be re-used.
- Configuration of window to match existing window profile of the building
- Check and confirm ALL dimensions on site prior to manufacture
- Window u-values to meet requirements of Approved Document L2B Conservation of fuel and power Existing buildings other than dwellings.

Window Type W01

1 : 20



Window Detail - Window Blocking Up

1 : 10

Key

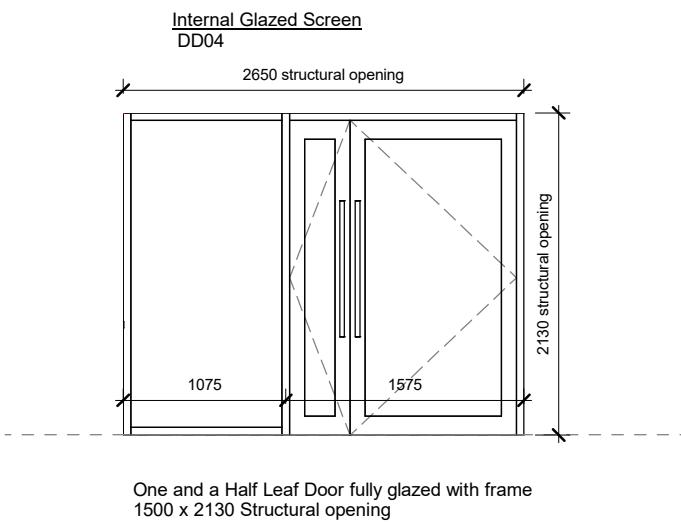
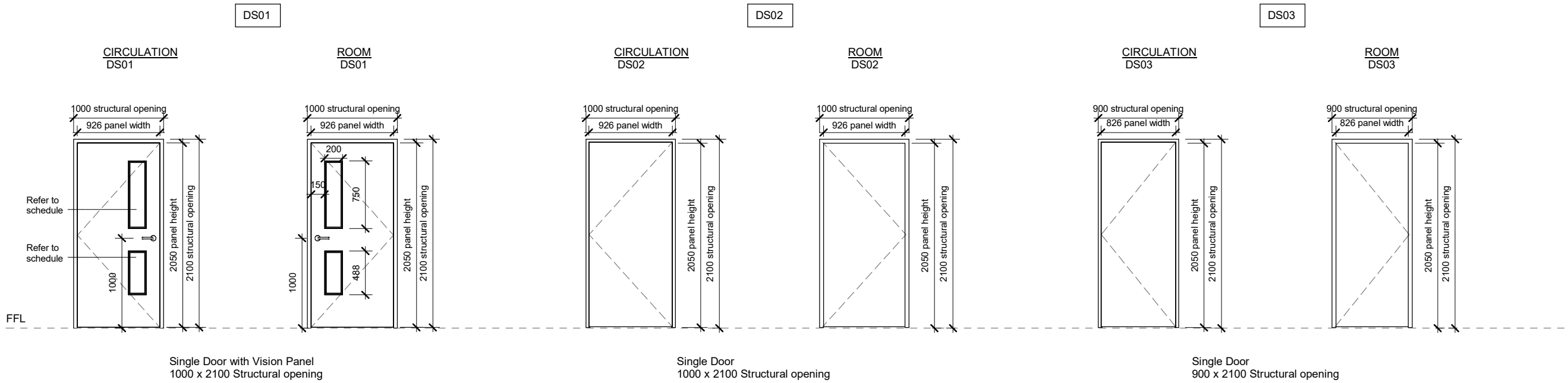
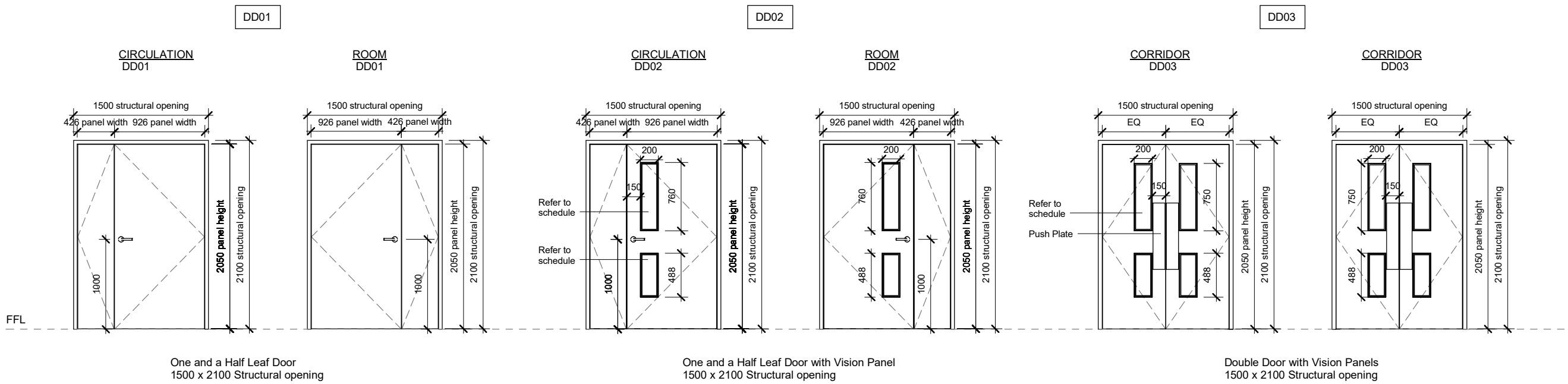
Notes

Revision Schedule

REV P1 First Issue 03/02/17

Internal Door Elevations

L&D Oral and Maxillofacial Surgery



Key

Notes

Revision Schedule

REV P1 First Issue 03/02/17

Ground Floor Reflected Ceiling Plan

L&D Oral and Maxillofacial Surgery

Ceiling Types	
CP1	Suspended plasterboard ceiling
CP2	Suspended moisture resistant plasterboard ceiling
CT1	600 x 600 Suspended Ceiling Tile

Class O spread of flame ceilings where in escape route corridors

Ceiling height

NB. All heights to be increased where possible following site investigation.

Change in ceiling level / Bulkhead

Setting out of the centre / Intersection from centre line of tiled area in both directions



Key

This drawing is to be read with the project scope of works

- Area not included in project scope of work
- Existing building fabric
- New partition wall
- Existing roof lights (location indicative only)
- Gross Internal Area (GIA)

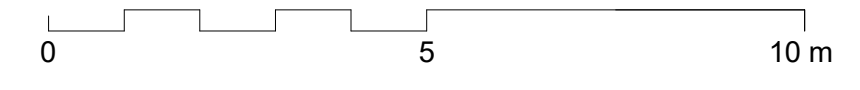
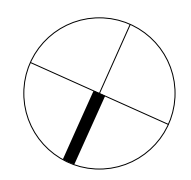
GIA	285 m ²
-----	--------------------

NB: Base layout extracted from Trust's record drawing and not from a survey drawing. Dimensions are indicative only and are subject to change following onsite measured survey that is to be provided by the Contractor following the demolition works.

Notes

Revision Schedule		
REV P1	First Issue	03/02/17

DO NOT SCALE OFF DRAWINGS
REPORT ALL DISCREPANCIES
CHECK ALL DIMENSIONS ON SITE



1:100



D2 - Suitable for tender

Ground Floor Reflected Ceiling Plan
at
L&D Oral and Maxillofacial Surgery
for
Luton & Dunstable NHS Foundation Trust

MURPHYPHILIPPS

LDH. - MPA - 30 - 00 - DR - AR - 35000
REV:P1 -03/02/17
Scale: 1 : 100 @ A1
03rd February 2017

16 Wenlock Road
London, N1 7TA
Tel: 020 7490 8008
Fax: 020 7490 8778

© Copyright Murphy Philipps 2017
Prepared using Revit 2016

Ground Floor Finishes Plan

L&D Oral and Maxillofacial Surgery



Wall Finishes	
W1	Plasterboard and painted Dulux, Sterisheid, emulsion White 90Y83/036
W2	uPVC Hygienic wall cladding refer to specification for manufacture and product
NB: Flushed welded joints. No cover strips to the joints.	
Ceiling Finishes	
C1	Suspended Plasterboard painted finish Dulux, Sterisheid, emulsion White 90Y83/036
C2	600X600 Suspended CleanCare Hygiene ceiling tile
NB: Refer to drawing 35000 for reflected ceiling plans.	
Floor Finishes	
F1	Slip resistant vinyl Refer to specification for manufacture and product
F2	Vinyl Refer to specification for manufacture and product
Skirting Finishes	
S1	150mm High integral coved skirting to match floor finish and proprietary white mini capping
CG	Wall Heavy Duty Corner Guard SDS Protection - dFCG75, 75x75mm Full Height
CG	Heavy Duty Combined Hand and Crash Rail SDS Protection - dFHR140, 40x140mm (100mm projection) Height - 900mm AFFL
NB: Refer to 06100 door schedule for internal doors.	

Key	
This drawing is to be read with the project scope of works	
[Grey Box]	Area not included in project scope of work
[Thick Line]	Existing building fabric
[Thin Line]	New partition wall
[Dashed Line]	Existing roof lights (location indicative only)
[Red Line]	Gross Internal Area (GIA)
GIA	285 m ²

NB: Base layout extracted from Trust's record drawing and not from a survey drawing. Dimensions are indicative only and are subject to change following onsite measured survey that is to be provided by the Contractor following the demolition works.

Notes		
Revision Schedule		
REV P1	First Issue	03/02/17
REV P2	General Key amended	06/02/17

1 Ground Floor Finishes Plan
1 : 100



D2 - Suitable for tender

Ground Floor Fire Strategy Plan

L&D Oral and Maxillofacial Surgery



- General Key**
- New 60 Minute Fire Protection
 - New 30 Minute Fire Protection
 - Fire Hazard Room (30min. Protection)
 - ▲ Means of Escape
 - 60 Fire Door 60 Minutes
 - 30 Fire Door 30 Minutes
 - Existing 60 Minute Fire Protection (contractor to validate and allow for any fire stopping where missing)
 - Existing 30 Minute Fire Protection (contractor to validate and allow for any fire stopping where missing)
 - Escape Route (one way)
 - ↔ Escape Route (two way)
 - Point of Choice
 - xx m Length of Escape Route (up to point of choice of direction)
- NB: Fire rated doors on existing walls have been assumed (contractor to confirm)
- Note: Unless otherwise noted on the drawing, all new walls are to extend to the underside of the concrete slab above to achieve the necessary fire rating
- NOTE:**
- Fit optical smoke detectors as necessary to form new layout
 - Fit fixed temperature heat protectors with sounder base as necessary to form new layout
 - Fit emergency lighting as necessary to form new layout. Re-use existing fittings where possible
 - Fire alarm system fully automatic to BS 5839 to provide L1 level of coverage throughout
 - Fire signage to BS 5494 Part 1: 2002
 - Electronic locks on hold open releases on escape doors will be fail safe, have break glass and manual release button on the side of escape and be linked to fire alarm to BS EN 54-11: 2001
 - Emergency lighting throughout corridor areas and windowless rooms in accordance with BS 5266
 - All penetrations through Startac floor slabs to be fire stopped to 60 minutes where not inside fire protected risers

Key

This drawing is to be read with the project scope of works

- Area not included in project scope of work
- Existing building fabric
- New partition wall
- Existing roof lights (location indicative only)
- Gross Internal Area (GIA)

GIA	285 m ²
-----	--------------------

NB: Base layout extracted from Trust's record drawing and not from a survey drawing. Dimensions are indicative only and are subject to change following onsite measured survey that is to be provided by the Contractor following the demolition works.

Notes

Revision Schedule		
REV P1	First Issue	03/02/17

1 Ground Floor Fire Strategy Plan
1 : 100



D2 - Suitable for tender

Ground Floor Equipment Plan

L&D Oral and Maxillofacial Surgery

NB. Contractor to allow for appropriate power supplies to all equipment and services items.

All switches & sockets to be a uniform level: H/L item at 2100AFFL to C/L; M/L item at 900AFFL to C/L or 1100AFFL when above standing worktops; L/L item at 450AFFL to C/L.



Key

This drawing is to be read with the project scope of works

- Area not included in project scope of work
- Existing building fabric
- New partition wall
- Existing roof lights (location indicative only)
- Gross Internal Area (GIA)

GIA	285 m ²
-----	--------------------

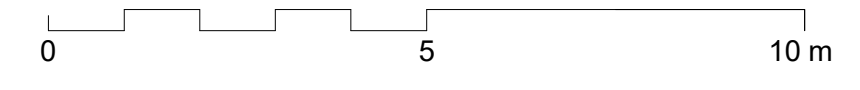
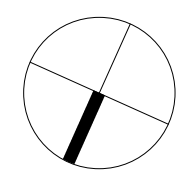
NB: Base layout extracted from Trust's record drawing and not from a survey drawing. Dimensions are indicative only and are subject to change following onsite measured survey that is to be provided by the Contractor following the demolition works.

Notes

Revision Schedule		
REV P1	First Issue	31/01/17
REV P2	Generally revised	03/02/17

1 Ground Floor Equipment Plan
1 : 100

DO NOT SCALE OFF DRAWINGS
REPORT ALL DISCREPANCIES
CHECK ALL DIMENSIONS ON SITE



© Copyright Murphy Philipps 2017
Prepared using Revit 2016

1:100



D2 - Suitable for tender

Ground Floor Equipment Plan
at
L&D Oral and Maxillofacial Surgery
for
Luton & Dunstable NHS Foundation Trust

MURPHYPHILIPPS

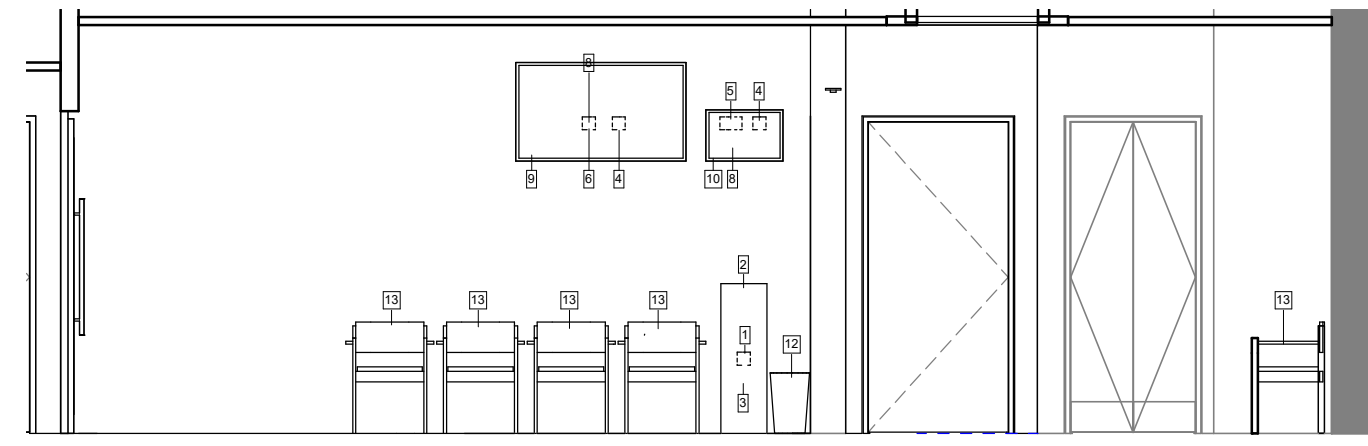
LDH. - MPA - 30 - 00 - DR - AR - 70000
REV:P2 -03/02/17
Scale: 1 : 100 @ A1
31st January 2017

16 Wenlock Road London, N1 7TA
Tel: 020 7490 8008
Fax: 020 7490 8778

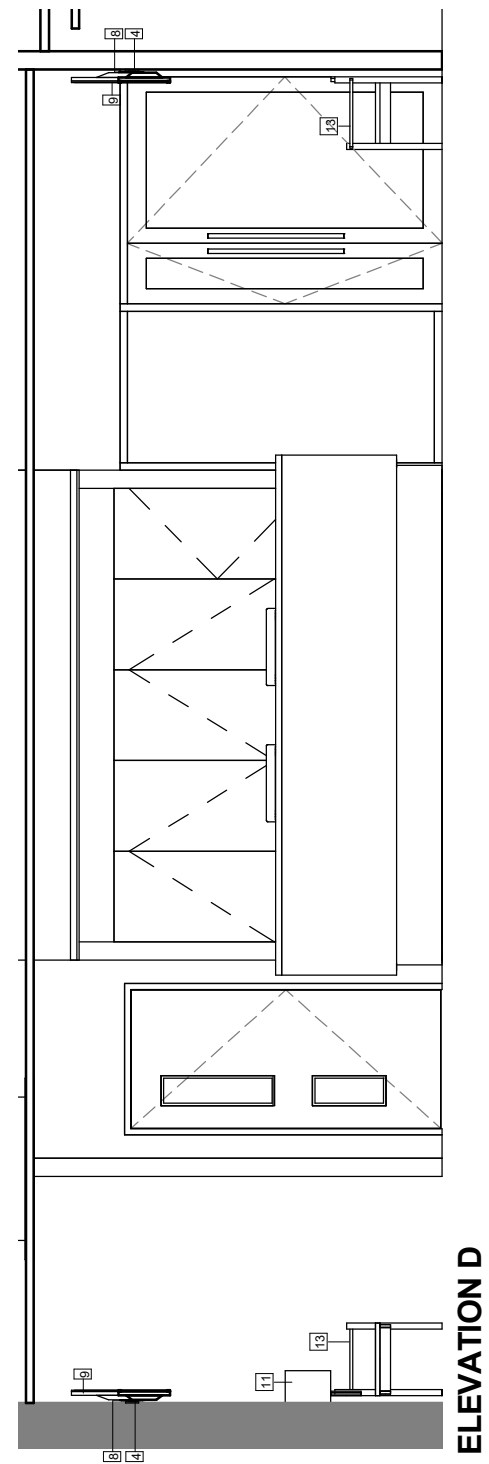
34/00/30 Waiting Area

L&D Oral and Maxillofacial Surgery

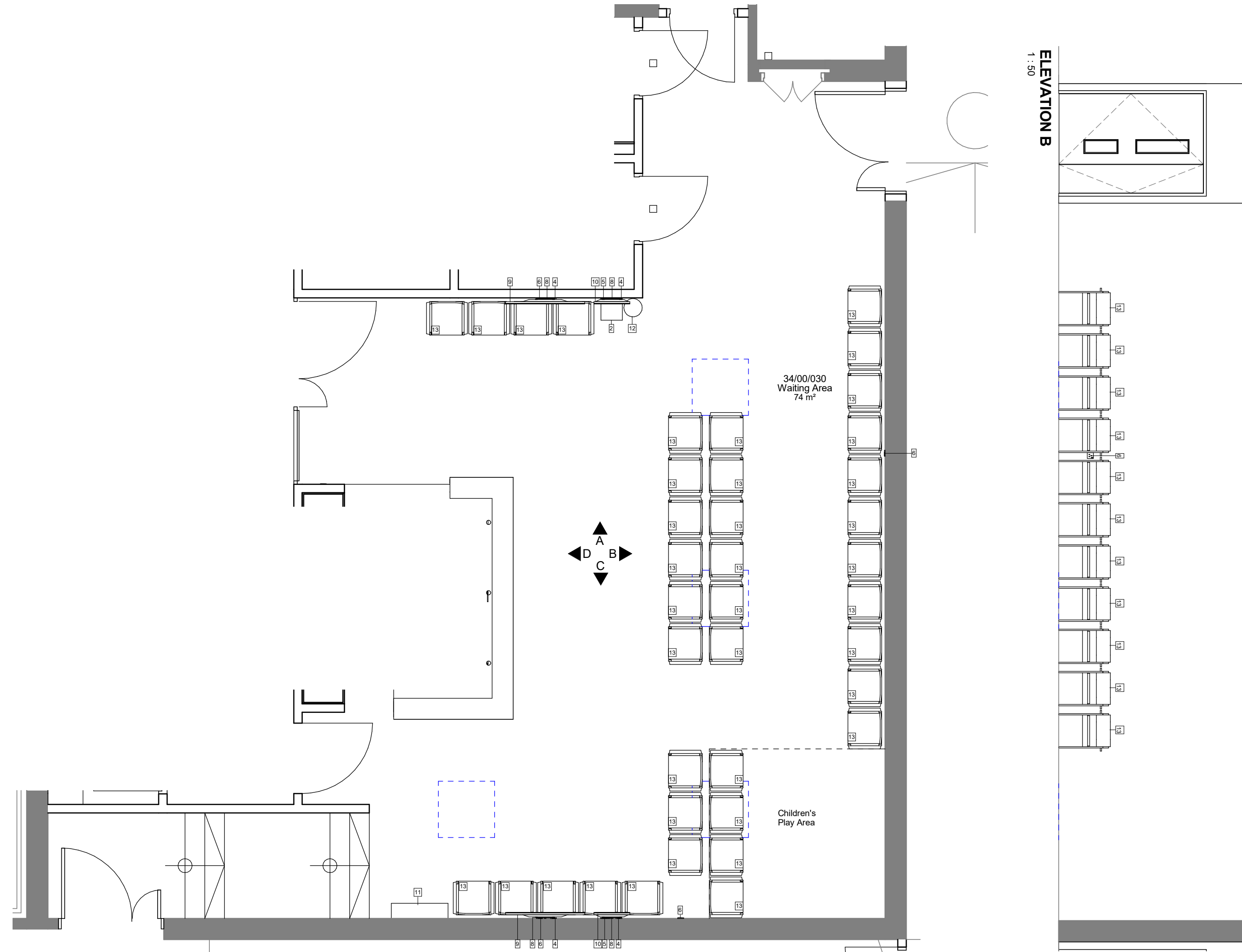
Tag	Quantity	Description	Group
1	1	CONNECTION UNIT switched 13amp, flex outlet	1
2	1	DISPENSER, cooler drinking water, (fountain), plumbed in, floor standing	1
5	1	LAMP repeat staff emergency call, ceiling mounted, (green)	1
3	1	OUTLET drinking water for equipment	1
4	4	SOCKET outlet, computer data, double	1
5	2	SOCKET outlet, switched, 13 amp, twin	1
6	5	SOCKET outlet, switched, 13amp, single	1
7	1	SWITCH, light	1
8	4	BRACKET, flat panel monitor, height adjustable, wall mounted	2
9	2	LED screen, 50", wall mounted	2
10	2	MONITOR, digital flat panel display, high-resolution, wall mounted	2
11	1	RACK, leaflet/pamphlet, 4 sections, with adjustable dividers, wall mounted, 300H 805W 215D	2
12	1	BIN, waste	3
13	39	CHAIR, upright, with arms, upholstered, stacking, wipeable	3



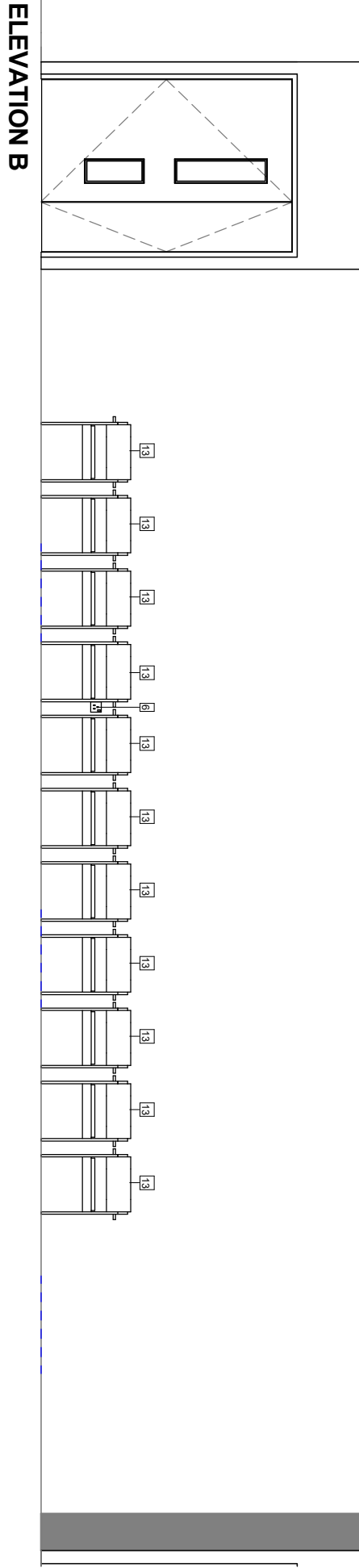
ELEVATION A
1:50



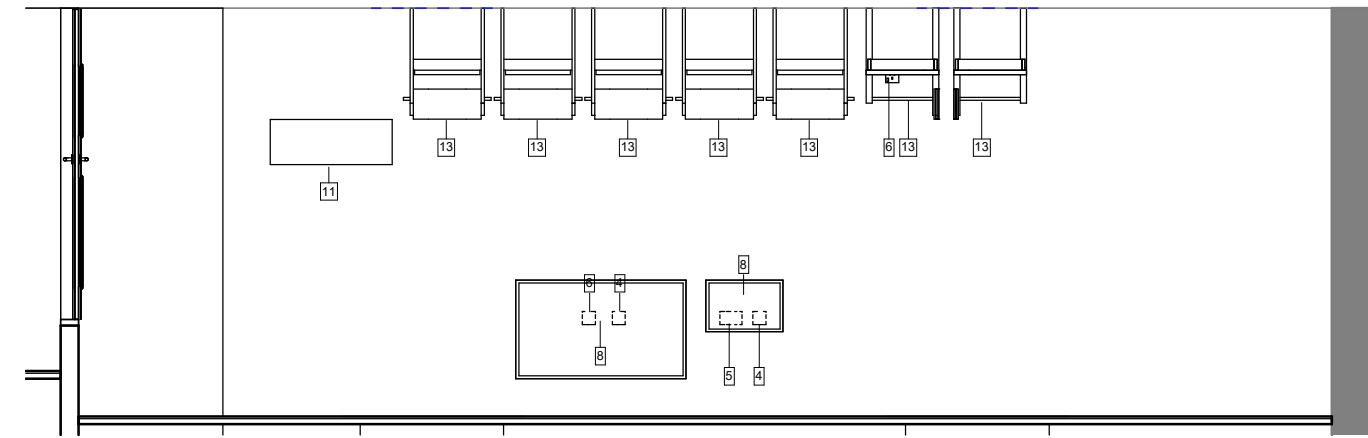
ELEVATION D
1:50



ELEVATION B
1:50



ELEVATION C
1:50



Key

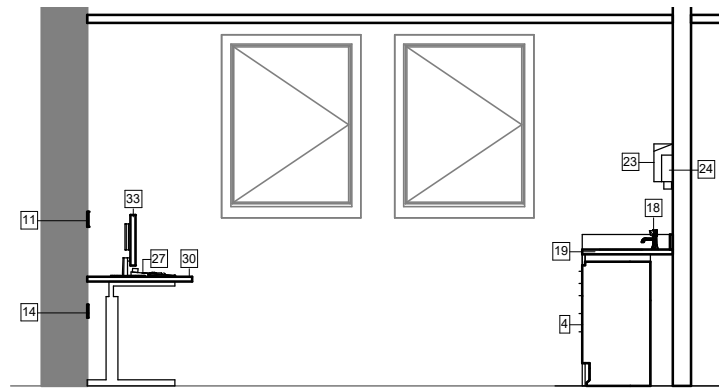
Notes

Revision Schedule

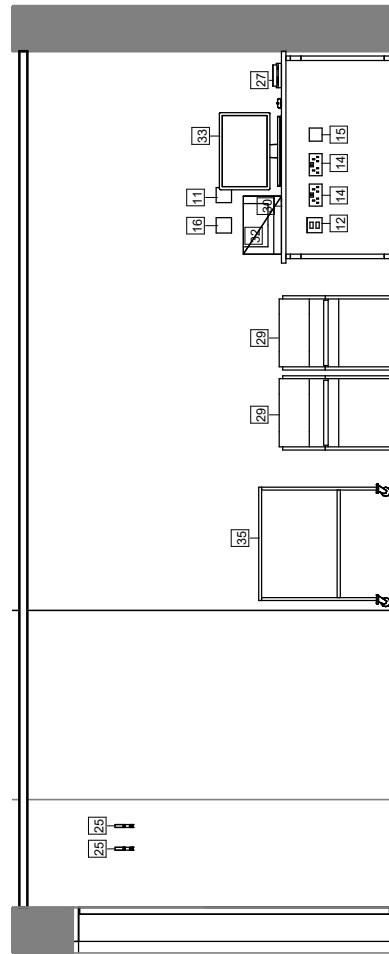
Revision	Description	Date
REV P1	First Issue	23/01/17
REV P2	Generally revised	31/01/17
REV P3	Drawing revised following user's comments	03/02/17

30/00/033 Oral surgery

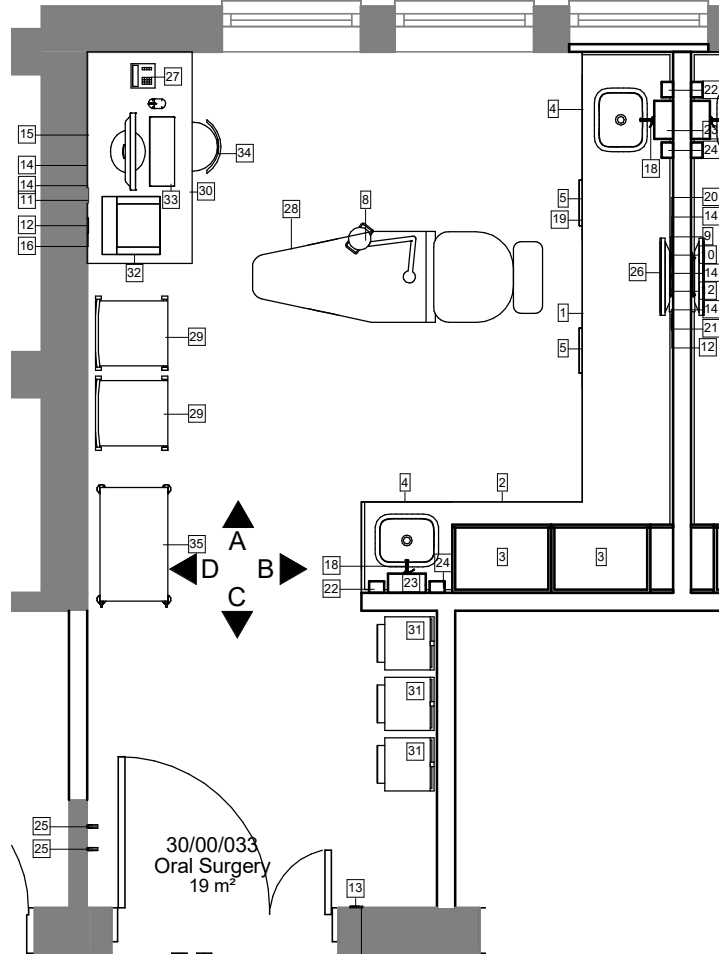
L&D Oral and Maxillofacial Surgery



ELEVATION A
1 : 50

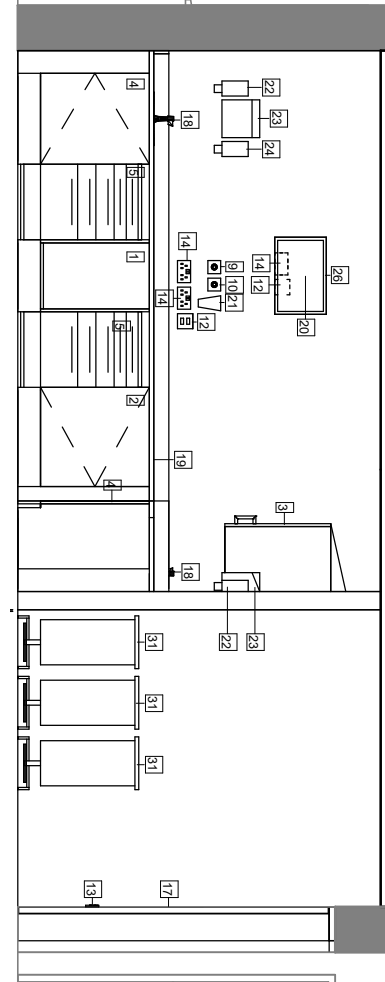


ELEVATION D
1 : 50



ELEVATION C
1 : 50

ELEVATION B
1 : 50



Tag	Quantity	Description	Group
1	1	CABINET base, 476mm facing, open, on plinth, o/a height 900m, HTM71	1
2	2	CABINET base, 600mm facing, (600x400 inserts), 1 door, lockable, on plinth, o/a height 900, HTM71	1
3	2	CABINET top, 600mm facing, 1 door, lockable, with 1 shelf, wall mounted	1
4	2	CABINET, dental, 1 door, wash basin and waste container foot operated, on plinth, 890H 600W 450D	1
5	2	CABINET/DRAWER UNIT, dental, under bench, on plinth, (drawers and fittings-project option), 820H 500W 450D	1
6	1	LAMP repeat patient call, ceiling mounted, (red)	1
7	1	LAMP repeat staff emergency call, ceiling mounted, (green)	1
8	1	LUMINAIRE dental adjustable, ceiling mounted	1
9	1	OUTLET 4 kPa compressed air medical, wall mounted	1
10	1	OUTLET vacuum medical, wall mounted	1
11	1	PUSH BUTTON staff crash call, reset and integral/adjacent indicator lamp, wall mounted	1
12	3	SOCKET outlet, computer data, double	1
13	1	SOCKET outlet, switched, 13amp, single	1
14	5	SOCKET outlet, switched, 13amp, twin	1
15	1	SOCKET outlet, telephone	1
16	1	SWITCH staff call transfer, wall mounted	1
17	1	SWITCH, light	1
18	2	TAP monobloc, pillar mixer, integral thermostatic, short lever, HTM64TP6	1
19	1	WORKTOP, L shape, seamless solid surface with 2 x moulded sink bowl, 600D, as drawing	1
20	1	BRACKET, flat panel monitor, height adjustable, wall mounted	2
21	1	BRACKET, holder, suction unit, wall mounted	2
22	2	DISPENSER, Medical hand sanitizer, lever action, wall mounted	2
23	2	DISPENSER, paper towel, wall mounted	2
24	2	DISPENSER, soap, pump action with 500ml container, sink or worktop mounted	2
25	2	HOOK, hat and coat, 1	2
26	1	MONITOR, digital flat panel display, high-resolution, wall mounted	2
27	1	TELEPHONE handset, IP Phone, basic	2
28	1	CHAIR, dental, with multi-services, fully adjustable, electrically operated, floor mounted	3
29	2	CHAIR, upright, upholstered, stacking	3
30	1	DESK UNIT, cantilever, cable management, adjustable legs, with removable top tray, 1400W 700D	3
31	3	HOLDER, sack, with lid foot operated, medium, freestanding, 875H 430W 385D	3
32	1	PRINTER, desktop	3
33	1	STANDARD IT SETUP: computer, monitor, keyboard, telephone	3
34	1	STOOL, dental, with back support, mobile	3
35	1	TROLLEY, dressing/instrument, stainless steel, buffered, 870H 750W 450D	3

Key

Notes

Revision Schedule

REV	Description	Date
REV P3	Drawing revised as per comments received	19/01/17
REV P4	Drawing revised following comments received	20/01/17
REV P5	Minor amendments	31/01/17
REV P6	Drawing revised following user's comments	03/02/17

DO NOT SCALE OFF DRAWINGS
REPORT ALL DISCREPANCIES
CHECK ALL DIMENSIONS ON SITE



1:50



D2 - Suitable for tender

30/00/033 Oral surgery
at
L&D Oral and Maxillofacial Surgery
for
Luton & Dunstable NHS Foundation Trust

MURPHY PHILIPPS

LDH - MPA - 30 - 00 - DR - AR - 72033
REV: P6 - 03/02/17
Scale: 1 : 50 @ A3
13th December 2016

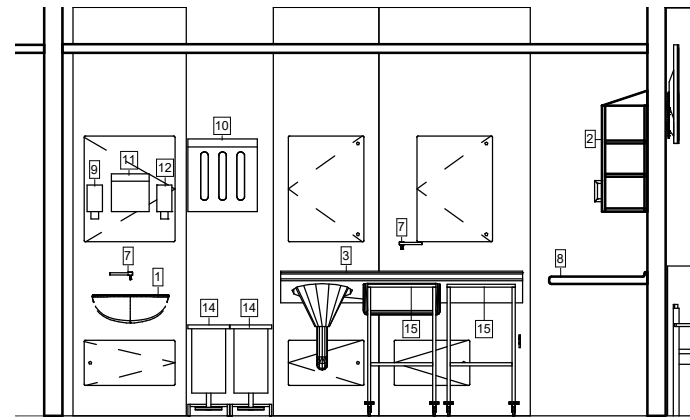
16 Wenlock Road
London, N1 7TA
Tel: 020 7490 8008
Fax: 020 7490 8778

© Copyright Murphy Philipps 2017
Prepared using Revit 2016

34/00/039 Dirty Utility

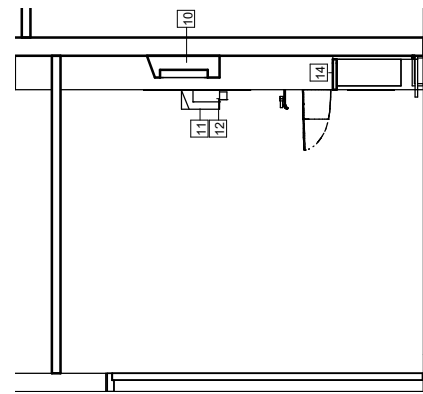
L&D Oral and Maxillofacial Surgery

Tag	Quantity	Description	Group
1	1	BASIN, medium, hospital pattern, vitreous china, no tap holes, no overflow, integral back outlet, 500W 400D	1
2	3	CABINET top, 670mm facing, (600x400 inserts), with formed plastic liners, 1 door hinged right, wall mounted	1
3	1	DISPOSAL UNIT, plain top, right hand drainer, with sink and hopper with flushing rim, 110mm outlet, no tap holes no overflow, back inlet, stainless steel, 900H 1600W 600D, HTM64DUHS	1
4	1	SOCKET outlet, switched, 13 amp, twin	1
5	1	SOCKET outlet, switched, 13amp, single	1
6	1	SWITCH, light	1
7	2	TAP bib, thermostatic mixer, lever. HTM64TBH6	1
8	1	WORKTOP, clinical, to base units, 650D, length as drawing	1
9	1	DISPENSER, barrier cream, disposable single cartridge, wall mounted 500ml container, sink or worktop mounted	2
10	1	DISPENSER, disposable gloves set of 3 and disposable apron, wall mounted	2
11	1	DISPENSER, paper towel, wall mounted	2
12	1	DISPENSER, soap, disposable single cartridge, lever action, wall mounted	2
13	2	HOLDER, sack, with lid foot operated, medium, freestanding, 875H 430W 385D	3
14	2	HOLDER, sack, with lid foot operated, small, freestanding	3
15	4	TROLLEY, dressing/instrument, stainless steel, buffered, 870H 750W 450D	3



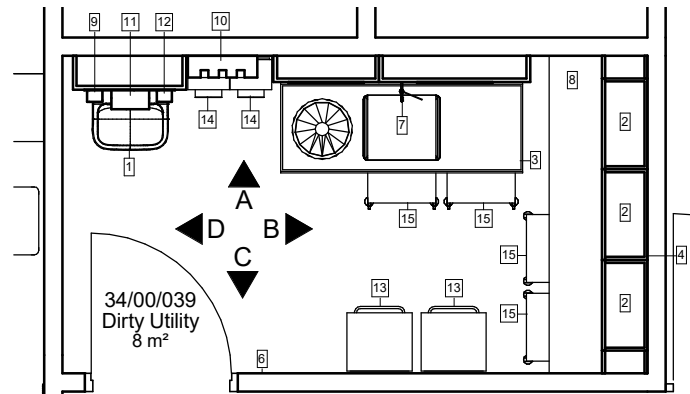
ELEVATION A

1 : 50



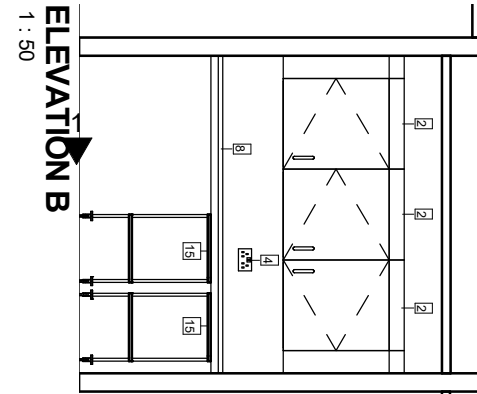
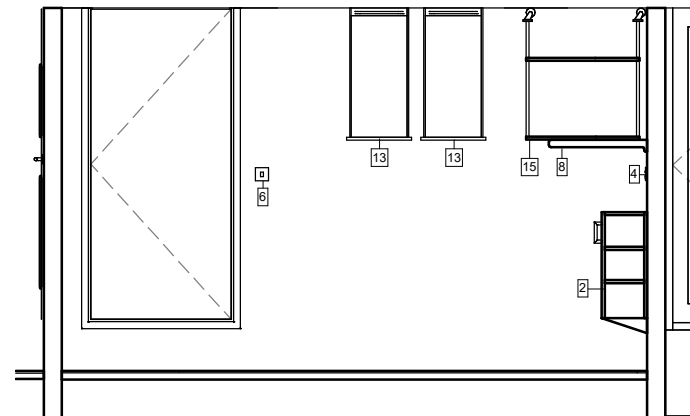
ELEVATION D

1 : 50



ELEVATION C

1 : 50



ELEVATION B

1 : 50

Key

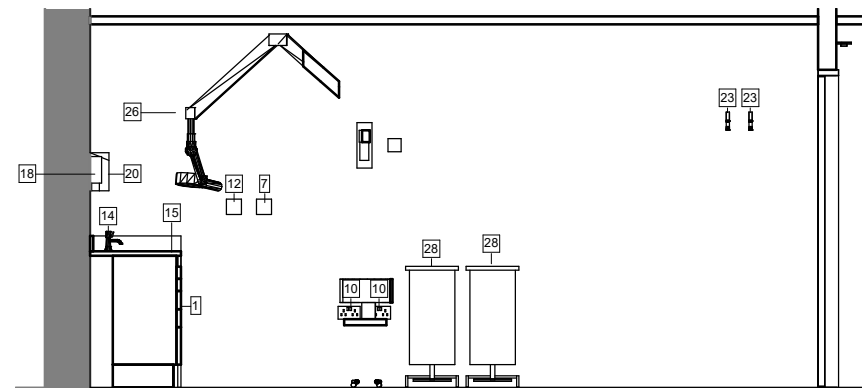
Notes

Revision Schedule

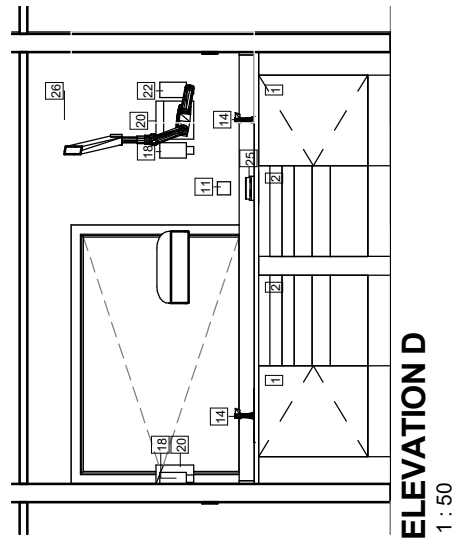
REV P1	First Issue	09/01/17
REV P2	Minor amendments	31/01/17
REV P3	Drawing revised following user's comments	03/02/17



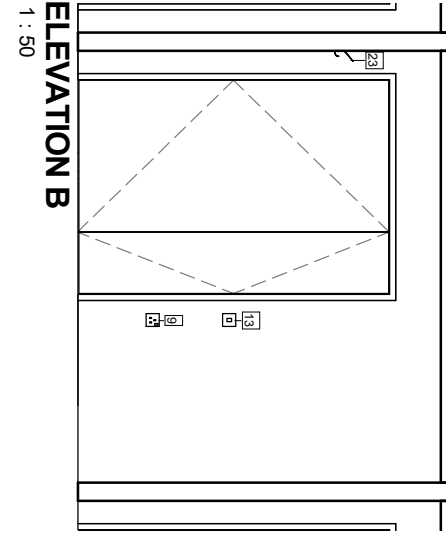
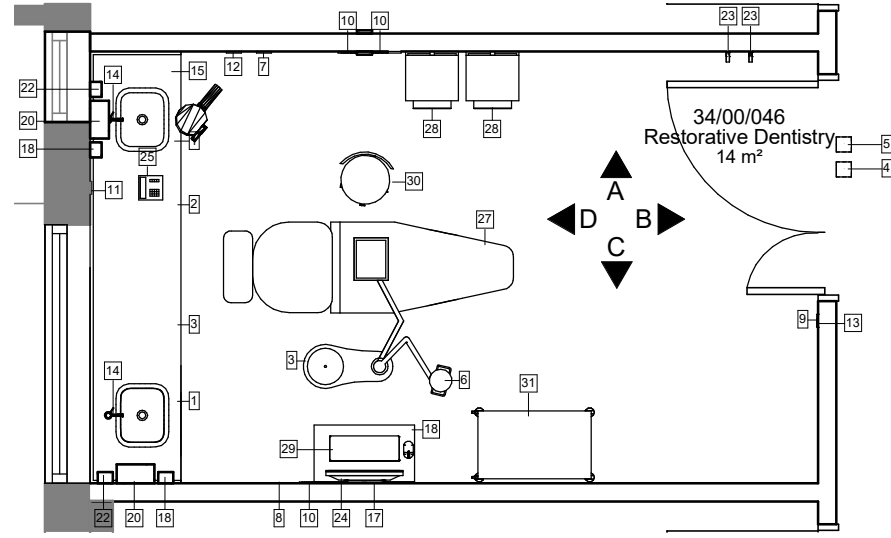
1:50



ELEVATION A
1 : 50

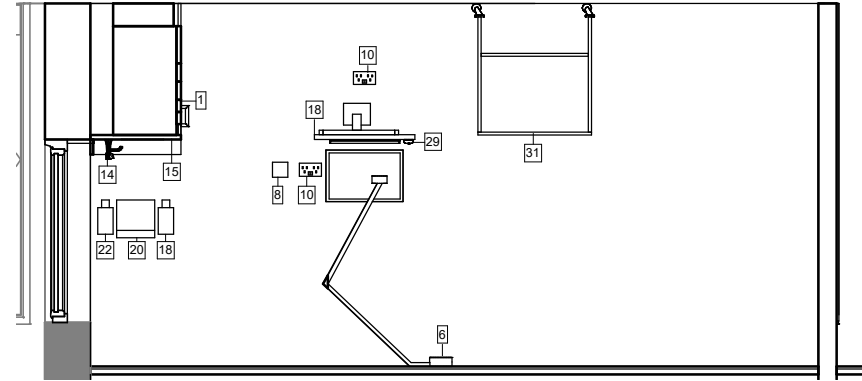


ELEVATION D
1 : 50



ELEVATION B
1 : 50

ELEVATION C
1 : 50



Tag	Quantity	Description	Group
1	2	CABINET, dental, 1 door, wash basin and waste container foot operated, on plinth, 890H 600W 450D	1
2	2	CABINET/DRAWER UNIT, dental, under bench, on plinth, (drawers and fittings-project option), 820H 500W 450D	1
	1	CONNECTION UNIT switched 13amp, wall/trunking mounted	1
3	1	DENTAL UNIT, with multi-services terminal	1
4	1	LAMP repeat patient call, ceiling mounted, (red)	1
5	1	LAMP repeat staff emergency call, ceiling mounted, (green)	1
6	1	LUMINAIRE dental adjustable, ceiling mounted	1
7	1	PUSH BUTTON staff crash call, reset and integral/adjacent indicator lamp, wall mounted	1
8	1	SOCKET outlet, computer data, double	1
9	1	SOCKET outlet, switched, 13amp, single	1
10	4	SOCKET outlet, switched, 13amp, twin	1
11	1	SOCKET outlet, telephone	1
12	1	SWITCH staff call transfer, wall mounted	1
13	1	SWITCH, light	1
14	2	TAP monobloc, pillar mixer, integral thermostatic, short lever, HTM64TP6	1
15	1	WORKTOP, seamless solid surface with 1 x moulded sink bowl, 600D, as drawing	1
17	1	BRACKET, flat panel monitor, height adjustable, wall mounted	2
18	1	Computer PACS bracket	2
18	2	DISPENSER, Medical hand sanitizer, lever action, wall mounted	2
20	2	DISPENSER, paper towel, wall mounted	2
22	2	DISPENSER, soap, pump action with 500ml container, sink or worktop mounted	2
23	2	HOOK, hat and coat, 1	2
24	1	MONITOR, digital flat panel display, high-resolution, wall mounted	2
25	1	TELEPHONE handset, IP Phone, basic	2
26	1	X-RAY TUBE, dental, with articulating flexible arm, wall mounted	2
27	1	CHAIR, dental, with multi-services, fully adjustable, electrically operated, floor mounted	3
28	2	HOLDER, sack, with lid foot operated, medium, freestanding, 875H 430W 385D	3
29	1	STANDARD IT SETUP: computer, keyboard	3
30	1	STOOL, dental, with back support, mobile	3
31	1	TROLLEY, dressing/instrument, stainless steel, buffered, 870H 750W 450D	3

34/00/46 Restorative Dentistry

L&D Oral and Maxillofacial Surgery

Key

Notes

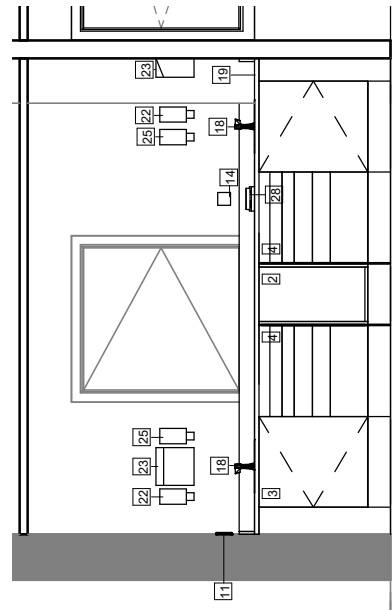
Revision Schedule

REV	Description	Date
REV P1	First Issue	09/01/17
REV P2	Generally revised	31/01/17
REV P3	Drawing revised following user's comments	03/02/17

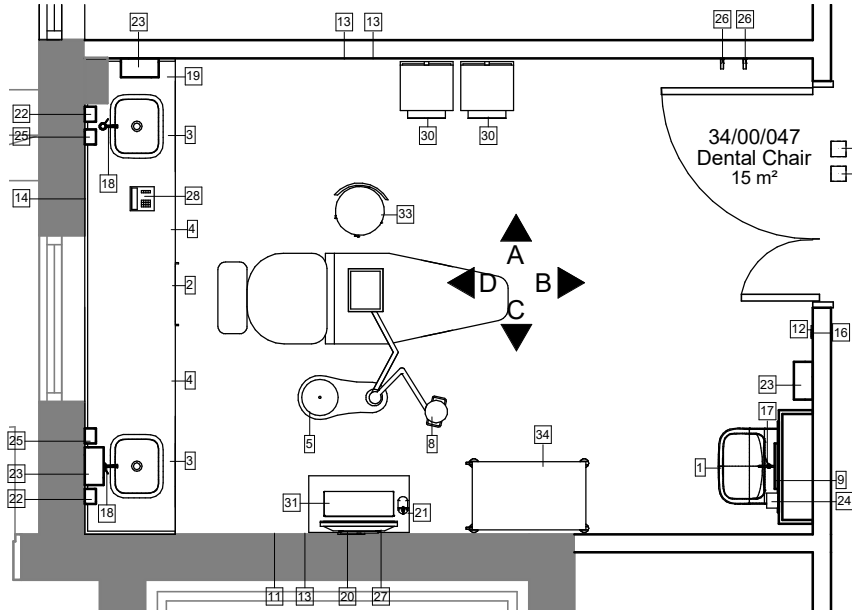


34/00/047 Dental Chair

L&D Oral and Maxillofacial Surgery

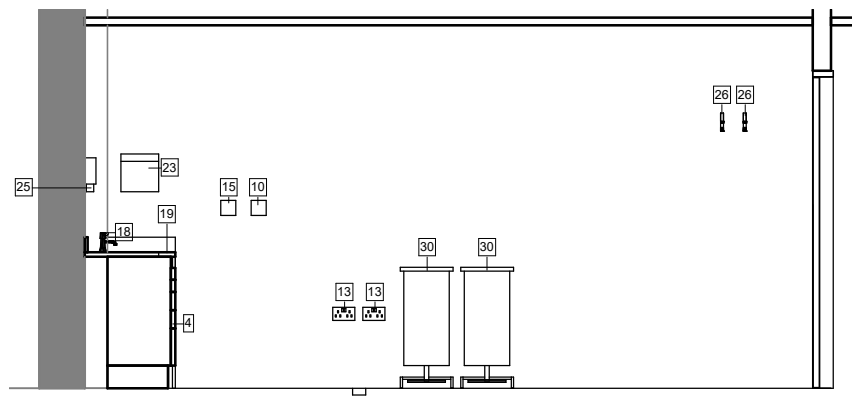


ELEVATION D
1 : 50

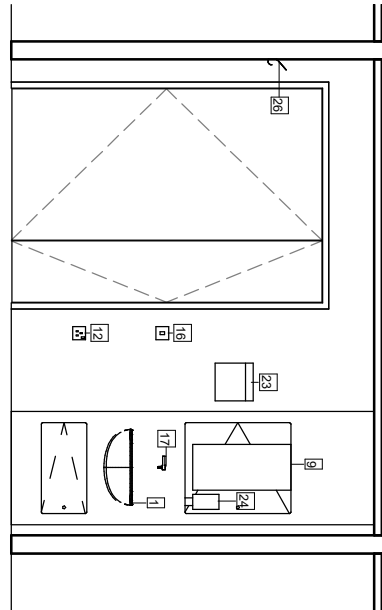
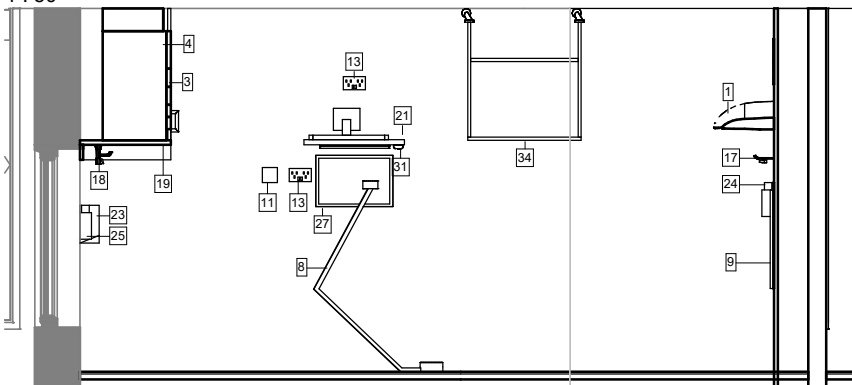


ELEVATION B
1 : 50

ELEVATION A
1 : 50



ELEVATION C
1 : 50



Tag	Quantity	Description	Group
1	1	BASIN, medium, hospital pattern, vitreous china, no tap holes, no overflow, integral back outlet, 500W 400D	1
2	1	CABINET base, 400mm facing, open, on plinth, o/a height 900m, HTM71	1
3	2	CABINET, dental, 1 door, wash basin and waste container foot operated, on plinth, 890H 600W 450D	1
4	2	CABINET/DRAWER UNIT, dental, under bench, on plinth, (drawers and fittings-project option), 820H 500W 450D	1
5	1	DENTAL UNIT, with multi-services terminal	1
6	1	LAMP repeat patient call, ceiling mounted, (red)	1
7	1	LAMP repeat staff emergency call, ceiling mounted, (green)	1
8	1	LUMINAIRE dental adjustable, ceiling mounted	1
9	1	MIRROR, wall mounted, 650H 300W	1
10	1	PUSH BUTTON staff crash call, reset and integral/adjacent indicator lamp, wall mounted	1
11	1	SOCKET outlet, computer data, double	1
12	1	SOCKET outlet, switched, 13amp, single	1
13	4	SOCKET outlet, switched, 13amp, twin	1
14	1	SOCKET outlet, telephone	1
15	1	SWITCH staff call transfer, wall mounted	1
16	1	SWITCH, light	1
17	1	TAP bib, single lever, hospital pattern, 2x 1/2 in. inlets, integral thermostatic combination mixer, single flow, fixed horizontal nozzle. Sequential operation. HTM64TBH2a	1
18	2	TAP monobloc, pillar mixer, integral thermostatic, short lever, HTM64TP6	1
19	1	WORKTOP, seamless solid surface with 1 x moulded sink bowl, 600D, as drawing	1
20	1	BRACKET, flat panel monitor, height adjustable, wall mounted	2
21	1	Computer PACS bracket	2
22	2	DISPENSER, Medical hand sanitizer, lever action, wall mounted	2
23	3	DISPENSER, paper towel, wall mounted	2
24	1	DISPENSER, soap, disposable single cartridge, lever action, wall mounted	2
25	2	DISPENSER, soap, pump action with 500ml container, sink or worktop mounted	2
26	2	HOOK, hat and coat, 1	2
27	1	MONITOR, digital flat panel display, high-resolution, wall mounted	2
28	1	TELEPHONE handset, IP Phone, basic	2
29	1	CHAIR, dental, with multi-services, fully adjustable, electrically operated, floor mounted	3
30	2	HOLDER, sack, with lid foot operated, medium, freestanding, 875H 430W 385D	3
31	1	STANDARD IT SETUP: computer, keyboard	3
33	1	STOOL, dental, with back support, mobile	3
34	1	TROLLEY, dressing/instrument, stainless steel, buffered, 870H 750W 450D	3

Key

Notes

Revision Schedule

REV	Description	Date
REV P1	First Issue	09/01/17
REV P2	Layout revised to suit mew location	30/01/17
REV P3	Drawing revised following user's comments	03/02/17

DO NOT SCALE OFF DRAWINGS
REPORT ALL DISCREPANCIES
CHECK ALL DIMENSIONS ON SITE



1:50



D2 - Suitable for tender

34/00/047 Dental Chair
at
L&D Oral and Maxillofacial Surgery
for
Luton & Dunstable NHS Foundation Trust

MURPHYPHILIPPS

LDH - MPA - 30 - 00 - DR - AR - 72047
REV:P3 -03/02/17
Scale: 1 : 50 @ A3
9th January 2017

16 Wenlock Road
London, N1 7TA
Tel: 020 7490 8008
Fax: 020 7490 8778

© Copyright Murphy Philipps 2017
Prepared using Revit 2016

Contractor Access & Site Boundary

Boundary

L&D Oral and Maxillofacial Surgery



- Contractors site possession and phasing**
- A** Proposed contractor site access
 - B** Public & staff access
Access must be maintained during working hours for the duration of the works
 - ▲ Alternative means of escape during construction
 - Hoarding (To be confirmed)

Key

This drawing is to be read with the project scope of works

- Area not included in project scope of work
- ▬ Existing building fabric
- ▬ New partition wall
- ▬ Existing roof lights (location indicative only)
- Gross Internal Area (GIA) Site Boundary

GIA 285 m²

Notes

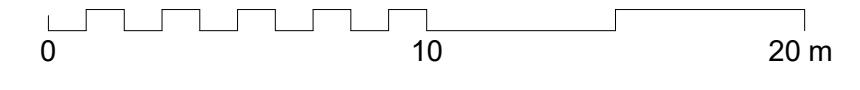
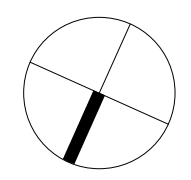
NB: Base layout extracted from Trust's record drawing and not from a survey drawing. Dimensions are indicative only and are subject to change following onsite measured survey that is to be provided by the Contractor following the demolition works.

Revision Schedule

REV	Description	Date
REV P1	First Issue	03/02/17

DO NOT SCALE OFF DRAWINGS
REPORT ALL DISCREPANCIES
CHECK ALL DIMENSIONS ON SITE

© Copyright Murphy Philipps 2017
Prepared using Revit 2016



1:200



D2 - Suitable for tender

Contractor Access & Site Boundary
at
L&D Oral and Maxillofacial Surgery
for
Luton & Dunstable NHS Foundation Trust

MURPHYPHILIPPS

LDH - MPA - 30 - 00 - DR - AR - **98000**
REV:P1 -03/02/17
Scale: 1 : 100 @ A1
03rd February 2017

16 Wenlock Road
London, N1 7TA
Tel: 020 7490 8008
Fax: 020 7490 8778

Preliminary Phasing Proposal

L&D Oral and Maxillofacial Surgery



Key

This drawing is to be read with the project scope of works

- Area not included in project scope of work
- Existing building fabric
- New partition wall
- Existing roof lights (location indicative only)
- Gross Internal Area (GIA)

GIA 285 m²

Contractors site possession and phasing

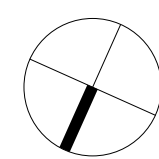
- Phase 1
- Phase 2
- Phase 3 - Refurbishment works may be carried out simultaneously or out-of-hours. To be agreed with the Employer Representative.

NB: Base layout extracted from Trust's record drawing and not from a survey drawing. Dimensions are indicative only and are subject to change following onsite measured survey that is to be provided by the Contractor following the demolition works.

Notes

Revision Schedule		
REV P1	First Issue	03/02/17
REV P2	Phases amended	07/02/17

DO NOT SCALE OFF DRAWINGS
REPORT ALL DISCREPANCIES
CHECK ALL DIMENSIONS ON SITE



0 10 20 m

1:200



D2 - Suitable for tender

Preliminary Phasing Proposal
at
L&D Oral and Maxillofacial Surgery
for
Luton & Dunstable NHS Foundation Trust

MURPHYPHILIPPS

LDH - MPA - 30 - 00 - DR - AR - 98001
REV: P2 - 07/02/17
Scale: 1 : 100 @ A1
03rd February 2017

16 Wenlock Road London, N1 7TA
Tel: 020 7490 8008
Fax: 020 7490 8778

© Copyright Murphy Philipps 2017
Prepared using Revit 2016

ADB	Room Environmental Data	C0300
------------	--------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	C0300	Patient Assess	
Room Number:	30/00/029		Revision Date: 03/02/2017

TEMPERATURE AND VENTILATION	Requirements	Notes
Permissible Space Temperature Range(dry bulb) (degC):	18 - 25	
Heating Design Temperature (dry bulb)(degC):	22	
Minimum Air Changes (AC/hr):	10	
Ventilation Type:	S	
Pressure Relative to Adjoining Space:	+ve	
Supply Air: Final Filter Class	G4	
Permissible Relative Humidity Range (%):	Uncontrolled	

General Notes:

LIGHTING	Requirements	Notes
Type Of Control:	S/V	
Daytime General Service Illuminance (Lux):	500	Couch Level
Daytime Specific Service Illuminance (Lux):	750	Over couch
Nighttime General Service Illuminance (Lux):		
Nighttime Specific Service Illuminance (Lux):		
Local Task Illuminance (Lux):		
Colour Rendering Required:	Y	
Colour Rendering Required Characteristics (Ra):	90	
Unified Glare Rating Limit (UGRL):	19	
Emergency Escape Route Lighting Required:	Y	In accordance with BS 5266 and Health Technical Memorandums
Standby Lighting Grade - General Lighting:	A	
Standby Lighting Grade - Local Lighting:	A	

General Notes:

RISK	Requirements	Notes
Clinical Risk Category:		
Non-clinical Business Continuity Risk Category:		

General Notes:

NOISE	Requirements	Notes
Noise Intrusion (dB) 1hr day:	45	
Noise Intrusion (dB) 1hr night:	-	
Noise Intrusion (dB) f night:	-	
Maximum Internal Noise from M&E Services (NR):	35	Total noise of MEP services under normal operation across the range 63Hz to 4kHz inclusive.
Room Sound-insulation Parameters - Privacy:	Confidential	Reference to Table 3 of the Department of Health 'Acoustics: Technical design manual 4032:0.6:England'.
Room Sound-insulation Parameters - Noise Generation:	Typical	
Noise Sensitivity:	Medium	
Sound-insulation Rating (dB D nT,w):		

General Notes:

SAFETY/FIRE	Requirements	Notes
Maximum Surface Temperature (DegC):	43	
Domestic Hot Water Discharge Temperature (DegC):	41	
Maximum Cold Water Discharge Temperature (DegC):	<20	

General Notes:

Type of Automatic Fire Detection:	Smoke	
--	-------	--

General Notes:

ADB	Room Design Character	C0300
------------	------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	C0300	Patient Assess	
Room Number:	30/00/029		Revision Date: 03/02/2017

Walls:	<p>Wall finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Wall finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Floor:	<p>Floor finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Floor finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Ceiling:	<p>Ceiling finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Ceiling finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
-----------------	---

Doorsets:	<p>Configuration, glazing, fire rating, security, etc. to be determined by Project Team.</p> <p>HTM 58 (Mar-2005)</p> <p>Refer to HBN 00-04 (May-2007) for effective clear door widths.</p> <p>2 sets of doors: 2 x personnel, trolley, wheelchair & equipment access (1500mm)</p>
------------------	--

Windows:	<p>Desirable - Project Option</p> <p>Obscured glass with solar control</p> <p>Designation to be validated against current documentation (HTM 55 archived).</p>
-----------------	--

Internal Glazing:	<p>Not required</p> <p>Designation to be validated against current documentation. HTM 57 (Mar-2005)</p>
--------------------------	---

Hatch:	Not required
---------------	--------------

Notes:	<p>All finishes selected must have an appropriate risk assessment to accompany the design decision.</p> <p>Infection Control must be consulted as described in Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p>
---------------	---

ADB	Schedule of Components by Room	C0300
------------	---------------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	C0300	Patient Assess	
Room Number:	30/00/029		Revision Date: 03/02/2017

Quantity			Code	Description	Alt. Code	Grp
New	Trans	Total				
1		1	OUT005	SOCKET outlet, switched, 13 amp, single		1
2		2	OUT010	SOCKET outlet, switched, 13 amp, twin		1
1		1	OUT133	SOCKET outlet, computer data, double		1
1		1	OUT215	SOCKET outlet, telephone		1
1		1	SWC025	SWITCH, light		1
1		1	TEL004R1	TELEPHONE handset, IP Phone, basic		2
3		3	CHA318	CHAIR, upright, with arms, upholstered, stacking, wipeable		3
1		1	COM031R1	STANDARD IT SETUP: computer, monitor, keyboard		3
1		1	DES026R1	DESK UNIT, cantilever, cable management, adjustable legs,with removable top tray,1400W 700D		3
1		1	PRI015R2	PRINTER, desktop		3

ADB	Room Data Sheet	O0100
------------	------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	O0100	Oral Surgery Room	
Room Number:	30/00/033, 30/00/034		Revision Date: 03/02/2017

Activities:	<ol style="list-style-type: none"> 1) Patient may arrive on foot or in a wheelchair. 2) Dental procedures including use of dental mobile image unit. Patient in reclining dental 3) Assessing x-ray images. 4) Administration of sedation or local anaesthetic. 5) Treatment under sedation. 6) Monitoring. 7) Clinical hand washing. 8) Writing up patients notes. 9) Using telephone(s). 10) Using computer workstation(s). 11) Disposal of waste.
--------------------	---

Personnel:	1 x Patient 2 x Staff 1 x Others (escort)
-------------------	---

Planning Relationships:	Easy access to recovery room(s).
--------------------------------	----------------------------------

Space Data:	Area (m²):	19.00	Height (mm):	2,400
--------------------	-------------------	-------	---------------------	-------

For areas refer to MPA General Arrangement Floor Plans (0-) series.
For heights refer to MPA drawings within Ceiling Package (3-) series.

Notes:	<p>Worktops should be seamless.</p> <p>Splash proof socket outlets are required at dental chair - Ref. to HBN text.</p> <p>It may required to treat patient seated in their own wheelchair.</p>
---------------	---

ADB	Room Environmental Data	00100
------------	--------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	O0100	Oral Surgery Room	
Room Number:	30/00/033, 30/00/034		Revision Date: 03/02/2017

TEMPERATURE AND VENTILATION	Requirements	Notes
Permissible Space Temperature Range(dry bulb) (degC):	18-21	
Heating Design Temperature (dry bulb)(degC):	18	
Minimum Air Changes (AC/hr):	6.0	
Ventilation Type:	S/E	
Pressure Relative to Adjoining Space:	+ve	
Supply Air: Final Filter Class		
Permissible Relative Humidity Range (%):		

General Notes: Level of extract suitable for removing from the environment for exhaled nitrous oxide.

LIGHTING	Requirements	Notes
Type Of Control:		
Daytime General Service Illuminance (Lux):	500	Work surface
Daytime Specific Service Illuminance (Lux):		
Nighttime General Service Illuminance (Lux):		
Nighttime Specific Service Illuminance (Lux):		
Local Task Illuminance (Lux):	20,000.0	Up to 22000, Mouth (dental lamp unit)
Colour Rendering Required:	N	
Colour Rendering Required Characteristics (Ra):		equal to that provided by normal lighting
Unified Glare Rating Limit (UGRL):		
Emergency Escape Route Lighting Required:	N	
Standby Lighting Grade - General Lighting:		Standby lighting grade only applicable in areas with generator backup
Standby Lighting Grade - Local Lighting:		

General Notes: Dental lamp to form part of dental chair. General lighting to be dimmable.

RISK	Requirements	Notes
Clinical Risk Category:		
Non-clinical Business Continuity Risk Category:		

General Notes:

NOISE	Requirements	Notes
Noise Intrusion (dB) 1hr day:	35	
Noise Intrusion (dB) 1hr night:		
Noise Intrusion (dB) f night:		
Maximum Internal Noise from M&E Services (NR):	35	
Room Sound-insulation Parameters - Privacy:	80	
Room Sound-insulation Parameters - Noise Generation:		
Noise Sensitivity:		
Sound-insulation Rating (dB D nT,w):		

General Notes:

SAFETY/FIRE	Requirements	Notes
Maximum Surface Temperature (DegC):	43	
Domestic Hot Water Discharge Temperature (DegC):	43	
Maximum Cold Water Discharge Temperature (DegC):		

General Notes:

Type of Automatic Fire Detection:		Smoke
--	--	-------

General Notes:

ADB	Room Design Character	O0100
------------	------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	O0100	Oral Surgery Room	
Room Number:	30/00/033, 30/00/034		Revision Date: 03/02/2017

Walls:	<p>Wall finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Wall finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Floor:	<p>Floor finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Floor finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Ceiling:	<p>Ceiling finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Ceiling finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
-----------------	---

Doorsets:	<p>Configuration, glazing, fire rating, security, etc. to be determined by Project Team.</p> <p>HTM 58 (Mar-2005)</p> <p>Refer to HBN-00-04 (May-2007) for effective clear door widths.</p> <p>1 doorset: 1 x personnel, wheelchair & equipment access (1000mm)</p>
------------------	---

Windows:	<p>Non-essential - Project Option</p> <p>Clear glass with solar control</p> <p>Designation to be validated against current documentation (HTM 55 archived).</p>
-----------------	---

Internal Glazing:	Not required
--------------------------	--------------

Hatch:	Not required
---------------	--------------

Notes:	<p>All finishes selected must have an appropriate risk assessment to accompany the design decision.</p> <p>Infection Control must be consulted as described in Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p>
---------------	---

ADB	Schedule of Components by Room	00100
------------	---------------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	O0100	Oral Surgery Room	
Room Number:	30/00/033, 30/00/034		Revision Date: 03/02/2017

Quantity			Code	Description	Alt. Code	Grp
New	Trans	Total				
2		2	CAB162	CABINET/DRAWER UNIT, dental, under bench, on plinth, (drawers and fittings-project option, 890H 500W 450D		1
2		2	CAB165R1	CABINET, dental, 1 door, wash basin and waste container foot operated, on plinth, 890H 600W 450D		1
1		1	CAL008	PUSH BUTTON staff crash call, reset and integral/adjacent indicator lamp, wall mounted		1
1		1	CAL016	SWITCH staff call transfer, wall mounted		1
1		1	CAL021	LAMP repeat staff emergency call, ceiling mounted, (green)		1
1		1	CAL022	LAMP repeat patient call, ceiling mounted, (red)		1
1		1	LIG013	LUMINAIRE dental adjustable, ceiling mounted		1
1		1	MSC020R2	CABINET base, 476mm facing, open, on plinth, o/a height 900m, HTM71		1
2		2	MSC081R1	CABINET base, 600mm facing, (600x400 inserts), 1 door, lockable, on plinth, o/a height 900, HTM71		1
2		2	MSC127R1	CABINET top, 600mm facing, 1 door, lockable, with 1 shelve, wall mounted		1
1		1	OUT005	SOCKET outlet, switched, 13 amp, single		1
5		5	OUT010	SOCKET outlet, switched, 13 amp, twin		1
3		3	OUT133	SOCKET outlet, computer data, double		1
1		1	OUT215	SOCKET outlet, telephone		1
1		1	OUT453	OUTLET, 4 kPa compressed air, medical		1
1		1	OUT475	OUTLET, vacuum, medical		1
1		1	SWC025	SWITCH, light		1
2		2	TAP289	TAP, monobloc, pillar mixer, integral thermostatic, short lever.		1
1		1	WKT1000	WORKTOP, L shape, seamless solid surface with 2 x moulded sink bowl, 600D, as drawing		1
1		1	BRA003	BRACKET, holder, suction unit, wall mounted		2
1		1	BRA015	BRACKET, flat panel monitor, height adjustable, wall mounted		2
1		1	COM1000	MONITOR, digital flat panel display, high-resolution, wall mounted		2
2		2	DIS013	DISPENSER, paper towel, wall mounted		2
2		2	DIS026	DISPENSER, Medical hand sanitizer, lever action, wall mounted		2
2		2	DIS031	DISPENSER, soap, pump action with 500ml container, sink or worktop mounted		2
2		2	HOO024	HOOK, hat and coat, 1		2
1		1	TEL004R1	TELEPHONE handset, IP Phone, basic		2
2		2	CHA017	CHAIR, upright, upholstered, stacking		3
1		1	CHA040	CHAIR, dental, with multi-services, fully adjustable, electrically operated, floor mounted		3
1		1	COM031R1	STANDARD IT SETUP: computer, monitor, keyboard		3
1		1	DES026R1	DESK UNIT, cantilever, cable management, adjustable legs,with removable top tray,1400W 700D		3
3		3	HOL006	HOLDER, sack, with lid foot operated, medium, freestanding, 875H 430W 385D		3
1		1	PRI015R2	PRINTER, desktop		3

ADB	Schedule of Components by Room	O0100
------------	---------------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	O0100	Oral Surgery Room	
Room Number:	30/00/033, 30/00/034		Revision Date: 03/02/2017

Quantity			Code	Description	Alt. Code	Grp
New	Trans	Total				
1		1	STO024	STOOL, dental, with back support, mobile		3
1		1	TRO133	TROLLEY, dressing/instrument, stainless steel, buffered, 870H 750W 450D		3

ADB	Room Data Sheet	T0535
------------	------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	T0535	Clean utility	
Room Number:	30/00/037		Revision Date: 03/02/2017

Activities:	<ol style="list-style-type: none"> 1) Dressing/instrument trolleys are held and prepared. 2) Sterile supplies and consumables are held. 3) Controlled and scheduled drugs are stored securely. 4) Non-controlled medicines and pharmaceuticals are stored securely. 5) Infusion fluids are stored. 6) Provision of refrigerated storage. 7) Flammable medicines are stored. 8) Supplies trolleys are held/stored. 9) Clinical wash-hand basin may be used. 10) Bar coded items may be tracked. 11) Medication is prepared for administration. 12) Contrast media, I.V. injections and other sterile procedures may be prepared. 13) Trolleys for clinical procedures are prepared and laid up. 14) Sterile packs, lotions and drugs may be prepared for immediate use. 15) Computer workstation(s) may be used.
--------------------	--

Personnel:	2 x staff.
-------------------	------------

Planning Relationships:	Close to clinical area, particularly treatment rooms.
--------------------------------	---

Space Data:	Area (m²):	6.00	Height (mm):	2,400
	For areas refer to MPA General Arrangement Floor Plans (0-) series. For heights refer to MPA drawings within Ceiling Package (3-) series.			

Notes:	<p>See BS 2881 for requirements for medicines storage. See Misuse of Drugs (Safe Custody) Regulations for requirements for scheduled/controlled drugs storage.</p> <p>The following items may be provided: - a barcode reader and charger.</p> <p>Separate data and voice outlets may be used where structure cabling solutions are not available.</p>
---------------	---

ADB	Room Environmental Data	T0535
------------	--------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	T0535	Clean utility	
Room Number:	30/00/037		Revision Date: 03/02/2017

TEMPERATURE AND VENTILATION	Requirements	Notes
Permissible Space Temperature Range(dry bulb) (degC):	18 - 28	
Heating Design Temperature (dry bulb)(degC):	21	
Minimum Air Changes (AC/hr):	6	
Ventilation Type:	S	
Pressure Relative to Adjoining Space:	+ve	
Supply Air: Final Filter Class	G4	
Permissible Relative Humidity Range (%):		

General Notes:

LIGHTING	Requirements	Notes
Type Of Control:	N	
Daytime General Service Illuminance (Lux):	150	
Daytime Specific Service Illuminance (Lux):		
Nighttime General Service Illuminance (Lux):		
Nighttime Specific Service Illuminance (Lux):		
Local Task Illuminance (Lux):		
Colour Rendering Required:	Y	
Colour Rendering Required Characteristics (Ra):	80	
Unified Glare Rating Limit (UGRL):	19	
Emergency Escape Route Lighting Required:	Y	
Standby Lighting Grade - General Lighting:	B	
Standby Lighting Grade - Local Lighting:		

General Notes: Refer to SLL Lighting Guide 2 for guidance

RISK	Requirements	Notes
Clinical Risk Category:		
Non-clinical Business Continuity Risk Category:		

General Notes:

NOISE	Requirements	Notes
Noise Intrusion (dB) 1hr day:	50	
Noise Intrusion (dB) 1hr night:	-	
Noise Intrusion (dB) f night:	-	
Maximum Internal Noise from M&E Services (NR):	40	
Room Sound-insulation Parameters - Privacy:	Not Private	
Room Sound-insulation Parameters - Noise Generation:	Low	
Noise Sensitivity:	Not Sensitive	
Sound-insulation Rating (dB D nT,w):		

General Notes:

SAFETY/FIRE	Requirements	Notes
Maximum Surface Temperature (DegC):	82	
Domestic Hot Water Discharge Temperature (DegC):	41/>55	
Maximum Cold Water Discharge Temperature (DegC):	<20	

General Notes:

Type of Automatic Fire Detection:	Smoke	
--	-------	--

General Notes:

ADB	Room Design Character	T0535
------------	------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	T0535	Clean utility	
Room Number:	30/00/037		Revision Date: 03/02/2017

Walls:	<p>Wall finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Wall finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Floor:	<p>Floor finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Floor finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Ceiling:	<p>Ceiling finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Ceiling finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
-----------------	---

Doorsets:	<p>Configuration, glazing, fire rating, security, etc. to be determined by Project Team.</p> <p>HTM 58 (Mar-2005)</p> <p>Refer to HBN 00-04 (May-2007) for effective clear door widths.</p> <p>1 doorset: 1 x personnel & equipment access (1000mm)</p>
------------------	---

Windows:	<p>Non-essential - Project Option</p> <p>Obscured glass with solar control, security control as necessary, see BS2881</p> <p>Designation to be validated against current documentation (HTM 55 archived).</p>
-----------------	---

Internal Glazing:	Not required
--------------------------	--------------

Hatch:	Not required
---------------	--------------

Notes:	<p>All finishes selected must have an appropriate risk assessment to accompany the design decision.</p> <p>Infection Control must be consulted as described in Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p>
---------------	---

ADB	Schedule of Components by Room	T0535
------------	---------------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	T0535	Clean utility	
Room Number:	30/00/037		Revision Date: 03/02/2017

Quantity			Code	Description	Alt. Code	Grp
New	Trans	Total				
1		1	BAS101	BASIN, medium, hospital pattern, vitreous china, no tap holes, no overflow, integral back outlet, 500W 400D.		1
4		4	MSC081R4	CABINET, base unit, 2 shelves, 1 door, on plinth, lockable, 600W		1
5		5	MSC127R2	CABINET, wall unit , 2 shelves, 1 door, lockable, 600W		1
1		1	OUT005	SOCKET outlet, switched, 13 amp, single		1
2		2	OUT010	SOCKET outlet, switched, 13 amp, twin		1
1		1	OUT056	CONNECTION UNIT, unswitched, 13 amp		1
1		1	OUT059	CONNECTION UNIT, switched, 13amp, flex, indicator light		1
1		1	OUT133	SOCKET outlet, computer data, double		1
1		1	SWC025	SWITCH, light		1
1		1	TAP810	TAP bib hospital pattern 1/2 in.(12mm), lever, hot water connection. HTM64TBH1.		1
1		1	WOR1000	WORKTOP, clinical, to base units, 650D, length as drawing		1
1		1	CLO001	CLOCK, wall mounted		2
1		1	DIS013	DISPENSER, paper towel, wall mounted		2
1		1	DIS030	DISPENSER, soap, disposable single cartridge, lever action, wall mounted		2
2		2	HOL004	HOLDER, sack, with lid foot operated, small, freestanding		3
1		1	REF059	REFRIGERATOR, medical (drug/vaccine), capacity 160 litre, external temperature gauge, automatic defrost, lockable, underbench, 850H 550W 620D		3

ADB	Room Data Sheet			V0726
Project:	3033	L&D OMFS		
Department:	01	Dental Oral Surgery		
Room:	V0726	Change		
Room Number:	30/00/038	Revision Date:	03/02/2017	
Activities:	1) Call systems may be used. 2) Patient may undress/dress in privacy.			
Personnel:	1 x person. Intermittent use.			
Planning Relationships:				
Space Data:	Area (m²):	3.00	Height (mm):	2,400
	For areas refer to MPA General Arrangement Floor Plans (0-) series. For heights refer to MPA drawings within Ceiling Package (3-) series.			
Notes:				

ADB	Room Environmental Data	V0726
------------	--------------------------------	--------------

Project:	3033	L&D OMFS
Department:	01	Dental Oral Surgery
Room:	V0726	Change
Room Number:	30/00/038	Revision Date: 03/02/2017

TEMPERATURE AND VENTILATION	Requirements	Notes
Permissible Space Temperature Range(dry bulb) (degC):	18 - 28	
Heating Design Temperature (dry bulb)(degC):	22	
Minimum Air Changes (AC/hr):	6	
Ventilation Type:	E	
Pressure Relative to Adjoining Space:	-ve	
Supply Air: Final Filter Class		
Permissible Relative Humidity Range (%):		
General Notes:		
LIGHTING		
Type Of Control:	N	
Daytime General Service Illuminance (Lux):	100	
Daytime Specific Service Illuminance (Lux):		
Nighttime General Service Illuminance (Lux):		
Nighttime Specific Service Illuminance (Lux):		
Local Task Illuminance (Lux):		
Colour Rendering Required:	Y	
Colour Rendering Required Characteristics (Ra):	80	
Unified Glare Rating Limit (UGRL):	22	
Emergency Escape Route Lighting Required:	N	
Standby Lighting Grade - General Lighting:	B	
Standby Lighting Grade - Local Lighting:		
General Notes:		
RISK		
Clinical Risk Category:	2	
Non-clinical Business Continuity Risk Category:		
General Notes:		
NOISE		
Noise Intrusion (dB) 1hr day:		
Noise Intrusion (dB) 1hr night:		
Noise Intrusion (dB) f night:		
Maximum Internal Noise from M&E Services (NR):	40	
Room Sound-insulation Parameters - Privacy:		
Room Sound-insulation Parameters - Noise Generation:		
Noise Sensitivity:		
Sound-insulation Rating (dB D nT,w):		
General Notes:		
SAFETY/FIRE		
Maximum Surface Temperature (DegC):	43	
Domestic Hot Water Discharge Temperature (DegC):		
Maximum Cold Water Discharge Temperature (DegC):		
General Notes:		
Type of Automatic Fire Detection:	Smoke	
General Notes:		

ADB	Room Design Character	V0726
------------	------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	V0726	Change	
Room Number:	30/00/038		Revision Date: 03/02/2017

Walls:

Floor:

Ceiling:

Doorsets:

Windows:

Internal Glazing:

Hatch: N/A

Notes: For wall and floor finishes refer to MPA drawings & schedules (43 series); for ceiling finishes refer to MPA drawings & schedules (34 series); for doorsets refer to MPA drawings and schedules (31 series).

ADB	Schedule of Components by Room	V0726
------------	---------------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	V0726	Change	
Room Number:	30/00/038		Revision Date: 03/02/2017

Quantity			Code	Description	Alt. Code	Grp
New	Trans	Total				
1		1	CAL006	PULL CORD, patient/staff call (help) with reassurance lamp		1
1		1	CAL012	RESET UNIT, with repeat lamp, patient/staff call		1
2		2	HOO019	HOOK, single, small		1
1		1	MIR026	MIRROR, unbreakable, wall mounted, 1300H 500W		1
1		1	OUT005	SOCKET outlet, switched, 13 amp, single		1
1		1	SEA022	SEAT, tip-up, fixed height		1
1		1	SWC025	SWITCH, light		1
1		1	DIS1000	DISPENSER, disposable gown, wall mounted		2
1		1	SHE100	SHELF, raised edge, non-breakable, 600W 200D		2
1		1	BIN003	BIN, disposal, general purpose, liner, mobile		3
1		1	LOC005	LOCKER clothes, single, 1800H 300W 550D		3

ADB	Room Environmental Data	J1155
------------	--------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	J1155	Waiting area	
Room Number:	34/00/030		Revision Date: 03/02/2017

TEMPERATURE AND VENTILATION	Requirements	Notes
Permissible Space Temperature Range(dry bulb) (degC):	18 - 28	
Heating Design Temperature (dry bulb)(degC):	21	
Minimum Air Changes (AC/hr):	4	
Ventilation Type:	S/E/N	
Pressure Relative to Adjoining Space:	Bal	
Supply Air: Final Filter Class	G4	
Permissible Relative Humidity Range (%):		

General Notes:

LIGHTING	Requirements	Notes
Type Of Control:	S/N	
Daytime General Service Illuminance (Lux):	300	
Daytime Specific Service Illuminance (Lux):		
Nighttime General Service Illuminance (Lux):		
Nighttime Specific Service Illuminance (Lux):		
Local Task Illuminance (Lux):		
Colour Rendering Required:	Y	
Colour Rendering Required Characteristics (Ra):	80	
Unified Glare Rating Limit (UGRL):	19	
Emergency Escape Route Lighting Required:	Y	
Standby Lighting Grade - General Lighting:	B	
Standby Lighting Grade - Local Lighting:		

General Notes:

RISK	Requirements	Notes
Clinical Risk Category:	2	
Non-clinical Business Continuity Risk Category:		

General Notes:

NOISE	Requirements	Notes
Noise Intrusion (dB) 1hr day:		
Noise Intrusion (dB) 1hr night:		
Noise Intrusion (dB) f night:		
Maximum Internal Noise from M&E Services (NR):	40	
Room Sound-insulation Parameters - Privacy:		
Room Sound-insulation Parameters - Noise Generation:		
Noise Sensitivity:		
Sound-insulation Rating (dB D nT,w):		

General Notes:

SAFETY/FIRE	Requirements	Notes
Maximum Surface Temperature (DegC):	43	
Domestic Hot Water Discharge Temperature (DegC):	43	
Maximum Cold Water Discharge Temperature (DegC):	20	

General Notes:

Type of Automatic Fire Detection:	Smoke	
--	-------	--

General Notes:

ADB	Room Design Character	J1155
------------	------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	J1155	Waiting area	
Room Number:	34/00/030		Revision Date: 03/02/2017

Walls:

Floor:

Ceiling:

Doorsets:

Windows:

Internal Glazing:

Hatch: N/A

Notes: For wall and floor finishes refer to MPA drawings & schedules (43 series); for ceiling finishes refer to MPA drawings & schedules (34 series); for windows refer to MPA drawings and schedules (31 series).

ADB	Schedule of Components by Room	J1155
------------	---------------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	J1155	Waiting area	
Room Number:	34/00/030		Revision Date: 03/02/2017

Quantity			Code	Description	Alt. Code	Grp
New	Trans	Total				
1		1	DIS002R1	DISPENSER, cooler, drinking water, (fountain), plumbed in, floor standing		1
5		5	OUT005	SOCKET outlet, switched, 13 amp, single		1
2		2	OUT010	SOCKET outlet, switched, 13 amp, twin		1
1		1	OUT049	CONNECTION UNIT, switched, 13 amp, flex outlet		1
4		4	OUT133	SOCKET outlet, computer data, double		1
1		1	OUT315	OUTLET, drinking water for equipment		1
1		1	SWC025	SWITCH, light		1
4		4	BRA015	BRACKET, flat panel monitor, height adjustable, wall mounted		2
2		2	COM1000	MONITOR, digital flat panel display, high-resolution, wall mounted		2
1		1	RAC089	RACK, leaflet/pamphlet, 4 sections, with adjustable dividers, wall mounted, 300H 805W 215D		2
2		2	TVM1000	LED screen, 50", wall mounted		2
1		1	BIN1003	BIN, waste		3
39		39	CHA318	CHAIR, upright, with arms, upholstered, stacking, wipeable		3

ADB	Room Data Sheet	V0922
------------	------------------------	--------------

Project:	3033	L&D OMFS
Department:	01	Dental Oral Surgery
Room:	V0922	WC: independent wheelchair
Room Number:	34/00/032	Revision Date: 03/02/2017

Activities:	1) Independent wheelchair accessible toilet and adjacent hand-rinse basin may be used. 2) Call systems may be used.
--------------------	--

Personnel:	1 x person. Intermittent use.
-------------------	----------------------------------

Planning Relationships:	
--------------------------------	--

Space Data:	Area (m²):	5.00	Height (mm):	2,400
--------------------	------------------------------	------	---------------------	-------

Notes:

The call repeat lamp is situated over the door outside the room.

The following items are shown on the drawing but are optional:
- the bin for the disposal of sanitary towels is only required in female WCs;

ADB	Room Environmental Data	V0922
------------	--------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	V0922	WC: independent wheelchair	
Room Number:	34/00/032		Revision Date: 03/02/2017

TEMPERATURE AND VENTILATION	Requirements	Notes
Permissible Space Temperature Range(dry bulb) (degC):	18 - 28	
Heating Design Temperature (dry bulb)(degC):	20	
Minimum Air Changes (AC/hr):	6	
Ventilation Type:	E	
Pressure Relative to Adjoining Space:	-ve	
Supply Air: Final Filter Class		
Permissible Relative Humidity Range (%):	Uncontrolled	

General Notes:

LIGHTING	Requirements	Notes
Type Of Control:	N	
Daytime General Service Illuminance (Lux):	200	
Daytime Specific Service Illuminance (Lux):		
Nighttime General Service Illuminance (Lux):		
Nighttime Specific Service Illuminance (Lux):		
Local Task Illuminance (Lux):		
Colour Rendering Required:	Y	
Colour Rendering Required Characteristics (Ra):	80	
Unified Glare Rating Limit (UGRL):	22	
Emergency Escape Route Lighting Required:	Y	In accordance with BS 5266 and Health Technical Memorandums
Standby Lighting Grade - General Lighting:	B	
Standby Lighting Grade - Local Lighting:		

General Notes:

RISK	Requirements	Notes
Clinical Risk Category:		
Non-clinical Business Continuity Risk Category:		

General Notes:

NOISE	Requirements	Notes
Noise Intrusion (dB) 1hr day:	55	
Noise Intrusion (dB) 1hr night:	-	
Noise Intrusion (dB) f night:	-	
Maximum Internal Noise from M&E Services (NR):	45	Total noise of MEP services under normal operation across the range 63Hz to 4kHz inclusive.
Room Sound-insulation Parameters - Privacy:	Moderate	Reference to Table 3 of the Department of Health 'Acoustics: Technical design manual 4032:0.6:England'.
Room Sound-insulation Parameters - Noise Generation:	Typical	
Noise Sensitivity:	Not Sensitive	
Sound-insulation Rating (dB D nT,w):		

General Notes:

SAFETY/FIRE	Requirements	Notes
Maximum Surface Temperature (DegC):	43	
Domestic Hot Water Discharge Temperature (DegC):	41	
Maximum Cold Water Discharge Temperature (DegC):	<20	

General Notes:

Type of Automatic Fire Detection:		Omitted via risk assessment
--	--	-----------------------------

General Notes:

ADB	Room Design Character	V0922
------------	------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	V0922	WC: independent wheelchair	
Room Number:	34/00/032		Revision Date: 03/02/2017

Walls:	<p>Wall finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Wall finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Floor:	<p>Floor finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Floor finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Ceiling:	<p>Ceiling finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Ceiling finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
-----------------	---

Doorsets:	<p>Configuration, glazing, fire rating, security, etc. to be determined by Project Team.</p> <p>HTM 58 (Mar-2005)</p> <p>Refer to HBN 00-04 (May-2007) for effective clear door widths.</p> <p>1 doorset: 1 x personnel, wheelchair & equipment access (1000mm) - see HBN 00-02</p> <p>Requirement for hinge protection when areas used by children</p>
------------------	---

Windows:	Not required
-----------------	--------------

Internal Glazing:	Not required
--------------------------	--------------

Hatch:	Not required
---------------	--------------

Notes:	<p>All finishes selected must have an appropriate risk assessment to accompany the design decision.</p> <p>Infection Control must be consulted as described in Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p>
---------------	---

ADB	Schedule of Components by Room	V0922
------------	---------------------------------------	--------------

Project:	3033	L&D OMFS
Department:	01	Dental Oral Surgery
Room:	V0922	WC: independent wheelchair
Room Number:	34/00/032	Revision Date: 03/02/2017

Quantity			Code	Description	Alt. Code	Grp
New	Trans	Total				
1		1	BAC002	BACKREST, WC/toilet, padded, wall mounted		1
1		1	BAS101	BASIN, medium, hospital pattern, vitreous china, no tap holes, no overflow, integral back outlet, 500W 400D.		1
1		1	CAL006	PULL CORD, patient/staff call (help) with reassurance lamp		1
1		1	CAL007	PULL/PUSH BUTTON, staff emergency call, reset and integral/adjacent indicator lamp		1
2		2	CAL012	RESET UNIT, with repeat lamp, patient/staff call		1
1		1	CAL021	LAMP repeat staff emergency call, ceiling mounted, (green)		1
1		1	CIS005	CISTERN WC/toilet, concealed, reversible. To suit WC		1
2		2	HOO019	HOOK, single, small		1
1		1	MIR001	MIRROR, wall mounted, 650H 300W		1
1		1	MIR026	MIRROR, unbreakable, wall mounted, 1300H 500W		1
3		3	RAI048	RAIL, grab, vertical, wall mounted, 600mm		1
1		1	RAI159	RAIL, grab, horizontal, with supports, wall mounted, 600mm		1
1		1	RAI161	RAIL, grab, horizontal, wall or door mounted, 600mm		1
1		1	RAI172	RAIL, grab, hinged, wall mounted, 650mm		1
1		1	SWC025	SWITCH, light		1
1		1	TAP289	TAP, monobloc, pillar mixer, integral thermostatic, short lever.		1
1		1	WAS100	WASTE, unslotted flush-grated, metal, 1.1/4 in. .		1
1		1	WAS107	TRAP, bottle, 1.1/4 in, plastic resealing.		1
1		1	WCH005	WC/toilet pan with seat, 700 mm projection, hospital pattern, rimless pan, vitreous china.		1
1		1	DIS013	DISPENSER, paper towel, wall mounted		2
1		1	DIS015	DISPENSER, toilet paper, dispense individual sheets, wall mounted		2
1		1	DIS024	DISPENSER, soap, wall mounted		2
1		1	SHE100	SHELF, raised edge, non-breakable, 600W 200D		2
1		1	SHE102	SHELF, raised edge, non-breakable, 200W 150D		2
1		1	VEN003	VENDING MACHINE, sanitary towel with coin slot		2
1		1	BIN028	BIN, disposal, sealed, operated with one hand, nominal 420H 155W 490D		3
1		1	HOL003	HOLDER, sack, small, freestanding		3

ADB	Room Data Sheet	V0922R1
------------	------------------------	----------------

Project:	3033	L&D OMFS
Department:	01	Dental Oral Surgery
Room:	V0922R1	WC: independent wheelchair
Room Number:	34/00/036	Revision Date: 03/02/2017

Activities:	1) Independent wheelchair accessible toilet and adjacent hand-rinse basin may be used. 2) Call systems may be used.
--------------------	--

Personnel:	1 x person. Intermittent use.
-------------------	----------------------------------

Planning Relationships:	
--------------------------------	--

Space Data:	Area (m²):	5.00	Height (mm):	2,400
--------------------	-------------------	------	---------------------	-------

Notes:

The call repeat lamp is situated over the door outside the room.

The following items are shown on the drawing but are optional:
 - the bin for the disposal of sanitary towels is only required in female WCs;

ADB	Room Environmental Data	V0922R1
------------	--------------------------------	----------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	V0922R1	WC: independent wheelchair	
Room Number:	34/00/036		Revision Date: 03/02/2017

TEMPERATURE AND VENTILATION	Requirements	Notes
Permissible Space Temperature Range(dry bulb) (degC):	18 - 28	
Heating Design Temperature (dry bulb)(degC):	20	
Minimum Air Changes (AC/hr):	6	
Ventilation Type:	E	
Pressure Relative to Adjoining Space:	-ve	
Supply Air: Final Filter Class		
Permissible Relative Humidity Range (%):	Uncontrolled	

General Notes:

LIGHTING	Requirements	Notes
Type Of Control:	N	
Daytime General Service Illuminance (Lux):	200	
Daytime Specific Service Illuminance (Lux):		
Nighttime General Service Illuminance (Lux):		
Nighttime Specific Service Illuminance (Lux):		
Local Task Illuminance (Lux):		
Colour Rendering Required:	Y	
Colour Rendering Required Characteristics (Ra):	80	
Unified Glare Rating Limit (UGRL):	22	
Emergency Escape Route Lighting Required:	Y	In accordance with BS 5266 and Health Technical Memorandums
Standby Lighting Grade - General Lighting:	B	
Standby Lighting Grade - Local Lighting:		

General Notes:

RISK	Requirements	Notes
Clinical Risk Category:		
Non-clinical Business Continuity Risk Category:		

General Notes:

NOISE	Requirements	Notes
Noise Intrusion (dB) 1hr day:	55	
Noise Intrusion (dB) 1hr night:	-	
Noise Intrusion (dB) f night:	-	
Maximum Internal Noise from M&E Services (NR):	45	Total noise of MEP services under normal operation across the range 63Hz to 4kHz inclusive.
Room Sound-insulation Parameters - Privacy:	Moderate	Reference to Table 3 of the Department of Health 'Acoustics: Technical design manual 4032:0.6:England'.
Room Sound-insulation Parameters - Noise Generation:	Typical	
Noise Sensitivity:	Not Sensitive	
Sound-insulation Rating (dB D nT,w):		

General Notes:

SAFETY/FIRE	Requirements	Notes
Maximum Surface Temperature (DegC):	43	
Domestic Hot Water Discharge Temperature (DegC):	41	
Maximum Cold Water Discharge Temperature (DegC):	<20	

General Notes:

Type of Automatic Fire Detection:		Omitted via risk assessment
--	--	-----------------------------

General Notes:

ADB	Room Design Character	V0922R1
------------	------------------------------	----------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	V0922R1	WC: independent wheelchair	
Room Number:	34/00/036		Revision Date: 03/02/2017

Walls:	<p>Wall finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Wall finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Floor:	<p>Floor finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Floor finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Ceiling:	<p>Ceiling finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Ceiling finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
-----------------	---

Doorsets:	<p>Configuration, glazing, fire rating, security, etc. to be determined by Project Team.</p> <p>HTM 58 (Mar-2005)</p> <p>Refer to HBN 00-04 (May-2007) for effective clear door widths.</p> <p>1 doorset: 1 x personnel, wheelchair & equipment access (1000mm) - see HBN 00-02</p> <p>Requirement for hinge protection when areas used by children</p>
------------------	---

Windows:	Not required
-----------------	--------------

Internal Glazing:	Not required
--------------------------	--------------

Hatch:	Not required
---------------	--------------

Notes:	<p>All finishes selected must have an appropriate risk assessment to accompany the design decision.</p> <p>Infection Control must be consulted as described in Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p>
---------------	---

ADB	Schedule of Components by Room	V0922R1
------------	---------------------------------------	----------------

Project:	3033	L&D OMFS
Department:	01	Dental Oral Surgery
Room:	V0922R1	WC: independent wheelchair
Room Number:	34/00/036	Revision Date: 03/02/2017

Quantity			Code	Description	Alt. Code	Grp
New	Trans	Total				
1		1	BAC002	BACKREST, WC/toilet, padded, wall mounted		1
1		1	BAS101	BASIN, medium, hospital pattern, vitreous china, no tap holes, no overflow, integral back outlet, 500W 400D.		1
1		1	CAL006	PULL CORD, patient/staff call (help) with reassurance lamp		1
1		1	CAL007	PULL/PUSH BUTTON, staff emergency call, reset and integral/adjacent indicator lamp		1
2		2	CAL012	RESET UNIT, with repeat lamp, patient/staff call		1
1		1	CAL021	LAMP repeat staff emergency call, ceiling mounted, (green)		1
1		1	CIS005	CISTERN WC/toilet, concealed, reversible. To suit WC		1
2		2	HOO019	HOOK, single, small		1
1		1	MIR001	MIRROR, wall mounted, 650H 300W		1
1		1	MIR026	MIRROR, unbreakable, wall mounted, 1300H 500W		1
3		3	RAI048	RAIL, grab, vertical, wall mounted, 600mm		1
1		1	RAI159	RAIL, grab, horizontal, with supports, wall mounted, 600mm		1
1		1	RAI161	RAIL, grab, horizontal, wall or door mounted, 600mm		1
1		1	RAI172	RAIL, grab, hinged, wall mounted, 650mm		1
1		1	SWC025	SWITCH, light		1
1		1	TAP289	TAP, monobloc, pillar mixer, integral thermostatic, short lever.		1
1		1	WAS100	WASTE, unslotted flush-grated, metal, 1.1/4 in. .		1
1		1	WAS107	TRAP, bottle, 1.1/4 in, plastic resealing.		1
1		1	WCH005	WC/toilet pan with seat, 700 mm projection, hospital pattern, rimless pan, vitreous china.		1
1		1	DIS013	DISPENSER, paper towel, wall mounted		2
1		1	DIS015	DISPENSER, toilet paper, dispense individual sheets, wall mounted		2
1		1	DIS024	DISPENSER, soap, wall mounted		2
1		1	NCU001	BABY NAPPY CHANGING UNIT, folds up base, heavy duty plastic, safety straps, wall mounted, 900H 560W 885D		2
1		1	SHE100	SHELF, raised edge, non-breakable, 600W 200D		2
1		1	SHE102	SHELF, raised edge, non-breakable, 200W 150D		2
1		1	VEN003	VENDING MACHINE, sanitary towel with coin slot		2
1		1	BIN028	BIN, disposal, sealed, operated with one hand, nominal 420H 155W 490D		3
1		1	HOL003	HOLDER, sack, small, freestanding		3

ADB	Room Data Sheet	J0232
------------	------------------------	--------------

Project:	3033	L&D OMFS
Department:	01	Dental Oral Surgery
Room:	J0232	Reception
Room Number:	34/00/037	Revision Date: 03/02/2017

Activities:	<ol style="list-style-type: none"> 1) Reception and registration of patients. 2) Maintaining appointments and attendance register. 3) Computer workstation(s) may be used. 4) Dealing with enquiries. 5) Telephone(s) may be used. 6) Controlling access to clinical or work area. 7) Staff notices, information and/or messages may be displayed.
--------------------	---

Personnel:	2 x staff.
-------------------	------------

Planning Relationships:	
--------------------------------	--

Space Data:	Area (m²):	10.00	Height (mm):	2,700
	For areas refer to MPA General Arrangement Floor Plans (0-) series. For heights refer to MPA drawings within Ceiling Package (3-) series.			

Notes:	
---------------	--

ADB	Room Environmental Data	J0232
------------	--------------------------------	--------------

Project:	3033	L&D OMFS
Department:	01	Dental Oral Surgery
Room:	J0232	Reception
Room Number:	34/00/037	Revision Date: 03/02/2017

TEMPERATURE AND VENTILATION	Requirements	Notes
Permissible Space Temperature Range(dry bulb) (degC):	18 - 28	
Heating Design Temperature (dry bulb)(degC):	21	
Minimum Air Changes (AC/hr):	4	
Ventilation Type:	S/E/N	
Pressure Relative to Adjoining Space:	Bal	
Supply Air: Final Filter Class	G4	
Permissible Relative Humidity Range (%):		

General Notes:

LIGHTING	Requirements	Notes
Type Of Control:	S/N	
Daytime General Service Illuminance (Lux):	300	
Daytime Specific Service Illuminance (Lux):		
Nighttime General Service Illuminance (Lux):		
Nighttime Specific Service Illuminance (Lux):		
Local Task Illuminance (Lux):		
Colour Rendering Required:	Y	
Colour Rendering Required Characteristics (Ra):	80	
Unified Glare Rating Limit (UGRL):	19	
Emergency Escape Route Lighting Required:	Y	
Standby Lighting Grade - General Lighting:	B	
Standby Lighting Grade - Local Lighting:		

General Notes:

RISK	Requirements	Notes
Clinical Risk Category:	2	
Non-clinical Business Continuity Risk Category:		

General Notes:

NOISE	Requirements	Notes
Noise Intrusion (dB) 1hr day:		
Noise Intrusion (dB) 1hr night:		
Noise Intrusion (dB) f night:		
Maximum Internal Noise from M&E Services (NR):	40	
Room Sound-insulation Parameters - Privacy:		
Room Sound-insulation Parameters - Noise Generation:		
Noise Sensitivity:		
Sound-insulation Rating (dB D nT,w):		

General Notes:

SAFETY/FIRE	Requirements	Notes
Maximum Surface Temperature (DegC):	43	
Domestic Hot Water Discharge Temperature (DegC):	43	
Maximum Cold Water Discharge Temperature (DegC):	20	

General Notes:

Type of Automatic Fire Detection:	Smoke	
--	-------	--

General Notes:

ADB	Room Design Character	J0232
------------	------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	J0232	Reception	
Room Number:	34/00/037		Revision Date: 03/02/2017

Walls:

Floor:

Ceiling:

Doorsets:

Windows:

Internal Glazing:

Hatch: N/A

Notes: For wall and floor finishes refer to MPA drawings & schedules (43 series); for ceiling finishes refer to MPA drawings & schedules (34 series); for doorsets and windows refer to MPA drawings and schedules (31 series).

ADB	Schedule of Components by Room	J0232
------------	---------------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	J0232	Reception	
Room Number:	34/00/037		Revision Date: 03/02/2017

Quantity			Code	Description	Alt. Code	Grp
New	Trans	Total				
1		1	AUD9661R1	INDUCTION LOOP SYSTEM, hearing aid		1
1		1	CAL000R1	EMERGENCY CALL, staff to clinical staff		1
1		1	CAL000R2	PANIC ALARM, staff to security staff		1
4		4	MSC1000	CABINET, full height 2 shelves, 1 door, on plinth, lockable, with filing trays, 600W 600D		1
1		1	MSC1001	CABINET tall, 2 shelves, 1 door, on plinth, lockable, with filing trays, 1420H 600W 600D		1
6		6	OUT010	SOCKET outlet, switched, 13 amp, twin		1
3		3	OUT133	SOCKET outlet, computer data, double		1
2		2	OUT215	SOCKET outlet, telephone		1
1		1	SWC025	SWITCH, light		1
2		2	TEL004R1	TELEPHONE handset, IP Phone, basic		2
2		2	BIN1003	BIN, waste		3
2		2	CHA301	CHAIR, swivel, height adjustable, high back, with arms, wipeable, 5 star base, on castors		3
2		2	COM031R1	STANDARD IT SETUP: computer, monitor, keyboard		3
1		1	DES1000	COUNTER RECEPTION, console top, to fit - CUSTOM MADE JOINERY, as drawing		3
1		1	PRI015R2	PRINTER, desktop		3

ADB	Room Environmental Data	DU001
------------	--------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	DU001	Dirty Utility Room	
Room Number:	34/00/039		Revision Date: 03/02/2017

TEMPERATURE AND VENTILATION	Requirements	Notes
Permissible Space Temperature Range(dry bulb) (degC):	18 - 28	
Heating Design Temperature (dry bulb)(degC):	18	
Minimum Air Changes (AC/hr):	6	
Ventilation Type:	E	
Pressure Relative to Adjoining Space:	-ve	
Supply Air: Final Filter Class		
Permissible Relative Humidity Range (%):	Uncontrolled	

General Notes:

LIGHTING	Requirements	Notes
Type Of Control:	N/S	
Daytime General Service Illuminance (Lux):	200	
Daytime Specific Service Illuminance (Lux):		
Nighttime General Service Illuminance (Lux):		
Nighttime Specific Service Illuminance (Lux):		
Local Task Illuminance (Lux):		
Colour Rendering Required:	Y	
Colour Rendering Required Characteristics (Ra):	80	
Unified Glare Rating Limit (UGRL):	22	
Emergency Escape Route Lighting Required:	Y	
Standby Lighting Grade - General Lighting:	B	
Standby Lighting Grade - Local Lighting:		

General Notes: Refer to SLL Lighting Guide 2 for more detailed guidance

RISK	Requirements	Notes
Clinical Risk Category:		
Non-clinical Business Continuity Risk Category:		

General Notes:

NOISE	Requirements	Notes
Noise Intrusion (dB) 1hr day:	50	
Noise Intrusion (dB) 1hr night:	-	
Noise Intrusion (dB) f night:	-	
Maximum Internal Noise from M&E Services (NR):	40	
Room Sound-insulation Parameters - Privacy:	Not Private	
Room Sound-insulation Parameters - Noise Generation:	High	
Noise Sensitivity:	Not Sensitive	
Sound-insulation Rating (dB D nT,w):		

General Notes:

SAFETY/FIRE	Requirements	Notes
Maximum Surface Temperature (DegC):	82	
Domestic Hot Water Discharge Temperature (DegC):	41/>55	
Maximum Cold Water Discharge Temperature (DegC):	<20	

General Notes:

Type of Automatic Fire Detection:	Smoke	
--	-------	--

General Notes:

ADB	Room Design Character	DU001
------------	------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	DU001	Dirty Utility Room	
Room Number:	34/00/039		Revision Date: 03/02/2017

Walls:	<p>Wall finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Wall finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Floor:	<p>Floor finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Floor finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Ceiling:	<p>Ceiling finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Ceiling finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
-----------------	---

Doorsets:	<p>Configuration, glazing, fire rating, security, etc. to be determined by Project Team.</p> <p>HTM 58 (Mar-2005)</p> <p>Refer to HBN 00-04 (May-2007) for effective clear door widths.</p> <p>1 doorset: 1 x personnel & equipment access (1000mm)</p>
------------------	---

Windows:	<p>Non-essential - Project Option</p> <p>Clear glass with solar and privacy control</p> <p>Designation to be validated against current documentation (HTM 55 archived).</p>
-----------------	---

Internal Glazing:	Not required
--------------------------	--------------

Hatch:	Not required
---------------	--------------

Notes:	<p>All finishes selected must have an appropriate risk assessment to accompany the design decision.</p> <p>Infection Control must be consulted as described in Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p>
---------------	---

ADB	Schedule of Components by Room	DU001
------------	---------------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	DU001	Dirty Utility Room	
Room Number:	34/00/039		Revision Date: 03/02/2017

Quantity			Code	Description	Alt. Code	Grp
New	Trans	Total				
1		1	BAS101	BASIN, medium, hospital pattern, vitreous china, no tap holes, no overflow, integral back outlet, 500W 400D.		1
1		1	DSU006	DISPOSAL UNIT, plain top, right hand drainer, with sink and hopper with flushing rim, 110mm outlet, no tap holes no overflow, back inlet, stainless steel, 1600W 600D.		1
3		3	MSC127	CABINET top, 600mm facing, (600x400 inserts), with formed plastic liners, 1 door hinged right, wall mounted		1
1		1	OUT005	SOCKET outlet, switched, 13 amp, single		1
1		1	OUT010	SOCKET outlet, switched, 13 amp, twin		1
1		1	SWC025	SWITCH, light		1
2		2	TAP810	TAP bib hospital pattern 1/2 in.(12mm), lever, hot water connection. HTM64TBH1.		1
1		1	WOR1000	WORKTOP, clinical, to base units, 650D, length as drawing		1
1		1	DIS011	DISPENSER, barrier cream, disposable single cartridge, wall mounted		2
1		1	DIS013	DISPENSER, paper towel, wall mounted		2
1		1	DIS024	DISPENSER, soap, wall mounted		2
1		1	DIS438	DISPENSER, disposable gloves set of 3 and disposable apron, wall mounted		2
2		2	HOL004	HOLDER, sack, with lid foot operated, small, freestanding		3
2		2	HOL006	HOLDER, sack, with lid foot operated, medium, freestanding, 875H 430W 385D		3
4		4	TRO133	TROLLEY, dressing/instrument, stainless steel, buffered, 870H 750W 450D		3

ADB	Room Data Sheet	M0252
------------	------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	M0252	Admin Office (4 person)	
Room Number:	34/00/040		Revision Date: 03/02/2017

Activities:	1) Computer workstation(s) may be used. 2) Telephone(s) may be used. 3) Staff notices, information and/or messages may be displayed. 4) Printer may be used. 5) Information on computers may be accessed.
--------------------	---

Personnel:	4 x staff.
-------------------	------------

Planning Relationships:	
--------------------------------	--

Space Data:	Area (m²):	22.00	Height (mm):	2,400
	For areas refer to MPA General Arrangement Floor Plans (0-) series. For heights refer to MPA drawings within Ceiling Package (3-) series.			

Notes:	
---------------	--

ADB	Room Environmental Data	M0252
------------	--------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	M0252	Admin Office (4 person)	
Room Number:	34/00/040		Revision Date: 03/02/2017

TEMPERATURE AND VENTILATION	Requirements	Notes
Permissible Space Temperature Range(dry bulb) (degC):	18 - 28	
Heating Design Temperature (dry bulb)(degC):	21	
Minimum Air Changes (AC/hr):	4	
Ventilation Type:	S/E/N	
Pressure Relative to Adjoining Space:	BAL	
Supply Air: Final Filter Class	G4	
Permissible Relative Humidity Range (%):		

General Notes:

LIGHTING	Requirements	Notes
Type Of Control:	S/N	
Daytime General Service Illuminance (Lux):	300	
Daytime Specific Service Illuminance (Lux):		
Nighttime General Service Illuminance (Lux):		
Nighttime Specific Service Illuminance (Lux):		
Local Task Illuminance (Lux):		
Colour Rendering Required:	N	
Colour Rendering Required Characteristics (Ra):		
Unified Glare Rating Limit (UGRL):	19	
Emergency Escape Route Lighting Required:	N	
Standby Lighting Grade - General Lighting:	B	
Standby Lighting Grade - Local Lighting:		

General Notes:

RISK	Requirements	Notes
Clinical Risk Category:	1	
Non-clinical Business Continuity Risk Category:		

General Notes:

NOISE	Requirements	Notes
Noise Intrusion (dB) 1hr day:		
Noise Intrusion (dB) 1hr night:		
Noise Intrusion (dB) f night:		
Maximum Internal Noise from M&E Services (NR):	35	
Room Sound-insulation Parameters - Privacy:		
Room Sound-insulation Parameters - Noise Generation:		
Noise Sensitivity:		
Sound-insulation Rating (dB D nT,w):		

General Notes:

SAFETY/FIRE	Requirements	Notes
Maximum Surface Temperature (DegC):	82	
Domestic Hot Water Discharge Temperature (DegC):	60	
Maximum Cold Water Discharge Temperature (DegC):	20	

General Notes:

Type of Automatic Fire Detection:	Smoke	
-----------------------------------	-------	--

General Notes:

ADB	Room Design Character	M0252
------------	------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	M0252	Admin Office (4 person)	
Room Number:	34/00/040		Revision Date: 03/02/2017

Walls:

Floor:

Ceiling:

Doorsets:

Windows:

Internal Glazing:

Hatch: N/A

Notes: For wall and floor finishes refer to MPA drawings & schedules (43 series); for ceiling finishes refer to MPA drawings & schedules (34 series); for doorsets and windows refer to MPA drawings and schedules (31 series).

ADB	Schedule of Components by Room	M0252
------------	---------------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	M0252	Admin Office (4 person)	
Room Number:	34/00/040		Revision Date: 03/02/2017

Quantity			Code	Description	Alt. Code	Grp
New	Trans	Total				
1		1	BLI000	BLIND, window		1
1		1	CAL000R1	EMERGENCY CALL, staff to clinical staff		1
4		4	HOO019	HOOK, single, small		1
1		1	OUT005	SOCKET outlet, switched, 13 amp, single		1
12		12	OUT010	SOCKET outlet, switched, 13 amp, twin		1
10		10	OUT133	SOCKET outlet, computer data, double		1
4		4	OUT215	SOCKET outlet, telephone		1
4		4	SHE221R1	SHELF, fixed, 1400W 300D		1
1		1	SWC025	SWITCH, light		1
1		1	WOR1000	WORKTOP, clinical, to base units, 650D, length as drawing		1
1		1	BOA027	BOARD, marker/display, whiteboard, magnetic, dry-wipe, with pen holder, wall mounted, 1200H 1800W		2
1		1	CLO001	CLOCK, wall mounted		2
4		4	TEL004R1	TELEPHONE handset, IP Phone, basic		2
1		1	BIN1002	BIN, confidential waste		3
4		4	BIN1003	BIN, waste		3
2		2	CAB025	CABINET, filing, 4 drawer, 1320H 465W 620D		3
4		4	CHA301	CHAIR, swivel, height adjustable, high back, with arms, wipeable, 5 star base, on castors		3
4		4	COM031R2	STANDARD IT SETUP: computer, monitor, keyboard, telephone		3
4		4	DRA056	DRAWER UNIT, 2 drawer, lockable, on castors, 600H 410W 600D		3
1		1	PRI015R2	PRINTER, desktop		3

ADB	Room Data Sheet	RD100
------------	------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	RD100	Restorative Dentistry Room	
Room Number:	34/00/045, 34/00/046		Revision Date: 03/02/2017

Activities:	<ol style="list-style-type: none"> 1) Patient may arrive on foot or in a wheelchair. 2) Dental procedures including use of dental mobile image unit. Patient in reclining dental 3) Assessing x-ray images. 4) Administration of sedation or local anaesthetic. 5) Treatment under sedation. 6) Monitoring. 7) Clinical hand washing. 8) Writing up patients notes. 9) Using telephone(s). 10) Using computer workstation(s). 11) Disposal of waste.
--------------------	---

Personnel:	1 x Patient 2 x Staff 1 x Others (escort)
-------------------	---

Planning Relationships:	Easy access to recovery room(s).
--------------------------------	----------------------------------

Space Data:	Area (m²):	14.00	Height (mm):	2,400
--------------------	-------------------	-------	---------------------	-------

For areas refer to MPA General Arrangement Floor Plans (0-) series.
For heights refer to MPA drawings within Ceiling Package (3-) series.

Notes:	<p>Worktops should be seamless.</p> <p>Splash proof socket outlets are required at dental chair - Ref. to HBN text.</p> <p>It may required to treat patient seated in their own wheelchair.</p>
---------------	---

ADB	Room Environmental Data	RD100
------------	--------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	RD100	Restorative Dentistry Room	
Room Number:	34/00/045, 34/00/046		Revision Date: 03/02/2017

TEMPERATURE AND VENTILATION	Requirements	Notes
Permissible Space Temperature Range(dry bulb) (degC):	18-21	
Heating Design Temperature (dry bulb)(degC):	18	
Minimum Air Changes (AC/hr):	6.0	
Ventilation Type:	S/E	
Pressure Relative to Adjoining Space:	+ve	
Supply Air: Final Filter Class		
Permissible Relative Humidity Range (%):		

General Notes: Level of extract suitable for removing from the environment for exhaled nitrous oxide.

LIGHTING	Requirements	Notes
Type Of Control:		
Daytime General Service Illuminance (Lux):	500	Work surface
Daytime Specific Service Illuminance (Lux):		
Nighttime General Service Illuminance (Lux):		
Nighttime Specific Service Illuminance (Lux):		
Local Task Illuminance (Lux):	20,000.0	Up to 22000, Mouth (dental lamp unit)
Colour Rendering Required:	N	
Colour Rendering Required Characteristics (Ra):		equal to that provided by normal lighting
Unified Glare Rating Limit (UGRL):		
Emergency Escape Route Lighting Required:	N	
Standby Lighting Grade - General Lighting:		Standby lighting grade only applicable in areas with generator backup
Standby Lighting Grade - Local Lighting:		

General Notes: Dental lamp to form part of dental chair. General lighting to be dimmable.

RISK	Requirements	Notes
Clinical Risk Category:		
Non-clinical Business Continuity Risk Category:		

General Notes:

NOISE	Requirements	Notes
Noise Intrusion (dB) 1hr day:	35	
Noise Intrusion (dB) 1hr night:		
Noise Intrusion (dB) f night:		
Maximum Internal Noise from M&E Services (NR):	35	
Room Sound-insulation Parameters - Privacy:	80	
Room Sound-insulation Parameters - Noise Generation:		
Noise Sensitivity:		
Sound-insulation Rating (dB D nT,w):		

General Notes:

SAFETY/FIRE	Requirements	Notes
Maximum Surface Temperature (DegC):	43	
Domestic Hot Water Discharge Temperature (DegC):	43	
Maximum Cold Water Discharge Temperature (DegC):		

General Notes:

Type of Automatic Fire Detection:		Smoke
--	--	-------

General Notes:

ADB	Room Design Character	RD100
------------	------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	RD100	Restorative Dentistry Room	
Room Number:	34/00/045, 34/00/046		Revision Date: 03/02/2017

Walls:	<p>Wall finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Wall finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Floor:	<p>Floor finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Floor finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Ceiling:	<p>Ceiling finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Ceiling finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
-----------------	---

Doorsets:	<p>Configuration, glazing, fire rating, security, etc. to be determined by Project Team.</p> <p>HTM 58 (Mar-2005)</p> <p>Refer to HBN-00-04 (May-2007) for effective clear door widths.</p> <p>1 doorset: 1 x personnel, wheelchair & equipment access (1000mm)</p>
------------------	---

Windows:	<p>Non-essential - Project Option</p> <p>Clear glass with solar control</p> <p>Designation to be validated against current documentation (HTM 55 archived).</p>
-----------------	---

Internal Glazing:	Not required
--------------------------	--------------

Hatch:	Not required
---------------	--------------

Notes:	<p>All finishes selected must have an appropriate risk assessment to accompany the design decision.</p> <p>Infection Control must be consulted as described in Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p>
---------------	---

ADB	Schedule of Components by Room	RD100
------------	---------------------------------------	--------------

Project:	3033	L&D OMFS
Department:	01	Dental Oral Surgery
Room:	RD100	Restorative Dentistry Room
Room Number:	34/00/045, 34/00/046	Revision Date: 03/02/2017

Quantity			Code	Description	Alt. Code	Grp
New	Trans	Total				
2		2	CAB162R1	CABINET/DRAWER UNIT, under bench, on plinth, (drawers and fittings-project option), 820H 500W 450D		1
2		2	CAB165R1	CABINET, dental, 1 door, wash basin and waste container foot operated, on plinth, 890H 600W 450D		1
1		1	CAL008	PUSH BUTTON staff crash call, reset and integral/adjacent indicator lamp, wall mounted		1
1		1	CAL016	SWITCH staff call transfer, wall mounted		1
1		1	CAL021	LAMP repeat staff emergency call, ceiling mounted, (green)		1
1		1	CAL022	LAMP repeat patient call, ceiling mounted, (red)		1
1		1	DEN010	DENTAL UNIT, with multi-services terminal		1
1		1	LIG013	LUMINAIRE dental adjustable, ceiling mounted		1
1		1	OUT005	SOCKET outlet, switched, 13 amp, single		1
4		4	OUT010	SOCKET outlet, switched, 13 amp, twin		1
1		1	OUT052	CONNECTION UNIT, switched, 13 amp		1
1		1	OUT133	SOCKET outlet, computer data, double		1
1		1	OUT215	SOCKET outlet, telephone		1
1		1	SWC025	SWITCH, light		1
2		2	TAP289	TAP, monobloc, pillar mixer, integral thermostatic, short lever.		1
1		1	WKT1001	WORKTOP, seamless solid surface with 2 x moulded sink bowl, 600D, as drawing		1
1		1	BRA015	BRACKET, flat panel monitor, height adjustable, wall mounted		2
1		1	COM1000	MONITOR, digital flat panel display, high-resolution, wall mounted		2
1		1	CPB1000	Computer PACS bracket		2
2		2	DIS013	DISPENSER, paper towel, wall mounted		2
2		2	DIS026	DISPENSER, Medical hand sanitizer, lever action, wall mounted		2
2		2	DIS031	DISPENSER, soap, pump action with 500ml container, sink or worktop mounted		2
2		2	HOO024	HOOK, hat and coat, 1		2
1		1	TEL004R1	TELEPHONE handset, IP Phone, basic		2
1		1	XRA003	X-RAY TUBE, dental, with articulating flexible arm, wall mounted		2
1		1	CHA040	CHAIR, dental, with multi-services, fully adjustable, electrically operated, floor mounted		3
1		1	COM031R3	STANDARD IT SETUP: computer, keyboard		3
2		2	HOL006	HOLDER, sack, with lid foot operated, medium, freestanding, 875H 430W 385D		3
1		1	STO024	STOOL, dental, with back support, mobile		3
1		1	TRO133	TROLLEY, dressing/instrument, stainless steel, buffered, 870H 750W 450D		3

ADB	Room Data Sheet			DC100
Project:	3033	L&D OMFS		
Department:	01	Dental Oral Surgery		
Room:	DC100	Dental Chair		
Room Number:	34/00/047	Revision Date:	03/02/2017	
Activities:	1) Patient may arrive on foot or in a wheelchair. 2) Dental procedures including use of dental mobile image unit. Patient in reclining dental 3) Assessing x-ray images. 4) Administration of sedation or local anaesthetic. 5) Treatment under sedation. 6) Monitoring. 7) Clinical hand washing. 8) Writing up patients notes. 9) Using telephone(s). 10) Using computer workstation(s). 11) Disposal of waste.			
Personnel:	1 x Patient 2 x Staff 1 x Others (escort)			
Planning Relationships:	Easy access to recovery room(s).			
Space Data:	Area (m²):	13.00	Height (mm):	2,400
	For areas refer to MPA General Arrangement Floor Plans (0-) series. For heights refer to MPA drawings within Ceiling Package (3-) series.			
Notes:	Worktops should be seamless. Splash proof socket outlets are required at dental chair - Ref. to HBN text. It may required to treat patient seated in their own wheelchair.			

ADB	Room Environmental Data	DC100
------------	--------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	DC100	Dental Chair	
Room Number:	34/00/047		Revision Date: 03/02/2017

TEMPERATURE AND VENTILATION	Requirements	Notes
Permissible Space Temperature Range(dry bulb) (degC):	18-21	
Heating Design Temperature (dry bulb)(degC):	18	
Minimum Air Changes (AC/hr):	6.0	
Ventilation Type:	S/E	
Pressure Relative to Adjoining Space:	+ve	
Supply Air: Final Filter Class		
Permissible Relative Humidity Range (%):		

General Notes: Level of extract suitable for removing from the environment for exhaled nitrous oxide.

LIGHTING	Requirements	Notes
Type Of Control:		
Daytime General Service Illuminance (Lux):	500	Work surface
Daytime Specific Service Illuminance (Lux):		
Nighttime General Service Illuminance (Lux):		
Nighttime Specific Service Illuminance (Lux):		
Local Task Illuminance (Lux):	20,000.0	Up to 22000, Mouth (dental lamp unit)
Colour Rendering Required:	N	
Colour Rendering Required Characteristics (Ra):		equal to that provided by normal lighting
Unified Glare Rating Limit (UGRL):		
Emergency Escape Route Lighting Required:	N	
Standby Lighting Grade - General Lighting:		Standby lighting grade only applicable in areas with generator backup
Standby Lighting Grade - Local Lighting:		

General Notes: Dental lamp to form part of dental chair. General lighting to be dimmable.

RISK	Requirements	Notes
Clinical Risk Category:		
Non-clinical Business Continuity Risk Category:		

General Notes:

NOISE	Requirements	Notes
Noise Intrusion (dB) 1hr day:	35	
Noise Intrusion (dB) 1hr night:		
Noise Intrusion (dB) f night:		
Maximum Internal Noise from M&E Services (NR):	35	
Room Sound-insulation Parameters - Privacy:	80	
Room Sound-insulation Parameters - Noise Generation:		
Noise Sensitivity:		
Sound-insulation Rating (dB D nT,w):		

General Notes:

SAFETY/FIRE	Requirements	Notes
Maximum Surface Temperature (DegC):	43	
Domestic Hot Water Discharge Temperature (DegC):	43	
Maximum Cold Water Discharge Temperature (DegC):		

General Notes:

Type of Automatic Fire Detection:		Smoke
--	--	-------

General Notes:

ADB	Room Design Character	DC100
------------	------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	DC100	Dental Chair	
Room Number:	34/00/047		Revision Date: 03/02/2017

Walls:	<p>Wall finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Wall finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Floor:	<p>Floor finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Floor finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Ceiling:	<p>Ceiling finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Ceiling finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
-----------------	---

Doorsets:	<p>Configuration, glazing, fire rating, security, etc. to be determined by Project Team.</p> <p>HTM 58 (Mar-2005)</p> <p>Refer to HBN-00-04 (May-2007) for effective clear door widths.</p> <p>1 doorset: 1 x personnel, wheelchair & equipment access (1000mm)</p>
------------------	---

Windows:	<p>Non-essential - Project Option</p> <p>Clear glass with solar control</p> <p>Designation to be validated against current documentation (HTM 55 archived).</p>
-----------------	---

Internal Glazing:	Not required
--------------------------	--------------

Hatch:	Not required
---------------	--------------

Notes:	<p>All finishes selected must have an appropriate risk assessment to accompany the design decision.</p> <p>Infection Control must be consulted as described in Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p>
---------------	---

ADB	Schedule of Components by Room	DC100
------------	---------------------------------------	--------------

Project:	3033	L&D OMFS
Department:	01	Dental Oral Surgery
Room:	DC100	Dental Chair
Room Number:	34/00/047	Revision Date: 03/02/2017

Quantity			Code	Description	Alt. Code	Grp
New	Trans	Total				
1		1	BAS101	BASIN, medium, hospital pattern, vitreous china, no tap holes, no overflow, integral back outlet, 500W 400D.		1
	2	2	CAB162R1	CABINET/DRAWER UNIT, under bench, on plinth, (drawers and fittings-project option), 820H 500W 450D		1
	2	2	CAB165R1	CABINET, dental, 1 door, wash basin and waste container foot operated, on plinth, 890H 600W 450D		1
1		1	CAL008	PUSH BUTTON staff crash call, reset and integral/adjacent indicator lamp, wall mounted		1
1		1	CAL016	SWITCH staff call transfer, wall mounted		1
1		1	CAL021	LAMP repeat staff emergency call, ceiling mounted, (green)		1
1		1	CAL022	LAMP repeat patient call, ceiling mounted, (red)		1
1		1	DEN010	DENTAL UNIT, with multi-services terminal		1
1		1	LIG013	LUMINAIRE dental adjustable, ceiling mounted		1
1		1	MIR001	MIRROR, wall mounted, 650H 300W		1
1		1	MSC020R5	CABINET base, 400mm facing, open, on plinth, o/a height 900m, HTM71		1
1		1	OUT005	SOCKET outlet, switched, 13 amp, single		1
4		4	OUT010	SOCKET outlet, switched, 13 amp, twin		1
1		1	OUT133	SOCKET outlet, computer data, double		1
1		1	OUT215	SOCKET outlet, telephone		1
1		1	SWC025	SWITCH, light		1
2		2	TAP289	TAP, monobloc, pillar mixer, integral thermostatic, short lever.		1
1		1	TAP826	TAP bib, single lever, hospital pattern, 2x 1/2 in. inlets, integral thermostatic combination mixer, single flow, fixed horizontal nozzle. Sequential operation. HTM64TBH2a		1
1		1	WKT1001	WORKTOP, seamless solid surface with 2 x moulded sink bowl, 600D, as drawing		1
1		1	BRA015	BRACKET, flat panel monitor, height adjustable, wall mounted		2
1		1	COM1000	MONITOR, digital flat panel display, high-resolution, wall mounted		2
1		1	CPB1000	Computer PACS bracket		2
3		3	DIS013	DISPENSER, paper towel, wall mounted		2
2		2	DIS026	DISPENSER, Medical hand sanitizer, lever action, wall mounted		2
1		1	DIS030	DISPENSER, soap, disposable single cartridge, lever action, wall mounted		2
2		2	DIS031	DISPENSER, soap, pump action with 500ml container, sink or worktop mounted		2
2		2	HOO024	HOOK, hat and coat, 1		2
1		1	TEL004R1	TELEPHONE handset, IP Phone, basic		2
1		1	CHA040	CHAIR, dental, with multi-services, fully adjustable, electrically operated, floor mounted		3
1		1	COM031R3	STANDARD IT SETUP: computer, keyboard		3

ADB	Schedule of Components by Room	DC100
------------	---------------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	DC100	Dental Chair	
Room Number:	34/00/047		Revision Date: 03/02/2017

Quantity			Code	Description	Alt. Code	Grp
New	Trans	Total				
2		2	HOL006	HOLDER, sack, with lid foot operated, medium, freestanding, 875H 430W 385D		3
1		1	STO024	STOOL, dental, with back support, mobile		3
1		1	TRO133	TROLLEY, dressing/instrument, stainless steel, buffered, 870H 750W 450D		3

ADB	Room Data Sheet	W1585
------------	------------------------	--------------

Project:	3033	L&D OMFS
Department:	01	Dental Oral Surgery
Room:	W1585	Store
Room Number:	34/00/048	Revision Date: 03/02/2017

Activities:	1) Miscellaneous equipment is stored. 2) Non-clinical supplies are stored.
--------------------	---

Personnel:	1 x staff. Intermittent use.
-------------------	---------------------------------

Planning Relationships:	
--------------------------------	--

Space Data:	Area (m²):	3.00	Height (mm):	2,400
--------------------	------------------------------	------	---------------------	-------

For areas refer to MPA General Arrangement Floor Plans (0-) series.
For heights refer to MPA drawings within Ceiling Package (3-) series.

Notes:	
---------------	--

ADB	Room Environmental Data	W1585
------------	--------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	W1585	Store	
Room Number:	34/00/048		Revision Date: 03/02/2017

TEMPERATURE AND VENTILATION	Requirements	Notes
Permissible Space Temperature Range(dry bulb) (degC):	18 - 28	
Heating Design Temperature (dry bulb)(degC):	21	
Minimum Air Changes (AC/hr):	3	
Ventilation Type:	E	
Pressure Relative to Adjoining Space:	-ve	
Supply Air: Final Filter Class		
Permissible Relative Humidity Range (%):	Uncontrolled	

General Notes:

LIGHTING	Requirements	Notes
Type Of Control:	S/N	
Daytime General Service Illuminance (Lux):	200/300	Subject to perception of detail required
Daytime Specific Service Illuminance (Lux):		
Nighttime General Service Illuminance (Lux):		
Nighttime Specific Service Illuminance (Lux):		
Local Task Illuminance (Lux):		
Colour Rendering Required:	Y	
Colour Rendering Required Characteristics (Ra):	80	
Unified Glare Rating Limit (UGRL):	22	
Emergency Escape Route Lighting Required:	Y	In accordance with BS 5266 and Health Technical Memorandums
Standby Lighting Grade - General Lighting:	B	
Standby Lighting Grade - Local Lighting:		

General Notes:

RISK	Requirements	Notes
Clinical Risk Category:		
Non-clinical Business Continuity Risk Category:		

General Notes:

NOISE	Requirements	Notes
Noise Intrusion (dB) 1hr day:	55	
Noise Intrusion (dB) 1hr night:	-	
Noise Intrusion (dB) f night:	-	
Maximum Internal Noise from M&E Services (NR):	45	Total noise of MEP services under normal operation across the range 63Hz to 4kHz inclusive.
Room Sound-insulation Parameters - Privacy:	Not Private	
Room Sound-insulation Parameters - Noise Generation:	Low	Reference to Table 3 of the Department of Health 'Acoustics: Technical design manual 4032:0.6:England'.
Noise Sensitivity:	Not Sensitive	
Sound-insulation Rating (dB D nT,w):		

General Notes:

SAFETY/FIRE	Requirements	Notes
Maximum Surface Temperature (DegC):	82	
Domestic Hot Water Discharge Temperature (DegC):	41	
Maximum Cold Water Discharge Temperature (DegC):	<20	

General Notes:

Type of Automatic Fire Detection:	Smoke	
--	-------	--

General Notes:

ADB	Room Design Character	W1585
------------	------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	W1585	Store	
Room Number:	34/00/048		Revision Date: 03/02/2017

Walls:	<p>Wall finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Wall finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Floor:	<p>Floor finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Floor finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
---------------	---

Ceiling:	<p>Ceiling finishes to comply with Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p> <p>Ceiling finishes to be selected using the "Selection Procedure for Finishes" included in 8941:06: England.</p>
-----------------	---

Doorsets:	<p>Configuration, glazing, fire rating, security, etc. to be determined by Project Team.</p> <p>HTM 58 (Mar-2005)</p> <p>Refer to HBN 00-04 (May-2007) for effective clear door widths.</p> <p>1 doorset: 1 x personnel & equipment access (1000mm)</p>
------------------	---

Windows:	Not required
-----------------	--------------

Internal Glazing:	Not required
--------------------------	--------------

Hatch:	Not required
---------------	--------------

Notes:	<p>All finishes selected must have an appropriate risk assessment to accompany the design decision.</p> <p>Infection Control must be consulted as described in Performance Requirements for Building Elements Used in Healthcare Facilities 8941:0.6 England.</p>
---------------	---

ADB	Schedule of Components by Room	W1585
------------	---------------------------------------	--------------

Project:	3033	L&D OMFS	
Department:	01	Dental Oral Surgery	
Room:	W1585	Store	
Room Number:	34/00/048		Revision Date: 03/02/2017

Quantity			Code	Description	Alt. Code	Grp
New	Trans	Total				
1		1	OUT005	SOCKET outlet, switched, 13 amp, single		1
2		2	OUT010	SOCKET outlet, switched, 13 amp, twin		1
5		5	SHE221R2	SHELF, adjustable, 300D, length as drawing		1
3		3	SHE223R1	SHELF, adjustable, 500D, length as drawing		1

Luton & Dunstable University Hospital Oral and Maxillofacial Facility Services

Schedule of Works



Revision	Status	Page Number	Amendment	Date	By
P1	D2	n/a	n/a	03/02/2017	JD
P2	D2	n/a	Minor amendments	06/02/2017	JD
P3	D2	n/a	Phases amended	07/02/2017	JD

1.0 Use of Information

1.1

Use this summary document as the first guide to the project and read with Employer's Requirements Design. The employer requires the successful contractor to develop the design in detail and execute the works to a high standard. The Employer's architect will not be retained by the Employer. CAD drawings in DWG file format will be provided to the successful contractor for use in developing the design.

1.2

The Contractor is to programme design review periods with the Employer as part of the works – see list of reviewable data in section 11.0. The Contractor's intended sequence of the works is also required to be illustrated with the tender return and is to explain how logistical challenges will be overcome.

1.3

Please inform the Employer's Representative should layout information between the architect's drawings and the existing building contradict one another.

1.4

The "as existing" condition illustrated in the proposed drawings is based upon the Trust's record drawings.

2.0 Design Guidance & Regulation

2.1

It is expected that the successful contractor will develop the design in general accordance with the NHS guidance hosted on the www.gov.uk website. The following link provides the most current complete list of applicable guidance:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/452682/Master_Publications_-_public.csv/preview

The most current list is dated 17 July 2015 and was published on 11 August 2015.

A Site Waste Management Plan is required from the contractor.

2.2

Contractor is to ensure that the fire strategy is fully understood before commencement of the works.

The Contractor is expected to liaise with Building Control during their development of the Employer's design. The Contractor is to provide all necessary information and facilitate all necessary inspections by the Building Control to ensure compliance with the Building Regulations such that a Building Control Completion Certificate is received on completion of the project.

2.3

Advice is required from the Trust's Radiological Protection Advisor for the use of wall mounted X-ray in Restorative Dentistry.

2.4

An asbestos survey is to be undertaken by the Employer.

3.0 Description of the Existing

3.1 Address

The Employer has an established Maxillofacial Unit and Orthodontics unit within the ground floor of Block 30 at Luton and Dunstable University Hospital NHS Foundation Trust, Lewsey Road, Luton, Bedfordshire, LU4 0DZ.

The works will be on the ground floor of Block 30 and 34 and the surrounding departments will remain in operation, with other floors occupied and in use, for the duration of the works.

The Employer's space within the block 30 comprises the following departments and services:

- Ground Floor: Oral and Maxillofacial Surgery
- First Floor: Diabetes
- Second Floor: Consultant rooms

The Employer's space within the block 34 comprises:

- Outpatients' administration and Catering and Dining staff accommodations.

3.2 Fire Escape

Existing provisions for fire escape are via protected corridors that escape directly to the existing service road at ground floor level. It has been assumed that block 30 is divided in 3no. 60mins compartments and Block 34 is divided in 2no. 60mins compartments.

3.3 Engineering Services

There is no consolidated set of as-built information available.

The existing services information is as following:

- Mechanical Ventilation (no heat recovery or inverter control). Supply and extract system to some areas.
- Cooling/ heating.
- Fire alarm system (fire alarm panel located in room 34/00/034, adjacent to scope of works area).
- Electronic access control linked to existing security system.
- Small power.
- Data & telecoms.
- Lighting (including emergency & medical).
- Water mains and hot water.
- Plumbing.
- Drainage.

- Patient call.
- Medical Gas (Oxygen, vacuum, medical air, compressed air).
- AVSU sets and medical gas alarm panels.

3.4 Summary of Building Construction

The hospital uses a number of individual building blocks linked together through corridors.

Block 30 building construction comprises loadbearing corridor walls and non-loadbearing internal partitions complete with door and door frames. The exterior is masonry cavity wall construction with single glazed framed multi-paned windows and doors.

Block 34 building construction comprises a concrete structural frame of beams and columns and loadbearing walls. Internal divisions comprise a non-loadbearing plasterboard with door and door frames. The exterior is masonry cavity wall construction with single glazed framed multi-paned windows and doors. There is an elevated solid floor in relation to the surrounding solid ramped corridors which forms a void. Access to the void is via opening under external escape stairs.

3.5 Heights & finishes

There is no consolidated set of as built information available.

Existing heights varies from 2200mm to 2400mm AFFL.

The existing finishes are generally suspended ceiling tiles to the clinical rooms and exposed slab and beam painted soffits with exposed services to the circulation areas. Welded sheet vinyl flooring with set in coved skirting. Painted doors with protection and kick plates.

Perimeter power and data.

4.0 Vehicle Access

4.1 On-site parking

On-site parking can be congested at peak times. Parking will not be permitted on site.

A parking strategy is to be discussed and agreed between the Contractor and the Employer's Representative.

4.2 Street parking

Pay on foot is currently used in the St Mary's, Lewsey Road and the mixed visitor/disabled car park to the rear of the hospital site.

Pay & Display is currently used in the Calnwood Road, Maternity and Breast Screening visitors' car parks.

4.3 Deliveries

The Contractor MUST organize any material deliveries associated with the works and waste removal directly with the Hospital and with appropriate prior notice. The timing of the deliveries MUST be closely coordinated with the Employer and may fall out-of-hours. Generally deliveries have to fit around patient access and should not disrupt the clinical operations on any of the floors. Local residents must also be considered.

4.4 Dispensations

The Contractor MUST organize any necessary dispensations to facilitate the works directly with the appropriate authority.

5.0 Occupied Areas

The Employer intends to refurbish the existing Oral and Maxillofacial Surgery (ground floor) to provide Oral Surgery, Restorative Dentistry, Waiting Area and ancillary spaces including Clean Utility, Dirty Utility, Reception Area, WCs, Office Space, Patient Assess, Change and Store Room.

During the work, the surrounding department will remain in operation. The Contractor is to ensure that the works do not impede the functioning of the rest of the hospital. Any works that will disrupt the hospital must go through the Hospital's Estate Manager and take place at an agreed-upon time.

Contractors shall include for any necessary out of hours work to be carried out for removals or reconnection work or to work in areas that are not accessible during the normal working hours.

A schedule of noisy works must be prepared and agreed with the Employer, set against the phasing programme and submitted for approval. Noisy works periods are to be within the parameters set by the local council – see 7.1 below.

The Contractor is to agree entrance/access route with the Employer.

In order to maintain infection control and workplace standards within occupied areas, dust migration MUST NOT occur to any part of the occupied zone. Dust protection measures must be employed for site access and deliveries. Measures to include continuous sealed barriers extended the full height to the soffit (must not be penetrated by any element that creates pathways), wet mats at access doors and regular cleaning regimes.

Fire escape routes must remain free and access to the remaining and occupied areas must not be impaired. A temporary fire escape strategy shall be submitted as part of the Contractor's H&S Plan.

Smoking is not be permitted in or around the hospital including at entrances.

6.0 Planning Permission

6.1 Internal fit-out works

No planning permission required.

6.2 External works

External works requiring planning permissions are not anticipated.

7.0 Control of Noise Working Hours

7.1 Any building work that can be heard at the boundary of the occupied space (the site) must be carried out ONLY:

- Between 08h00 and 18h00 Monday to Friday;
- Between 08h00 and 13h00 on Saturdays; and

- Not at all on Sundays, bank holidays and public Holidays.

8.0 Compulsory Tenders

8.1

IT face plates are to match those of power outlets. All face plates to be either white.

Contractors are to allow for all builders' works cost and programme time associated with works carried out by all sub-contractors whether employed by the Trust.

9.0 Summary Scope Description

9.1

The Contractors MUST visit the site to fully familiarize themselves with the project spaces that are relevant to the project in order to properly plan and programme the project to meet the Employer's required time frame.

NO claim will be accepted with respect to the lack of knowledge of the building and the constraints within it.

Site visits will be arranged with the Employer and Contractors will be notified of times/dates.

The selected Contractor MUST visit St. Mary's ground-floor ward to familiarize themselves with the existing finishes. All finishes are to match Ward 19A and 19B as the Client intends to create a continuity across all new and refurbished areas of the hospital. Access to this department can be arranged through the Employer Representative.

9.2 Protection

The Employer's building and its contents MUST be protected. Contractors are to make a photographic condition survey of all areas that they require to access before works commence. The Contractor is to provide and fix suitable protection including, but not limited to: services exposed in corridors and where vulnerable in risers, to floors, walls and ceiling where vulnerable along delivery routes.

9.3 Existing Services

The Contractor in liaison with the Estate Manager is to shut off, cap off and make safe services as necessary and appropriate prior to any works commencing.

9.4 Services

Summary list of engineering services expected as part of this scheme:

- Reconfiguration ventilation to HTM 03-01 (utilising where possible existing air handling unit) with new ductwork.
- New cooling / heating (including air conditioning to existing room no. 34/00/033 – Network Servers & Hub).
- New small power to be connect to the existing services. Outlets are preferred to be in the partitions. Dado trunking should only be used in the reception desk.
- New lighting (including emergency lighting). PIR control required to all utility room. Emergency lighting throughout corridor areas and windowless rooms.
- New data & telecoms.

- New Wi-Fi
- New security including access control and alarms.
- New fire detection and alarms shall be reconfigured in the area. New doors to lobby and waiting area on hold open and access control devices (including corridor new door) - linked back to main hospital fire alarm panel.
- New plumbing for clinical wash hand basins, WC's, WHB's and sinks. Hot and cold water pipe work to be extended to the new sanitaryware location.
- New drainage. Every effort has been made to ensure that new sanitaryware items are nearby existing S&VP risers.
- New nurse call (staff emergency call and reset) to be connected to the existing system – linked back to main hospital nurse call panel.
- New patient call system to be connected to the existing system. Allow for new digital patient call system to be connected to existing consulting rooms.
- Existing medical pipe routes to be amended and extended with new medical gas routes and outlets where applicable.

Contractors may need to create new access holes through the existing slab (to be reinstated after the works) closer to the drain point in order to connect the new sanitaryware inside the existing void and avoid to access from a long distant manhole (confined space formed by the slab void).

All pipework below slab to be steel or cast iron – NOT plastic or copper. Drainage should be installed in such a manner that never leaks. Drainage within the void requires to be inspected and approved before closure of the slab.

NB: There is no raised floor – horizontal services distribution is to be via ceiling voids. It is expected that the Contractor identifies coordinated services distribution routes very early in the programme and locates services such that floor to ceiling heights within occupied spaces are maximized. Services buried in screeds are to be traced prior to any demolition work taking place.

9.5 Structural Works

New reinforced insitu concrete slab and stairs. Allow for hardcore, DPM and insulation to achieve a watertight construction and to achieve Building Regulations, Approved Document L2B.

New screed to provide a stable and level base (BS82041: with surface regularity of SR1 to +/- 3mm under 2m straight edge resting in contact with the floor) to accept finishes and withstand applied equipment and traffic loads.

New structural frame including new roof to Block 34 (trimming to form new rooflight might be required).

9.6 Building Works

It is anticipated that the architectural works will be executed in phases as per drawing LDH-MPA-30-00-DR-AR-98001 Preliminary Phasing Proposal, such that the existing accommodations are kept in operation whilst the new accommodations are constructed.

The phasing / sequence of the works is as following:

Phase 1: Waiting Area; Restorative Dentistry; Dental Chair; Admin. Office; WCs and support spaces.

Phase 2: Oral Surgery, Clean Utility, Change and Sisters Office.

Phase 3: Patient Assess.

The selected Contractor will be expected to confirm work phases and sequence for agreement with the Employer prior to appointment.

During the work, the rest of the hospital will be in full operation. It is expected that the Contractor will agree noisy works/vibration periods to occupied areas via the structure (such as forming new holes through the slab and percussive drilling into soffits to fix new services) directly with the Estates manager as necessary and conduct himself in a neighbourly fashion in the interests of both good relations and to maintain the project programme.

Summary list of the interior demolitions and strip out works expected:

- Remove the fixtures, fittings and equipment left by the hospital that are not to be retained.
- Protect the existing finishes, doors and the like from all damage during the works.
- Strip out the existing floor finishes, skirtings and build ups including sheet flooring, threshold and jointing strips, adhesives and grouts. Disposal off site.
- Strip out wall finishes including PVC cladding and suspended ceiling finishes. Disposal off site.
- Remove existing doors and frames. Disposal off site.
- Remove existing internal partitions. Make good all work disturbed ready to receive decoration.
- Form openings in the existing walls. Make good all work disturbed.
- Carefully remove of clinical wash hand basins, protect and reinstate items to be retained.
- Removal of sanitaryware and related accessories. Disposal off site.
- Removal of all redundant and unwanted services fittings and accessories including, but not limited to lights, sockets, switches, detectors, taps, valves and the like.
- Open up the existing boxing out early in the programme and establish how much of this boxing can be removed. Re-encase those that remain with new partitioning and appropriate access as necessary to suit the new layout.
- Remove from the roof of any obsolete air handling units and/or ductwork.
- Remove existing asphalt roof and any rotten insulation.

Once the strip out has been completed it will be required to create the spaces - as per proposed drawings – services runs containment and making good existing fabric to receive new finishes.

- Alteration to door and blocking to existing windows.
- Structural works not limited to, but inclusive of creating apertures through the ground floor slab for services and access stairs.
- Alteration to roof and structural support including 4no. new rooflights above proposed waiting area.
- Works to rooftops in association with new engineering.
- Builders work in connection with services (Contractors are to price, sequence and programme all necessary builders work in connection with services. It is expected that all requirements are identified by the Contractor with all relevant subcontractors at tender and priced and programmed accordingly. New routes for services in the Employer's facility are to be identified and the space required in the roof identified prior to carrying out any improvements.
- Construction of new layout. New and existing partitioning is combined to create the new layout.

- Facilitating the work of others by providing first fix services.
- Construction of new ceilings throughout.
- Construction of new joinery, including cabinets, cupboards, worktops.
- Decoration throughout.
- Floor finishes.
- New glazed partition.
- The interior of ducts spaces and distribution board cupboards are to be finished as the functional spaces – no friable material or debris of any kind is to be present within these at Completion.
- Floors are to be screed where existing partitions are demolished or openings formed to provide a stable, level base (BS8204-1: with surface regularity of SR1 to +/- 3mm under 2M straight edge resting in contact with the floor) to accept new finishes and that will withstand applied equipment and traffic loads.
- Fire stopping to walls / partitions / ceilings.
- The Employer has a number of items to install (see section 10.0) for which the Contractor is to provide necessary services, containment, fixing support, surrounding construction coordination, clear space in ceiling void arrangements and the like as necessary.

9.7 Brickwork

To match existing brickwork along Block 34 external wall.

Allow for breather membrane, insulation, blockwork and plasterboard dry lining to achieve u-value as per Building Regulations, Approved Document L2B.

9.8 Glazing

Clear toughened glass (outer) and clear toughened laminated glass (inner) to achieve u-value as per Building Regulations, Approved Document L2B.

9.9 Roofing

Single ply membrane (fully hot air welded) on insulation to achieve u-value to Building Regulations, Approved Document L2B, vapour control layer and galvanised roof deck. Allow for RWP outlets and metal copings.

Allow aluminium flashing to single ply on insulation boards' upstand to the rooflights.

9.10 Rooflights

As per (0-) and (3-) series drawings.

To match existing rooflights. Glass to withstand accidental falls and not to be stepped onto.

9.11 Partitions

As Health Building Note 00 - 10 Part B Walls and ceilings and Health Technical Memorandum 08 - 01 Acoustics. *As per (0-) series drawing.*

Sound transfer between all rooms is to be attenuated such that intelligible speech cannot be heard. Partitions are to be fixed between the structural floor slab and the structural ceiling soffit.

Construct metal stud walls allowing for 10mm deflection heads to partitions. Plywood noggins, fixing battens and additional framing as necessary for supporting wall mounted equipment, services outlets and around openings.

All junctions and penetrations are to be acoustic and intumescent sealed to same rating as partitions.

NB: The dividing walls between the Restorative Dentistry rooms and the adjacent rooms may require continuous shielding. Allow shielding up to the height of 2 metres.

Where shielding is penetrated for cut-outs, electric sockets, ducts, etc. It shall be backed with lead of the same thickness as that in the wall and overlapped so that there are no pathways.

9.9 Floor Finishes

As Health Building Note 00 - 10 Part A Flooring. *As per (4-) series drawing.*

Generally seam welded sheet vinyl with integral coved skirting to all the proposed rooms. Slip resistance to wet areas. Vinyl to receive as few welded joints as possible. Contractor to ensure rooms receive one sheet where possible.

NB: where integral coved skirtings are required, coved fillets (32mm) and small proprietary skirting caps are desired – large format capping is not acceptable. Skirting caps are to match the floor (no black capping). The cove radius is NOT to exceed door architrave projection width.

Joints and edges in floor finishes shall be secured in a manner to withstand the expected cleaning regime and use specified by the Employer. Allow for junctions with existing floor finishes.

Allow for all accessories.

9.10 Wall Finishes

As Health Building Note 00 - 10 Part B Walls and ceilings. *As per (4-) series drawing.*

Wall finishes are mainly paint with full height PVC sheeting wall cladding on suitable prepared background to particular room for functional requirements. Splashbacks as required.

NB: PVC wall cladding is to have welded joint and NOT cover strips to joints. Access panels in PVC cladding should be inset, secret fixed and panel joints equipped with sealed removable strips in a colour matching the background.

Supply and fix corner protection to all circulation areas and is to be full height of space without joints from top of skirting to ceiling.

9.11 Internal glazing

As Health Technical Memorandum 57 Internal Glazing and Building Regulations Part N. As per (0-) and (3-) series drawings.

Clear glazing aluminium partition system with full height patterned / coloured film (artwork to be approved by Employer). Flushed glazing unit to the side facing the waiting area for ease of cleaning. Aluminium partition system to integrate framed glass door.

Allow for filling gap between frame and wall construction.

9.12 Lighting

As CIBSE Guidance, new lighting throughout layout.

Luminaries as per BS EN 60598-2-25:1995, IEC 60598-2-25:1994 Luminaires for use in clinical areas of hospitals and health care buildings.

9.13 Ceilings

As Health Building Note 00 - 10 Part B Walls and ceilings. As per (3-) series drawings. Class O spread of flame where in escape route corridors.

Supply and install fully demountable suspended ceiling tiles. Supply and install plasterboard suspended ceiling with elastomeric antibacterial coating. Allow extra for moisture resistant.

NB: The contractor is to ensure that all ceiling mounted fittings are suspended from the structural soffit independently of the ceiling grid/ tiles – where this is not possible due to clashes with services within the voids the Contractor is to provide the Employer with verification that the ceiling can take the imposed loads.

Services should be of minimum depth to enable higher ceilings as possible.

9.14 Doors

As Health Technical Memorandum 58 Internal doorsets. As per (0-) and (3-) series drawings.

Provide and fix door sets including new post formed high pressure plastic laminate wrapped solid core door with lipping to all four sides, PVC wrapped frame, intumescent and smoke seals where required, stops, architraves to both sides, fixing frame to structure, bedding and pointing. Allow for filling gap between frame and wall construction. Clear vision panels to circulation spaces doors.

Provide and fix aluminium framed glass door to internal glazed partition (NOT frameless).

Provide and fix aluminium one and half framed glass door to glazed partition (NOT frameless) with manifestation to both sides of glass.

Allow for door concealed closers / magnetic locks (linked to the fire alarm system).

Allow for the supply and fixing of approved signage.

9.15 Ironmongery

As Health Technical Memorandum 59 Ironmongery.

Satin stainless steel Modric lever and pull handles, push plates, euro profile escutcheon.

9.16 Sanitaryware

As Health Building Note 00 - 10 Part C Sanitary Assemblies. As per (7-) series drawings.

Contractor to supply and install clinical wash hand basins, sinks, toilet pans and taps.

All porcelain wash hand basin to be provided with full height recessed pull off IPS panels complete with proprietary metal sub-framing and support system.

Allow for sealant pointing around fittings.

Where pipes are exposed, there is to be no exposed grey plastic pipework. If pipes are exposed they are either chrome or white to match sanitaryware – not painted white on site.

Single lever elbow action mixer tap (wall/panel mounted) to clinical wash hand basin.

Long lever action tap (wall/panel mounted with separate control for hot and cold water) to dirty utility sinks.

Pillar mixer, integral thermostatic, long lever tap to moulded sink bowls.

9.17 Worktops & Desks

As per (7-) series drawings.

Worktops to be made from a solid surface with seamless (moulded) sink bowl and upstand against the walls – not just a silicone seal to the wall behind, even if the wall is PVC cladding.

Bespoke desk with contrasting counter top. Front and side panels to match. Under worktop cable trunking and cable grommet.

9.18 Joinery

As Health Technical Memorandum 71 Modular storage. As per (7-) series drawings.

Storage cabinets to have laminated carcasses finishes with exposed knuckle steel hinges (NO blum hinges) and stainless steel handles. Tall full height / under bench / wall mounted to have adjustable shelves / trays as described on the room data sheets components.

Shelving as described on the room data sheets.

Control drugs cabinets MUST comply with relevant fixing guidance.

9.19 Blinds

Supply and fix blinds to external windows. All track fixing must be the same colour as the track (white).

9.20 Joints

Mastic joints shall be neat and discrete around sanitaryware, gaps around access panels and junctions of architraves with walls including at head of openings. Jointing material must be antifungal and anti-microbial.

9.21 Finishes and materials

Where specified materials cannot be procured, the Contractor is to inform the Employer's Representative and provide samples of proposed alternative materials available for approval.

9.22 Infection Control and Build Quality

Misaligned junctions between materials, creation of ledges, poor finishing quality can all lead to infection control issues and Contractors are to avoid these in their design and site installations.

Storage cabinets should have slopped tops to avoid high level shelves that cannot be easily cleaned. Gaps that are not wide enough to be cleaned effectively should not be created between fixed elements.

9.23 Equipment Groups

For clarity: Components within each space type and they are categorized as follows:

Group 1 = sourced by contractor, installed by contractor. Supply and install group 1 components allowing for all the necessary fittings, supports and the like.

Group 2 = sourced by client, installed by contractor. Install group 3 components allowing for all the necessary fittings supports and the like.

Group 3 = sourced by client, installed by client

10.0 Specialist Medical

Generally to be procured directly by the Employer:

- Dental chair to Oral Surgery (2x); Dental Chair (1x) and Restorative Dentistry (2x).
- Wall mounted X-ray (2x) to Restorative Dentistry.
- Light box.

Contractor to provide all services suitable for the connection to the new equipment. Contractor to allow for fixings and secondary steel for specialist medical equipment fixing. There will be a necessary interface between suppliers and the Contractor during the Works.

- Soap / scrub / alcohol gel / paper towel / moisture dispensers: Contractor to provide suitable fixing grounds in appropriate location.

11.0 Contractor's Design for Employer Review

The Main Contractor must programme contractor's design review meetings to obtain Employer's input on:

- Coverings / hoardings.
- Project phasing, work sequence and methodology.
- Final furniture positions & therefore services outlet positions.
- Joinery details.
- Room elevations.
- Finishes / colour scheme.
- Coordinated reflected ceiling plans with all associated services (neat, aesthetic acceptable, easily cleaned services distribution and containment arrangement).
- Material selection and FF&E, including light fittings, light switching.
- Ventilation / heating / cooling provision and layout.
- Plumbing, access panel assemblies and sanitaryware / tap products.
- Plant / Equipment selection and location including associated external services runs (ducts, pipes and cables).

- Medical gas outlets / AVSU sets / Medical gas alarm panels / Medical gas pipework routes.
- Demonstration of maintenance access and a schedule of planned maintenance.
- Fire risk assessment.
- Signage.
- All setting out.
- Agreement of project phasing and works sequence.

Contractor to provide design calculations and supporting drawings for all the engineering services and systems.

12.0 Certification

A Health & Safety File including O&M manual is required BEFORE Practical Completion. It is expected that the Contractor liaise with the Employer's Principal Designer in good time to have the H&S File concluded including all necessary as-built information. The following commissioning / certification is anticipated for Practical Completion of the Works:

- Fire alarms, including attached devices such as access control, electronic door hold opens & automatic opening doors
- Electrical Installations including Lighting.
- Emergency Lighting.
- Medical gases: Installation requires the test and certification of a Quality Control Pharmacist (QCP) prior to acceptance for use and the Employer will appoint the QCP directly.
- Radiation Protection: The installer is required to carry out a Critical Examination under regulation 31 of IRR99. Before the X-ray equipment can be put into clinical use it must also be commissioned by the user's RPA.
- Chlorination.
- Heating / Cooling System.
- Nurse call.
- IT / telecoms.
- Security & access control.
- Building control completion certificate.

END

Luton & Dunstable University Hospital Oral and Maxillofacial Facility Services

Outline Specification



Revision	Status	Page Number	Amendment	Date	By
P1	D2	n/a	n/a	06/02/2017	JD

1. Introduction

- 1.1. The specifications are based on the principles of guidance and requirements in Department of Health Building Notes (HBN), Health Technical Memoranda (HTM) and other relevant DOH documents particularly Health Facility Note (HFN) 30 Infection control in the built environment.
- 1.2. The specifications will be compliant with the current Building Regulations. Fire safety will be compliant with AD-Part B / HTM 05-02. Accessibility will be compliant with AD-Part M and principles of guidance in HBN 00-04.
- 1.3. The principles and guidance in supporting codes of practice, British Standards and best practice will be followed.
- 1.4. Sustainability + Environmental requirements All timber and timber products must be from renewable sources and FSC or PEFC certified Avoid materials that emit toxic substances or gases during manufacture or recycling waste and used materials All insulation must be CFC + HCFC free with an ozone depletion potential of zero.

2. Internal Elements

NBS System & Title	Description	Contact Details
B Complete buildings/ structures/ units	None required	
C Demolition/ alteration/ renovation	Specified by the appointed Structural Engineer	
C20 Demolition	<p data-bbox="600 454 799 483"><u>Desk study / Survey:</u></p> <ul style="list-style-type: none"> <li data-bbox="647 506 1166 580">• Scope: Before starting deconstruction/ demolition work, examine available information, and carry out a survey of: <ul style="list-style-type: none"> <li data-bbox="695 602 1050 631">○ The structure or structures to be deconstructed/ demolished, <li data-bbox="695 654 1161 696">○ The site on which the structure or structures stand, and <li data-bbox="695 696 954 725">○ The surrounding area. <li data-bbox="647 748 1075 801">• Report and method statements: Submit, describing: <ul style="list-style-type: none"> <li data-bbox="695 824 1150 898">○ Form, condition and details of the structure or structures, the site, and the surrounding area. <ul style="list-style-type: none"> <li data-bbox="791 898 1123 949">○ Extent: As indicated on Architectural Demolition Plan. <li data-bbox="695 949 1145 1023">○ Type, location and condition of features of historical, archaeological, geological or ecological importance. <li data-bbox="695 1023 1161 1167">○ 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/ or dust generated during deconstruction/ demolition. <li data-bbox="695 1167 1150 1263">○ Identity and location of services above and below ground, including those required for the Contractor's use, and arrangements for their disconnection and removal. <li data-bbox="695 1263 1145 1359">○ Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal. <li data-bbox="695 1359 1150 1433">○ Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage. <li data-bbox="695 1433 1145 1507">○ Proposed programme of work, including sequence and methods of deconstruction/ demolition. <li data-bbox="695 1507 1145 1536">○ Details of specific pre-weakening required. <li data-bbox="695 1536 1150 1610">○ Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons. <li data-bbox="695 1610 1134 1648">○ Arrangements for control of site transport and traffic. 	
D Groundwork	Specified by the appointed Structural Engineer	
Refer to engineering spec		
E In situ concrete/ large precast concrete	Specified by the appointed Structural Engineer	
Refer to engineering spec		
F Masonry		
F10 Brick/ block walling	<p data-bbox="600 1883 1050 1912"><u>Facing Brickwork infill to existing external walls:</u></p> <ul style="list-style-type: none"> <li data-bbox="647 1962 922 1991">• Bricks: To BS EN 711-1 <li data-bbox="647 2002 927 2031">• Type: To match existing. <li data-bbox="647 2042 1134 2072">• Product reference: Colour and profile to match 	

	existing. Submit proposals to CA for review.
	<ul style="list-style-type: none"> • Bond: To match existing. • Joints: To match existing.
F30 Accessories/ sundry items for brick/ block/ stone walling	<u>Partial fill cavity insulation:</u>
	<ul style="list-style-type: none"> • Insulation: Partial fill cavity insulation. • Manufacturer: ROCKWOOL Ltd. • Product reference: HP Partial Fill Cavity Slabs. • Thickness (nominal): 120mm Residual Cavity thickness 50mm.
G Structural/ Carcassing metal/ timber	Specified by the appointed Structural Engineer
Refer to engineering spec	
H Cladding/ Covering	None required
J Waterproofing	
J21 Mastic asphalt roofing/ insulation/ finishes	Rockwool or Dow
J40 Flexible sheet waterproofing/ damp proofing	<u>Loose Laid Polyethylene Damp Proofing:</u>
	<ul style="list-style-type: none"> • Substrate: Sand blinded hardcore. • Manufacturer: Icopal Ltd. • Product reference: Monarflex Ultra 300. • Thickness/ Gauge: 0.3 mm. • Joints: Clean and dry membrane surfaces beyond full width of joint. • Surfaces to be joined: Clean and dry beyond full width of joint. • Laps (minimum): 150 mm. • Sealing: Continuous strip of Monobond LT tape between overlaps
J42 Single layer polymeric sheet roof coverings	<u>Warm Deck Roof Covering:</u>
	<ul style="list-style-type: none"> • Substrate: to Structural Engineers Specification. • Preparation: Not required. • Roof covering: • Manufacturer: Sarnafil Limited. • Lower protective layer (loose laid): Consult with Sarnafil Ltd for recommendations and details. • Waterproof membrane: Sarnafil S327 Lacquered Reinforced PVC Membrane. <ul style="list-style-type: none"> ○ Thickness: Consult with Sarnafil Ltd for recommendations and details. ○ Color: Light Grey. ○ Attachment: Sarnafast mechanically fastened as clause 355 and 710. • Separating layer (loose laid): Consult with Sarnafil Ltd for recommendations and details. <ul style="list-style-type: none"> ○ Upper protective layer (loose laid): Sarnafil G445 Fleece. • Surface protection: Not Required. <ul style="list-style-type: none"> ○ Laying: • Accessories: Sarnafil Heat Weld able Lightning

Conductor Clips.

K Linings/ Sheathing/ Dry partitioning

K10 Plasterboard dry linings/ partitions/
ceilings

Partitions are to meet current guidance and standards,
which includes but is not exclusively:

- Meet the acoustic performance requirements detailed in HTM08-01.
- Meet fire compartmentation requirements.
- Be of a robust nature to provide a long life cycle and protected to support this. The protection proposals are to be evaluated as part of the evaluation process.

Metal Stud Partition System:

- Manufacturer: British Gypsum Ltd
 - Product reference: GypWall Classic
 - Description: New Metal Stud Partition: 70mm metal stud with 25mm mineral wool + 2 layers 12.5mm wallboard either side.
- Studs:
 - Type: 70 mm Gypframe 70 AS 50 AcouStuds.
 - Centers: 600 mm.
- Head condition: Underside of slab.
 - Deflection allowance: 10 mm.
- Insulation: Isover Acoustic Partition Roll (APR 1200).
 - Recycled content: 25% (minimum) to BS EN ISO 14021.
 - Thickness: 25mm.
- Linings: 2 x 12.5 mm Soundblock WallBoard to each side.
- Finishing: Seamless jointing.
 - Primer/ Sealer: As recommended by board manufacturer.
 - Accessories: Metal beads/ stops recommended by board manufacturer.
- Other requirements:
 - Please allow for sufficient ply support within the partition where fixtures & fitting are required.
 - Fire stopping around services.
 - It is assumed that all partitions will extend to the soffit of the slab.
 - Moisture resistant board to be used in areas with high humidity

Wall Lining System:

- Additional Fire Proofing to existing walls
- Wall lining height: Required Floor to ceiling.
- Gyproc Fireline plasterboard to be fixed back to

existing walls on dabs layered to achieve required fire protection.

- Head condition: To underside of floor slab - build up to be confirmed.
- Finishing: Seamless jointing.
- Other requirements: NA.

Wall Lining System to Restorative Dentistry:

- Wall lining height: Required Floor to up to 2 meters – height to radiation consultant's recommendation.
- Head condition: To underside of floor slab - build up to be confirmed.
- Lead lined plasterboard - Protection Level to radiation consultant's recommendation.
- Finishing: Seamless jointing.
- Other requirements: Please note radiation consultant to advise on works required to existing window within Restorative Dentistry.

Wall Lining System to windows:

- Where windows are required to be partially or completely blocked up due to partition works.
- Wall lining height: As per existing window height 15mm plasterboard lining to line through with adjacent walls. Lining to return around window openings to be left, rockwool rigid insulation to be fixed between metal studs.
- Head condition: Upper window reveal.
 - Metal framing: Type recommended by board manufacturer to complete the partition system and achieve specified performance.
- Moisture vapour resistance (minimum): N/A.
- Finishing: Seamless jointing flush with surrounding walls.
- Other requirements: Windows to be blocked up to be filmed with an opaque grey film before the lining is applied - as CIN10 351.
- Trickle vent to be allowed for within existing window to prevent condensation.

Suspended Ceiling System:

- Manufacturer: Contractor's choice.
 - Product reference: N/A.
 - Structural soffits: Existing floor slab.
- Suspension system:
 - Hanger type: As recommended by board manufacturer.
 - Top fixings: Contractor's choice.
- Grid centers: As recommended by board manufacturer.
 - Hanger centers: As recommended by

board manufacturer.

- Linings: 1 x 15 mm Wallboard Generally and 1 x 15mm moisture resistant to wet side
 - Recycled content: 25% (minimum) to BS EN ISO 14021.
- Insulation: Where fire stopping required.
- Access units: Please allow for flush plaster board finish units.
- Finishing: Seamless jointing.
 - Primer/ Sealer: 1 coat of Gyproc Drywall Primer.
 - Accessories: Metal beads/ stops recommended by board manufacturer.

K13 Rigid sheet fine linings and panelling

Hygienic wall cladding:

- Location: Generally to wet areas uPVC or similar approved. WHB (where not mounted on IPS) splash backs: uPVC.
- Base: Skim coat plaster & new plaster board.
- Preparation: To manufacturers' recommendations.
- Manufacturer: Trovex,
- Product reference: Trovex Diamond Semi Rigid Hygenic PVC Cladding
- Thickness: 2.5mm. Colour/pattern: Diamond white.
- Seam welding: Hot welded joints throughout

Accessories: Sheet vinyl floor wet room detail, TD04, in accordance with manufacturers' recommendation.

K32 Panel cubicles/ duct and wall linings/ screens

Pre-plumbed Frame System To Clinical Wash Hand Basin:

Type: Boxed out units - refer to equipment drawings for locations.

- Manufacturer: Trovex
- Product reference: Trovex Hygipod with overlap skirting detail encapsulated.
- Preparation: Wall substrates must be structurally sound and capable of supporting the fixed unit. Additional vertical members are recommended for partition walls.
- Plinth detail: Structural plinth by others to receive coved vinyl floor covering, finished size including vinyl: 120mm high, standard 743mm wide, 220mm deep.
- Fixing method: Hygipod unit to be seated on plinth with rebated overlap detail sealed to floor covering with Trovex Seal clear sealant, and fixed back to wall with brackets system supplied.
- Size: Height: to suit ceiling height. Width: standard 750mm. Depth: Standard 225mm.
- Colour: Standard White.
- Joint treatment: Seal to wall with approved sealant.
- Components/Accessories: Predrilled for Clinical WHB back outlet. Pre-plumbed with Clinical WHB tap.
- Features: Thermoformed external corners, two lockable access panels on projection hinges, predrilled and pre-plumbed for basin where applicable.

Pre-plumbed Frame System To Slop Hoppers:

Type: Boxed out units - refer to equipment drawings for locations.

- Manufacturer: Trovex.
- Product reference: Trovex Hygipod with overlap skirting detail encapsulated.
- Preparation: Wall substrates must be structurally sound and capable of supporting the fixed unit. Additional vertical members are recommended for partition walls.
- Plinth detail: Structural plinth by others to receive coved vinyl floor covering.
- Fixing method: Hygipod unit to be seated on plinth with rebated overlap detail sealed to floor covering with Trovex Seal clear sealant, and fixed back to wall with brackets system supplied.
- Size: Height: to suit ceiling height. Width: double panel 700mm +1000mm. Depth: Standard 225mm.
- Color: Standard White.
- Joint treatment: Seal to wall with approved sealant.
- Features: Thermoformed external corners, four lockable access panels on projection hinges.

Pre-plumbed Frame System To Accessible WCs:

Type: Boxed out units - refer to equipment drawings for locations.

- Manufacturer: Trovex.
- Product reference: Trovex Hygipod with overlap skirting detail encapsulated.
- Preparation: Wall substrates must be structurally sound and capable of supporting the fixed unit. Additional vertical members are recommended for partition walls.
- Plinth detail: Structural plinth by others to receive coved vinyl floor covering.
- Fixing method: Hygipod unit to be seated on plinth with rebated overlap detail sealed to floor covering with Trovex Seal clear sealant, and fixed back to wall with brackets system supplied.
- Size: Height: to suit ceiling height. Width: 480mm. Depth: Standard 225mm.
- Color: Pacific (Blue).
- Joint treatment: Seal to wall with approved sealant.
- Features: Thermoformed external corners, two lockable access panels on projection hinges, predrilled and pre-plumbed for basin where applicable.
- Other: Grab rails and drop down rails to sit clear of unit.

Ceiling Tile System:

- Locations: Suspended Ceiling Generally
- Manufacturer: Cleancare CEP Ceilings
- Arrangement: As drawing
- Product: Cleancare Hygiene
- Tile: 600 x 600 grid
- Grid Panel: H1820.
- Surface spread of flame ratings:
 - Ceiling soffit surfaces: To Class 0 as defined in Building Regulations approved document B.
 - Ceiling void surfaces: To Class 0 as defined in Building Regulations approved document B.
- Sound absorption:
 - Standards: Measured in accordance with BS EN ISO 354 and rated in accordance with BS EN ISO 11654.
- Grid fitted to accommodate loading from services.
- Installation all in accordance with manufactures recommendations.
- Grid location, light fittings & grilles to be agreed with CA/Client before installation.
- Access systems: Sealable hinged access panels to match ceiling.

L Windows/ Doors/ Stairs

L10 Windows/ Rooflights/ Screens/
Louvres

Aluminium Internal Screens:

- Location: Waiting area
- Manufacturer: Contractor's choice.
- Product reference: Glazed Aluminium Partition System.
- Finish: Power coated aluminium framed - slim profile (40mm).
- Fire resistance rating of complete system: TBC.
- Glazing details: Double Glazed to provide acoustic separation.
 - Beading: Internal.
- Fixing: As per manufacturers recommendations.
- Size: refer to internal door elevations drawing.
- Incorporated features: Obscured film.

Aluminium Windows External:

- Manufacturer: Contractor's choice.
 - Product reference: External fixed windows - Submit proposals.
- The profile, size and material of all new external windows is to match (as close as practically possible) the existing window profiles. Windows are to be suitable for their location and use.
- Finish as delivered: Power coated aluminum framed profiles to match existing.
- Final sizes of the windows are to align with external existing brick course configuration, refer to drawings. Where possible retain existing bricks for re-use. New bricks to match existing brick

colour, size and profile.

- Ironmongery/ Accessories: Contractors Choice.
- Fixing: As per manufacturers recommendations
- Glazing details: Insulated double glazed unit to Building Regulations, Approved Document L2B Conservation of fuel and power existing buildings other than dwellings.
 - Beading: Internal.

Rooflights:

- Manufacturer: Skylight Solutions Limited.
- Product reference:
- Type: Rectangular, Mono-Pitch/Single Slope continuous skylight.
- Frame:
 - Extruded aluminum sections in accordance with BS 1474:1987.
 - All extruded aluminum rafters shall have an integral gutter system for positive drainage of water vapour to the exterior of the rooflight.
 - The framing system shall incorporate permanent engagement for the glazing seals.
- Finish: All components to be fully fabricated prior powder coating to avoid the risk of scratching / damage to the finish.

All visible aluminum surfaces shall receive the necessary pre-treatment followed by a polyester powder coating in accordance with BS 6496: 1984 (1991).

- Color: Color to be satin finish RAL color.
- Kerb:
- Glazing details: All areas to be glazed with hermetically sealed insulating units to BS5713.
 - Each double glazed unit shall be generally constructed as follows:
 - Outer Pane: toughened safety glass.
 - Inner Pane: Laminated safety glass.

The overall average U value of window units to Building Regulations, Approved Document L2B.

L20 Doors/ Shutters/ Hatches

To comply with HTM 57 and HTM 58

All doors to be suitable for their location and use.
Encapsulated finish.

Interior Doors:

- Manufacture: SDS Protection Ltd.
- Product: dFendor High Performance Doorsets.
- Fire performance: Non fire, FD30, FD60 rated - refer to Door Schedule.

- Certification: BWF-CERTIFIRE.
- Acoustic performance: 32, 35dB.
- Core: 'Heavy Duty' Solid Block, 44/54mm.
- Finish as delivered: encapsulated finish - dFend Cashmere PVC - refer to door schedule and internal door elevations drawings.
- Vertical edges: Surface mounted dFDEP
- Top and bottom edges: hardwood lipped.
- Glazing details:
 - System: dFend Pre-Primed timber glazing beads to match faces of doors.
 - Size and position of aperture: refer to door schedule and internal door elevations drawings.
 - Glass: 6.4mm safety glass internally (non-FR doorsets), 7mm Pyrobellite Clear (FD30 doorsets), 12mm Pyrobellite Clear (FD60 doorsets) - refer to door schedule and internal door elevations drawings.

Elements to be considered:

- Which doors are to be on hold backs
- Finger guard provision.

Door frames:

- Manufacturer: SDS Protection Ltd.
- Product reference: 3 piece split frame, 2mm dFend Stippled Encapsulated.
- Architraves: 44 x 15mm required.
- Perimeter seals: Fire and smoke seals to all fire rated doors - refer to door schedule and internal door elevations drawings.
- Finish as delivered: Encapsulated finish - refer to door schedule and internal door elevations drawings.
- Hinges: Grade 304 stainless steel lift off hinge with square corners.
- Locks: Factory morticed, supplied and fixed by doorset manufacturer.
- Fire Seals: Standard type for this doorset, with intumescent seals fitted in door Edge.
- Fixing: Fully concealed frame fixings.
- Extras: dropseal and batwing seal as necessary.

L30 Stairs/ Ladders/ Walkways/
Handrails/ Balustrades

Proprietary Balustrade:

- Manufacturer: TBC.
 - Product reference: TBC.
- Component material and finish as delivered:
 - Guarding: TBC.
 - Handrails: TBC.
 - Lower handrail: TBC.
- Other requirements: TBC.
- Fixing: TBC.

L40 General glazing

Window glazing is to respond to:

- Security and safety requirements
- Opaque glazing film to be applied to the internal face of all existing windows located in patient ensuite and WC areas.
- Black out glazing film to be applied to the internal

face of existing windows that are required to be blocked internally to accommodate the new general arrangement.

M Surface finishes

M10 Cement based levelling/ wearing screeds

Proprietary quick drying leveling screeds:

- Substrate: Existing Concrete Slab.
- Screed manufacturer: Flowcrete UK Ltd.
- Product reference: Isocrete Standard duty K-Screed or similar approved.
- Screed construction: Bonded screed.
- Reinforcement for crack control: As recommended by the Manufacture.
- Thickness:
 - Nominal: 80mm (to match existing).
 - Minimum: 20mm as recommended by the manufacture.

M20 Plastered/ Rendered/ Roughcast coatings

Multicoat Proprietary Plaster Where Required on Uneven Areas of Existing Walls:

- Substrate: Varies - Concrete blockwork & existing plasterboard walls where patching required.
 - Preparation: Remove all redundant fixings, picture hooks, plugs, skirting etc. and fill holes.
- Manufacturer: Gypsum Ltd.
- Undercoats:
 - Product reference: Thistle bond it.
 - Thickness (excluding dubbing out): As manufacturer's recommendations.
- Final coat:
 - Product reference: Thistle multi finish.
 - Thickness: 2mm thickness.
 - Finish: Smooth.
- Accessories: Stop beads and corner angles, etc. All as manufacturer's recommendations. Please note patching may be required following removal of fixtures and fittings.

M50 Rubber/ Plastics/ Cork/ Lino/ Carpet tiling/ sheeting

Contractors are to take into account the slips and trips advice available from the HSE. In addition the floor selection should be considered in line with the advice contained within HBN 00-10 part A.

Floor Finishes :

To comply with HBN 00-10 part A

Floor finishes to be selected with the following considerations:

- Slip resistance requirements.
- Ease of maintenance.
- Sustainability properties.

Sheeting Homogenous Vinyl Flooring:

- Location: Please refer to finishes drawing for locations.
- Base: As existing.
 - Preparation: Please remove existing floor coverings & make good.

- Fabricated underlay: Self levelling compound where required.
- Manufacturer: Gerflor Ltd,
- Product reference: Miploam Symboix.
- Color/ pattern: Clay 6041.
- Seam welding: Hot welding with complimentary colored rod.
- Accessories: Coved Skirting (150mm up wall) & Edging trim for thresholds contractors choice - please submit samples.
- Other requirements: Where the flooring is used to form the coved skirting, make certain that the wall background is smooth, clean and dry enough to allow full adhesion of the system.

Slip Resistant Vinyl Flooring to wet areas:

- Location: Please refer to finishes drawing for locations.
- Base: As existing.
 - Preparation: Please remove existing floor coverings & make good.
- Fabricated underlay: Self levelling compound where required.
- Manufacturer: Altro Limited.
- Product reference: Altro Aquarius.
- Color/ pattern: Vole AQ2010.
- Seam welding: Hot welding with complimentary colored rod.
- Accessories: Coved Skirting (150mm up wall) & Edging trim for thresholds contractors choice - please submit samples.
- Other requirements: Where the flooring is used to form the coved skirting, make certain that the wall background is smooth, clean and dry enough to allow full adhesion of the system.

M60 Painting/ Clear finishing

To comply with HBN 00-10 part B

Emulsion paint generally:

- Manufacturer: Dulux
- Product reference: Sterishield Diamond Matt D300
- Color: White 90YY83/036
- Surfaces: Walls and MF Ceiling finishes

Egg shell/satin paint generally:

- Manufacturer: Dulux Trade,
- Product reference: Sterishield Quick Drying Eggshell.
- Color: White 90YY83/036
- Surfaces: Doors, Window frames and other timber sundry items.

M61 Intumescent coatings for fire protection of steelwork

Proprietary system used to provide smooth finish applied in areas where visible by airless spray Equipment.
Steel work to be cleaned prior to application to BS7070; Pt1:1989.

N Furniture/ Equipment

As described by the loaded 1:50 drawings.

Loose furniture is to be selected to support the interior design proposals and clinical / control of infection requirements.

N10 General fixtures/ furnishings/ equipment

To meet relevant HTM and as noted on the RDS

Furniture Cupboards Units:

Under and high level cupboard units.

- Manufacturer: Medspace Solutions Limited.
- Product: HTM63 Upper Cupboards (with sloping tops), color white; HTM63 Base Units, color white
- Suited locks to cupboard doors - locking requirements TBC.
- Stainless Steel Bar Handles.

ABS lining with adjustable shelves and baskets, flat exposed knuckle hinges, stainless steel handles.

Please note base units require a worktop

Shelving System:

- Manufacturer: Contractor's choice.
 - Product reference: spur shelving system, lengths & depths vary.
- Shelves:
 - Material: Plastics laminate.
 - Finish/ Color: Grey Standard.
- Other components: Support brackets.

Purpose Made Joinery Worktops:

- Item: Worktops (clinical and office spaces):
- Manufacturer: Medspace Solutions Limited.
- Product reference: Standard Laminate worktop with MFC Core.
- Material: Laminate worktop with MFC Core
- Support: Wall mounted where possible.
- Anodised aluminium legs where required.
- Other requirements: White finish.

Purpose Made Joinery Moulded Worktops:

- Item: Bespoke seamless Moulded Corian (group 4) Sink Integrated with Worktop to Oral Surgery, Dental Chair, Restorative Dentistry:
- Manufacturer: Submit proposals.
 - Product reference: Submit proposals.

- Dimensions: Refer to equipment drawing.
- Material: Solid Resin such as Corian or similar and approved.
- Finish:
- Edges in same material.
- Supports: Wall mounted where possible.

Other requirements: Integrated seamless moulded upstand against the walls (not just a silicone seal to the wall behind).

Reception Desk:

Bespoke Reception Desk to main entrance.

- Manufacturer: Contractors Own.
- Reception Desk
- Raised shelf required to main reception desk.
- Wheelchair recess required.
- Supports:
 - Material: Anodised Aluminium Legs - Locations to be confirmed with CA.
- Desk front panel with upstand:
 - Material: Particleboard to BS EN 312 type P3, Formica HPL, wrap the exposed front, sides and lipping.
 - Color: white, matt finish.
- Feature Panel: Back painted safety glass.
- Underside & Back of the desk: Dark Grey (Formica Colors Range).
- Worktops:
 - Material: [Trespa Athlon Worktop].
 - Finish/ Color: [Color TBC].
- Reception Desk Shelf
 - Material Trespa Athlon - to match desk
- Other requirements:
 - Rounded corners to worktops.
 - Cable grommet - 1 per work station - locations to confirm.
 - Please allow for an integrated trunking run along the back of the desk.

Cubicle / Curtain Tracks:

As described on 1:50 loaded drawings and RDS; to comply with HTM 66.

- Manufacturer: Movatrack Made to Measure Hospital Track.
- Product reference: Cubical Tracks.
- Material: Aluminum.
- Finish: White.
- Accessories: Please refer to plans for track dimensions.

- Curtains client supply item.

Window Blinds and Tracks:

- Manufacturer: Louvolite Systems 32 Roller Blinds.
- Product reference: Roller Blinds.
- Fabric Range and Color: To be confirmed.
- Frame and Bracket Finish: Color white.
- Track Fixing: Screwed to soffit.
- Bottom Track: Oval, with end caps, aluminum, color white.
- Operation: Manual, chain operated, acetal ball, color white.
- Accessories: Track dimensions to be measured on site by the Contractor prior to manufacture and installation.

Miscellaneous Fittings:

- Window film to windows to be blocked up.
 - Item: WINDOW FILM COMPANY.
- Manufacturer: The Window Film Company.
 - Product reference: Opaque Film.
- Finish/ Color: Dark Grey.
- Fixing: As recommended by manufacturer.
- Other requirements: Please refer to manufacturer.

N13 Sanitary appliances and fittings

As described on RDS in compliance with HBN 0010 part C and Part M of the Building Regulations.

Sink to work Tops:

- Manufacturer:
 - Product reference: Inset sink:
- Size:
- Material:
- Tap/ Chainstay/ Overflow holes: No chainstay hole and no overflow.
- Water supply fittings:
 - Manufacturer:
 - Product reference:
- Wastes: Integral.
- Traps: Bottle.

Clinical Wash Hand Basins:

- Manufacturer: Armitage Shanks.
 - Product reference: Contour 21 back outlet Washbasin.

- Size: 500mm x 400mm.
- Material: white vitreous china.
- Tap/ Chainstay/ Overflow holes: No chainstay hole and no overflow.
- Water supply fittings: Thermostatic basin mixer tap.
 - Manufacturer: Delabie.
 - Product reference: SECURITHERM sink mixer with BIOCLIP spout. Ref. H9610.
 - Operation: Single lever handle.
- Accessories: Fixed to IPS.

Accessible WCs, Document M:

- Manufacture: Armitage Shanks.
 - Product Reference: Contour 21, rimless, wall mounted WC pan with horizontal outlet, 750mm projection.
 - Material: Vitreous China.
- Seat: No cover.
 - Finish/ Color: Blue (36).
- Cistern: Concealed.
 - Manufacturer: Armitage Shanks. Cistern must be compatible with 750mm projection WC.
 - Product reference: Water saving delay fill Conceal cistern with spatula lever.
- Accessories: Grab rails, back rest and hinged arm support as noted on the equipment drawings. Color easy grip blue.
- IPS Unit.

Combined Slop Hopper & Sink:

- Manufacturer: Armitage Shanks.
 - Product reference: S6504 (DU HS) Dee right hand slop hopper with sink and top inlet.
- Type/ Size: 1600mm x 600mm.
- Material: Stainless Steel.
- Water supply fittings: Wall mounted lever tap.
 - Manufacturer: Delabie
 - Product reference: SECURITHERM sink mixer with BIOCLIP spout. Ref. H9610.
- Accessories: Mounted on IPS.

Backrests: To Accessible WCs:

- Manufacturer: Armitage Shanks.
- Product reference: Contour 21 back support rail for 75cm projection. Cushion for back support

with clips.

- Finish/ Color: Rail - blue. Cushion - white.

Handrails and Grab Bars To Accessible WCs:

- Manufacturer: Armitage Shanks.
- Product reference: Contour 21 grab rails - straight, angled and dropdown.
- Diameter: 35 mm.
- Material: Aluminum.
- Finish/ Color: (36) Blue.

Mirrors:

Privacy Curtains:

N15 Internal fire and safety signage systems	To comply with NHS Wayfinding document.
P Building fabric sundries	
P10 Sundry insulation/ proofing work	A proprietary Fire stop system will be utilised to provide the required fire stopping at the building edge and Engineering services penetrations.
P12 Fire stopping systems	Fire stopping system to individual service penetrations: <ul style="list-style-type: none"> • Penetration seal/ Gap filler: Contractor's choice.
P20 Unframed isolated trims/ skirting/ sundry items	<p>Corner Protection: N10?</p> <ul style="list-style-type: none"> • Manufacturer: SDS Protection Ltd. • Product: Heavy Duty Corner Guard, SDS dFCG75, 75x75mm. • Finish: Midnight blue. • Mounting Height: Full height. • Fixings: Adhesive, to manufacture recommendations. <p>Combined hand rail / Crash rail:</p> <ul style="list-style-type: none"> • Manufacturer: SDS Protection Ltd. • Product: dFHR140, 40x140mm (100mm projection). • Finish: Midnight blue. • Mounting Height: 900mm above finished floor level. • Fixings: To manufacture recommendations
P21 Door/ Window ironmongery	To comply with HTM69

Satin Stainless Steel 'bolt through' s/s safety handles, grade - heavy duty, as defined by BS 7352, appendix C, all Ironmongery to comply with HTM 59 unless this contravenes Part M of the Building Regulations.

Ironmongery From Single Proprietary Range:

- Manufacturer: AssaAbloy
 - Product reference: Stainless Steel: Healthcare

- Principal material/ finish: Polished stainless steel, grade 304.
-

Overhead door closer generally:

Standard: To BS EN 1154.

- Door closing devices to fire/ smoke control doors: CE marked.
- Manufacturer: AssaAbloy
- Type: Overhead Mechanical.
- Closing against smoke seals of fire doors: Positive. No gaps. Please note some doors require electromagnetic hold open – Lobby door.

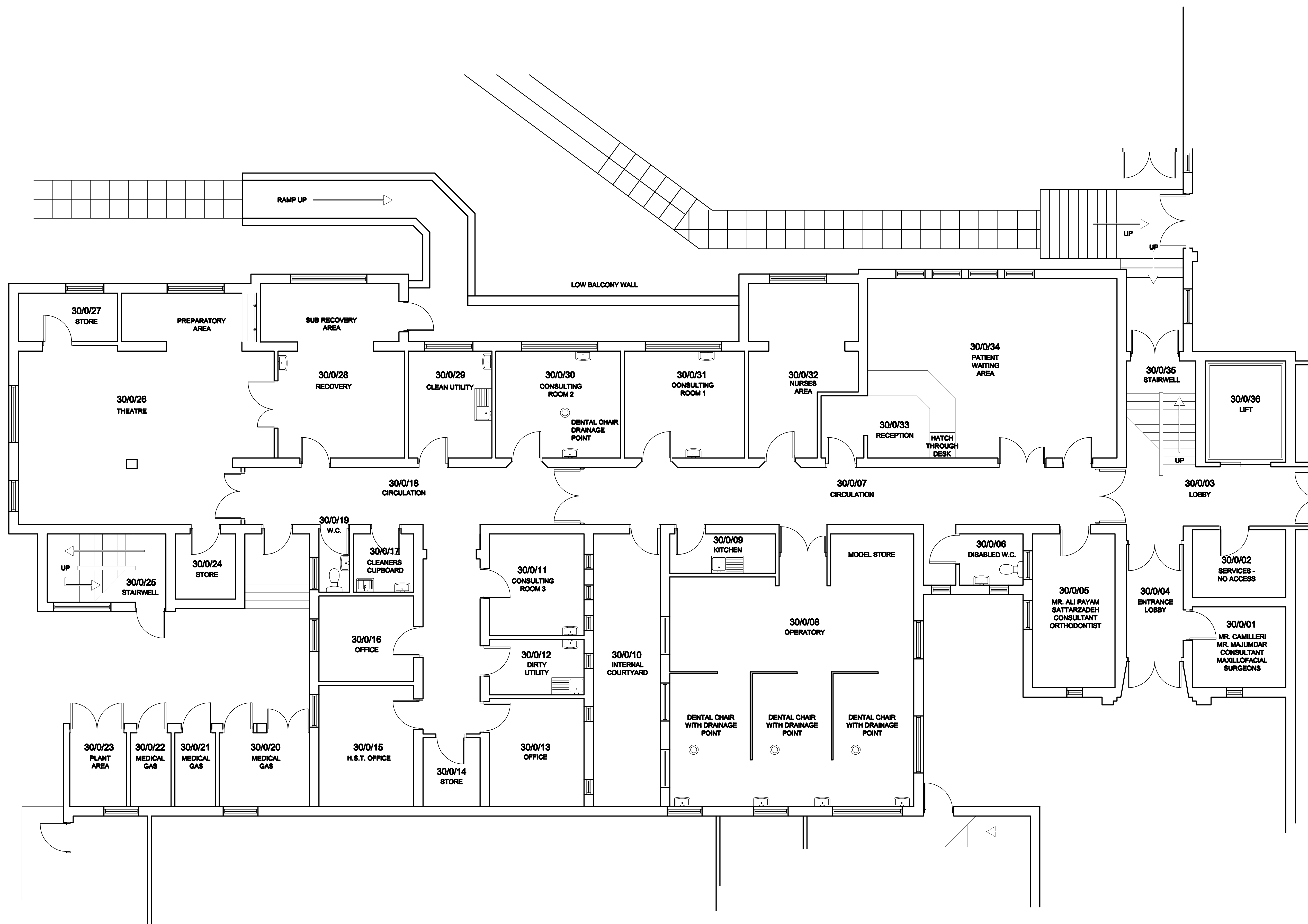
Q Paving/ Planting/ Fencing/ Site furniture	None required
R Disposal systems	Specified by the appointed Services and Structural Engineer
S Piped supply systems	Specified by the appointed Services Engineer
T Mechanical heating cooling and refrigeration systems	Specified by the appointed Services Engineer
U Ventilation / Air conditioning systems	Specified by the appointed Services Engineer
V Electrical supply / power / lighting systems	Specified by the appointed Services Engineer
W Communications security, safety and protection systems	Specified by the appointed Services Engineer
X Transport systems	None required
Y General engineering services	Specified by the appointed Services Engineer
Z Building fabric reference specifications	
For full specification only	

3.0 Schedule of Internal Finishes

Specification Reference	Manufacturer / Reference	Colour / Pattern	Comments	
K 13 Rigid sheet fine linings and panelling	Trovex Diamond Semi Rigid Hygenic PVC Cladding	Diamond white		
K32 Panel cubicles/ duct and wall linings/ screens	Trovex Hygipod with overlap skirting detail encapsulated	Standard White.	Clinical WHB and Slop Hoppers	
	Trovex Hygipod with overlap Skirting detail encapsulated.	Pacific (Blue).	To Accessible WCs	
K40 Demountable suspended ceilings	Cleancare Hygiene 600 x 600			
L 20 Doors / Shutters / Hatches	SDS Protection Ltd.	dFend Snowflake Cashemere	Non accessible by patients	
	SDS Protection Ltd.	dFend Midnight Cashemere	Accessible by patient	
	SDS Protection Ltd. 3 piece split frame, 2mm dFend Stippled Encapsulated.		To match door colour.	
M 50 Vinyl Sheeting / Carpet	Glerflor, Miploam Symboix	Colour Clay 6041		
	Altro Aquarius Safety Flooring	Vole AQ2010	To wet rooms only	
M 60 Painting / Clear Finishes / Wall Finishes	Dulux, Sterishield Diamond Matt, Emulsion	White 90YY83/036		
	Dulux, Sterishield Quick Drying, Eggshell	White 90YY83/036	Wood work	
N 10 General Fixtures/ Furnishings/ Equipment	Medspace Solutions Limited, HTM63 Upper Cupboards (with sloping tops)	White		
	Medspace Solutions Limited, HTM63 Base Units	White		
	Spur shelving system, lengths & depths vary	White		
	Medspace Solutions Limited, Laminated worktop with MFC Core	White		
	Bespoke seamless Moulded Corian worktop	Group 4		
	Bespoke Reception Desk	White, matt finish		exposed front, sides and lipping
		Dark Grey		underside & Back of the reception desk
		TBC	Trespa Athlon Worktop	
N 13 Sanitary Appliances/ Fittings	Grab rails, back rest and hinged arm support as noted on the equipment drawings.	Blue		
P 20 Unframed isolated trims/ skirting/ sundry items	SDS Protection Ltd. Heavy Duty Corner Guard, SDS dFCG75, 75x75mm.	Midnight Blue	Corner Protection	
	SDS Protection Ltd. dFHR140, 40x140mm (100mm projection).	Midnight Blue	Combined hand rail / Crash rail	

END

VOLUME THREE EXISTING INFORMATION



BLOCK 30

NOTE
This drawing is for indicative purposes only
and should not be taken as a survey drawing

The Luton & Dunstable Hospital N.H.S. Foundation Trust ESTATE SERVICES <small>LEWIS & CLAYTON BUILDING GROUP</small> <small>TEL: 01525 467400 FAX: 01525 670008</small>		
REV	DATE	COMMENTS
		A 08/02/12 Minor Revisions
NOTES:		
STATUS: RECORD DRAWINGS		
BLOCK REFERENCE: 30		
TITLE: GROUND FLOOR		
DEPT: ORTHODONTICS		
DATE:	NOVEMBER 2011	DRN BY:
SCALE:	1:60 @ A1 Approx. 1:120 @ A3 Approx.	ACTION:
DRG No.:	30-0	SHT. REV. A
CLIENT APPROVAL:	SIG	DATE

About AECOM

AECOM is a premier, fully integrated professional and technical services firm positioned to design, build, finance and operate infrastructure assets around the world for public- and private-sector clients. The firm's global staff — including architects, engineers, designers, planners, scientists and management and construction services professionals — serves clients in over 150 countries around the world. AECOM is ranked as the #1 engineering design firm by revenue in *Engineering News-Record* magazine's annual industry rankings, and has been recognized by *Fortune* magazine as a World's Most Admired Company. The firm is a leader in all of the key markets that it serves, including transportation, facilities, environmental, energy, oil and gas, water, high-rise buildings and government. AECOM provides a blend of global reach, local knowledge, innovation and technical excellence in delivering customized and creative solutions that meet the needs of clients' projects. A *Fortune 500* firm, AECOM companies, including URS Corporation and Hunt Construction Group, have annual revenue of approximately \$19 billion.

More information on AECOM and its services can be found at www.aecom.com.

Follow us on Twitter: @aecom

Contact

Brian Flindall
Project Surveyor, Cost Management
T +44 (0)1223 488049
E brian.flindall@aecom.com