1 TYPICAL MODULAR PROCESS, SPECIFICATION AND COST TABLES (EXTRACTS FROM FRAMEWORK)

1.1 Introduction

The Framework will comprise of a JCT Framework Agreement 2007 with Underlying Contracts being used for each individual Contract. Firm fixed price lump sum Contracts will be agreed based on the price build-up from the relevant tendered sample projects adjusted as appropriate for location factors and any specific project requirements. The individual Call Off Contract may be JCT or NEC3 Option A or C.

The Provider (Framework Contractor) may be required to engage the services of an Employer's Agent for administration of the Contract on the Authority’s behalf. Whilst paid for by the Provider, the Authority will be the ‘Client’ for the purposes of the agreement.

The work to be undertaken will generally comprise of the design and installation of a range of standardised building types. It is envisaged that the Provider will be responsible for a complete turnkey package including for design, site preparation, infrastructure, foundations and the delivery and installation to the site of a fully complete pre-fabricated unit to match the Applicant’s requirements. This could include for the following building types and/or uses:

- Changing accommodation
- Meeting Rooms
- Secure storage

1.2 Schedule of Tasks

The Provider shall undertake the following duties. This schedule does not purport to detail everything that shall be done but is intended to indicate the level of service expected.

The items below have been written around the cases where a funding award is being sought from Sport England. On projects where this is not the case or an alternative Lottery process is adopted, the Schedule of Tasks will be modified as necessary and such amendments shall be detailed within the order for that project or mini-competition data and costs agreed with the Provider.

1.2.1 From ‘Conditional Award in Principle’ to ‘Confirmation to Proceed’.

This process is to develop the project to demonstrate compliance with the Technical Conditions set out in the Award Letter.

1. The Authority advises the Applicant, the Providers’ details from the approved list and agrees a direct award or mini-competition approach.

2. Make contact with the Applicant and develop the proposals to minimise the project risks and form a fixed lump sum price for the detailed design and construction stage. The contract for the project will be between the Applicant and the Provider. The successful Provider would enter into a Pre-Construction Agreement to develop the project in sufficient detail to demonstrate compliance with the Technical Conditions of the Award Letter.
3. Within the first 28 calendar days of an appointment, the Provider shall carry out a feasibility study and report to review the project requirements as laid down in the Applicant’s proposals. The report shall include the following:

- Site visit findings
- Results of any initial investigations.
- Feasibility study.
- Condition survey findings.
- Photographs.
- Preliminary cost plan.
- Risk register including the risk of asbestos being present.
- Value engineering opportunities and any other options that may better suit the Applicant’s needs.

**Conclusion**

The Provider shall stay within the scope of works identified in the Applicant’s initial submission.

If at any stage in this piece of work it becomes clear that there are major additional costs that would be incurred, the Provider shall refer the matter back to Sport England immediately for a decision on how to proceed.

The purpose of the report is to confirm that the Applicant’s proposals are reasonably robust and suitable for more detailed development. The report shall be submitted from the Applicant to Sport England who shall confirm or otherwise that the project should continue. Should it not continue, the Provider shall be paid the sum detailed in the section 10 by the Applicant.

4. Undertake any necessary surveys, site investigations or tests to assess the ground conditions, etc to fully inform the design and construction stages.

5. Co-ordinate all necessary input from the design disciplines and other members of the supply chain.

6. Produce a scheme design sufficient to obtain planning permission and to show that the proposals will comply with all statutory requirements. Where planning permission is not needed, the design shall be prepared to a stage equivalent to RIBA Stage D such that a Fixed Lump Sum price can be calculated, without the use of provisional sums, in a way that will show value for money.

7. Submit a detailed report in conjunction and liaison with the Applicant’s further submission to Sport England. This report shall include the following as a minimum:

- Executive Summary
- Data to be included within the form of contract for the ‘Confirmation to Proceed’ stage onwards, including confirmation of who will undertake the Provider Administrator role (or any other role specifically referred to in the selected form of contract).
Details of any investigations and consultations made with statutory bodies.

Programme and cash flow forecast.

Schedule of works required including key design details.

Fixed Lump Sum price and breakdown for all the construction and remaining design works including the obtaining of any outstanding necessary statutory permissions. Costs to be reconciled to the pricing data included within the accepted tender for admission to the framework.

Risk register and a list of any other issues, including the impact of the proposals on any neighbouring properties, e.g. right to light, Party Wall issues, potential nuisance, etc.

Any value engineering measures taken.

Confirmation from the Applicant of his/her agreement to the extent of works proposed.

A concluding section that demonstrates the extent to which the Technical Conditions of the Award Letter have been met.

8. Keep the Applicant informed of progress.

9. Obtain detailed planning permission and correspondence from any other statutory bodies as required to confirm that the proposals are acceptable in principle.

10. Comply with the requirements of the CDM Regulations and provide a CDM Co-ordinator, where required by the Regulations.

11. Provide Employer’s Agent function where this option has been selected at ‘Conditional Award’ stage.

12. Obtain ‘Confirmation to Proceed’ details before progressing to the next stage. Whatever the outcome of this stage, the Provider will be paid a sum as detailed in its accepted tender to cover the work it and its supply chain has undertaken in this pre-construction stage.

1.2.2 From ‘Confirmation to Proceed’ Received from Sport England to Completion.

13. Enter into a Contract Agreement for the works with the Applicant.

14. Work with the Applicant to ensure relevant conditions of award are met.

15. Take all reasonable steps to discharge all Planning, Building Regulations and any Statutory Requirements on behalf of the Applicant.

16. Provide the Contract Administrator and Quantity Surveyor where such person is named in the form of contract to be adopted and this option has been selected at ‘Confirmation to Proceed’ stage. Such person(s) shall be provided from a professional consultancy independent of the Provider but funded through the Provider’s contract with the Applicant.

17. Complete the outstanding design work and obtain the remaining statutory permissions.

18. Ensure the design is fully co-ordinated.
19. Agree a construction works start date and all necessary pre-contract commencement matters with the Applicant. Undertake the construction of the works.

20. Prepare valuations and invoices and all necessary information to the Applicant to enable grant and match funding drawdown applications to be made and a financial audit trail to be maintained.


22. Administer the terms of the contract as Contract Administrator, etc where this option has been selected.

23. Comply with the requirements of the CDM Regulations and continue to provide a CDM Co-ordinator, where required by the Regulations.

24. Ensure rigorous Health and Safety and Quality Control measures are adopted on site.

25. Ensure that the works excludes the use of materials accepted as being deleterious.

26. Where the Applicant notifies the Provider of a defect arising during the Rectification Period, Maintenance Period, etc., attend site within 7 working days to inspect the defect and initiate necessary remedial measures.

27. Maintain a photographic record of progress on site.

28. Ensure that the Works are cleaned, tested and commissioned prior to completion.

29. At Completion, provide a Completion certificate and all necessary test certification, H&S File and Operation and Maintenance information to the Applicant and provide any necessary training. Complete the rectification of all defects prior to certifying the works as complete.

30. Report any increase in costs to the Applicant as soon as they become apparent. Suggest measures to bring the cost back to within budget. Report potential overspend to Sport England. Amend the cashflow forecast as necessary and provide a copy of any revision to the Applicant and Sport England.

31. Review the relevant KPI data for the project with the Applicant and obtain the Applicant’s scoring and associated signature to confirm their views of the project’s success. Submit the KPI report to Sport England. The KPI report shall include a section relating to any lessons that may be learnt from the project that may improve the overall effectiveness, ease of use and value for money obtained from the framework.

1.3 **Construction (Design and Management) Regulations 2007**

The Provider is required to fully comply with the requirements of the Construction Design and Management Regulations 2007 both as ‘Designer’ and ‘Principal Contractor’. He will also be required to appoint a competent CDM Co-ordinator wherever and whenever one is required by the Regulations on individual tasks awarded to the Provider.

As the ‘designer’ the Provider should ensure that the design process duly considers all health and safety issues and any risks associated with the construction, maintenance and operation of the facility and the design
developed to design out the risks or at least minimise them to a manageable level.

The Provider shall ensure that all CDM documentation is delivered in good time with the H&S File complete and checked, in an agreed format prior to practical completion of each project undertaken.

The Health and Safety File shall include all documentation related to the construction of the project together with details of how to maintain it during its future use.

1.4 Contract

The main overarching agreement that will be entered into by Sport England and each of the successful Contractors is the JCT Framework Agreement 2007.

The Underlying Contracts that will be used for the individual Contracts will be selected from the following list to best suit the requirements of the project at the start of the relevant stage of work:

The main overarching agreement that will be entered into by Sport England and each of the successful Contractors is the JCT Framework Agreement 2007.

The Underlying Contracts that will be used for the individual Contracts will be as follows:

**Employer’s Agent**

JCT Consultancy Agreement 2008

**Pre-Contract Stage**

JCT Pre-Construction Services Agreement

**Construction Stage**

JCT Design and Build Contract (DB05)

**Pricing**

The Provider will be required to develop the scheme with the Applicant and provide a Fixed Lump Sum Price based on the relevant price build-up from the Provider’s Tender Response, adjusted as appropriate for locational factors and specific project requirements as agreed with the Authority.

In the main it is intended that the following work packages on each project will be tendered to not less than three work package sub-contractors on an ‘open-book’ basis:

- Groundworks, substructure and below ground drainage
- Site works including stairs, ramps and perimeter/access pavings
- External Services including water, electricity and external lighting

If for any reason receipt of at least three tenders for each work package is not practical or achievable then the Authority may agree to build-up the Fixed Lump Sum Price using the National Schedule of Rates as the basis for the cost build-up and the tendered cost for the respective Module Options.
It will also be open to the Authority at its sole discretion for the Works at any particular site to be subject of a mini-competition amongst two or more Framework Contractors.

1.5 Performance Indicators

The Performance Indicators will be as detailed in sub-section 6.1 above. They will be reviewed and agreed with all framework holders at the commencement of each spending round. In the absence of an agreement, the KPIs indicated in this ITT will be applied.
1.6 SAMPLE SPECIFICATION

1.6.1 General

The Employer requires the Contractor to provide a variety of modular buildings, generally in the form of the layouts detailed at Appendix 11. The Contractor will be responsible for the full design, manufacture, construction, installation, testing and commissioning of the buildings including for all necessary enabling Works and connection of services, either to existing buildings on the site or in new connections, for compliance with these Employer’s Requirements and the Conditions of Contract.

The Contractor will be responsible for undertaking the roles of CDM coordinator and Principal Contractor in terms of the Construction (Design and Management) Regulations 2007.

The Contractor will be responsible for making and negotiating all necessary applications in respect of statutory approvals including, but not restricted to:

- Building Regulations approval in terms of the Building Regulations 2010
- Planning Permission under the Town and Country Planning Act 1990 and all related legislation

With regard to approvals under the Building Regulations 2010, the Contractor’s obligations shall extend to securing such approval.

1.6.2 Design

The design of the Works shall comply in all respects with the requirements of the Building Regulations 2010 including all relevant subsequent amendments and shall comply with the requirements of all statutory undertakers where applicable.

The Works shall be designed to achieve an EPC rating of not less than ‘B’.

The main structure of the modular prefabricated units will be specified to achieve a minimum 25 year design life.

The construction techniques, materials and detailing of this building type, often in isolated locations which need to cope with harsh weather exposure, tend to be used intermittently but intensively during use for particular sports events but otherwise with low levels of management surveillance / supervision. With there being inherently reduced surveillance levels, vandalism is more likely to occur and the design of the modules must take this into account. Implications of the modular approach being proposed by Sport England are that standards should be as close as possible to the criteria and requirements of Sport England’s general design guidance and those of the relevant National Governing Bodies of sport, whilst also meeting all relevant codes of practice for British Standards and the Building Regulations.

1.6.3 Workmanship and materials generally

Rigorous attention to detail in design and a carefully chosen specification can increase user satisfaction as well as simplifying cleaning and reducing maintenance. All areas of the modular buildings shall be ROBUST AND VANDAL RESISTANT and capable of withstanding HEAVY WEAR AND TEAR and ACCIDENTAL IMPACTS from sports equipment and users. Robust construction which copes well with the harsh demands of this building type, will prolong the
‘feel good’ factor that a successful facility requires, thereby extending its working lifetime and enhancing its sustainability credentials.

At section 9.0 tenderers are required to price the base specification and provide extra over costs for a variety of roof and wall finishes. The base specification shall comprise the finishes detailed in this Sample Employer’s Requirements together with:

- External walls are to be polyvinyl chloride plastisol (200 micrometres) coated steel sheets to external faces.
- Roofs are to be flat, laid to falls with the tenderer required to confirm the specification for the proposed roof finish.

Materials and detailing should be:

- Self finished, long lasting and require low levels of periodic maintenance.
- Generally flush without any sharp edges, projections or abrasive surfaces in order to be easily cleaned
- Resistant to condensation and mould growth and meet current UK fire regulations regarding smoke and flame resistance.
- Capable of providing adequate strength and durability and providing firm and secure fixing to the sports equipment required.
- Without ledges or corners that will collect dust.
- Any glazing, doors, openings, fittings, equipment and features shall meet the same criteria.
- Any gaps and/or openings between the finished ground level and the modular unit base must be securely sealed over to prevent ingress of vermin and/or unauthorised entry, debris accumulation, etc.

Special attention should be given to:

- The ability of the floors to circulation areas, common areas and changing rooms to be hosed down in order to clean with mud that comes from players clothing.
- The ability of all other surfaces and fixtures to be washed down in order to remove marks / stains.
- Laminated safety glazing to be provided with manifestation in accordance with current Building Regulations and relevant British Standards, capable of withstanding accidental impact from e.g. sports equipment / balls.
- General wear, maintenance, waterproofing issues to be carefully considered to allow for intermittent but heavy use and capable of withstanding exposed climatic extremes and fluctuating levels of internal environmental conditions (humidity / temperature) from activities within.
- Consideration should be given to the design of the external structural openings to facilitate the addition of optional protective security shutter/grille systems, for locations where the risk of vandalism is high.
- All materials to be selected with environmental and sustainability credentials to meet the objectives of Sport England’s Sustainable Development Strategy which reviews the contribution of Sport England in meeting the Government’s national sustainable development goals.

1.6.4 General Services Considerations
The services design approach should be flexible enough to cater for a range of potential variables as follows:

- Water supply: if mains supply is unfeasible, consider water storage tank storage / rainwater catchment etc.
- Drainage: if mains / local systems connections are unavailable, consider alternative rainwater and soil water disposal solutions
- Heating: Possible oil / electric / natural gas / bottled gas or other renewable alternatives eg solar panels.
- Electricity: consider mains national grid connection or alternative eg local power generator connections.

### 1.6.4.1 Indicative Performance Specification for Mechanical & Electrical Services

#### Lighting Requirements

Light Levels to be 200 Lux generally; 500 Lux to kitchen areas.

Luminaires to be Low energy, surface mounted fluorescent fittings generally, IP44 rated to wet areas and kitchens.

Lighting Controls to be by means of presence detection with override control.

#### Emergency Lighting

As required to BS 5266 and signage to BS5499. Emergency luminaires to incorporate self-contained, self-testing, 3Hr battery packs.

#### Signal, Telecoms & Other Requirements

- BT connection, if available.

#### Security

- Intruder alarm door contacts.
- Intruder alarm PIR detectors.

#### Data/Voice Outlets

If BT connection available, 1 Nr telecom outlet.

**Fire Alarm (or as required, e.g. multiple units forming a clubhouse)**

Minimum L2 addressable fire protection to Fire Officer's requirements

- Detector Type: Smoke
- Sounders: as required
- Beacon: as required
- Break Glass Units: as required

Note: General guidance on the standard of automatic fire detection that may need to be provided can be found in Table A1 of BS 5839-1:2002.

#### Power Requirements

Small Power: Allow for 2 Nr. 13A twin switched socket outlets per 10 sq.m floor area of room. For kitchens/social areas, allow for dedicated/protected outlets for standard range of kitchen appliances, i.e. fridge, fridge freezer, oven and hob + extractor, and dishwasher. Allow for 3 Nr. 13A twin switched socket outlets above worktop level for other appliances/accessories. Note: Kitchen appliances and accessories are client supply items.
Ancillary Services

Fire alarm panel: as required.
Security Panel: Yes
Fused Connection Units for Specialist Equipment: Yes
Last Man Out Switch: Yes
Hand dryers: dedicated protected outlets in each toilet cubicle.

Ventilation Heating & Cooling

Room Conditions/Heat Source: System should be designed to give frost protection and for fast response up to 24 +/- 2 deg C during winter conditions.
Electrical panel heater / radiator / underfloor heating. Method of control to be by thermostatic controls appropriate to the selected heating system(s).
Local Extract/Filtration: Local extract to the WC areas/showers. Natural ventilation to other areas.
Ventilation Rate: 10 air changes per hour.
Mechanical ventilation: Relative pressure to adjoining space, neutral overall (negative in showers and WCs; positive in other areas.

1.6.5 Guideline Performance Specification for Internal Finishes

1.6.5.1 Changing Rooms / toilets / showers / officials changing

Generally

This specification provides a guide only to the level and performance of specification that should be achieved for the proposed modular units. The materials or any products indicated are indicative and included as a benchmark of quality only. Other specifications for systems and materials can be considered on the basis that the same level or improvement of the standards indicated can be provided.

All rooms to be fully compliant with Sport England Design Guidance Note ‘Accessible Sports Facilities’ and other relevant statutory requirements including Approved Part M of the building regulations / BS 8300.

Floor

Heavy duty maximum thickness grade homogenous sheet flooring (such as Altro Atlas 40 or equivalent) or alternative robust approved system capable of withstanding impact, wear and tear from multi-sports shoe spikes and studs and easily maintained / cleaned.

Sheet flooring used in wet areas must be a slip resistant surface suitable for bare feet such as Altro Marine 20 or similar. In conjunction with suitable drainage channels the sheet flooring must form a continuous and robust waterproof barrier under the expected use conditions.

Slip resistance for all floors shall meet the following when tested to BS7976:Pts 1 to 3 pendulum test: 4S & TRRL (PTV) 40 and micro-roughness shall be min (Rz) 45 microns in wet areas likely to be polluted with mud and soap and min 20 microns elsewhere.
Changing areas generally should be capable of being washed down with a water hose and should have appropriate floor gradients to the drainage gully points.

**Skirting**

Skirting In wet areas shall be coved sheet material and be an integral part of the floor finish.

**Walls**

Walls In wet areas and particularly in showers require a waterproof sheet wall material e.g. Altro Whiterock or equal should be used. All sheet junctions shall be fully watertight, and be fully bonded to an inert backing board suitable for use in the conditions noted above. It should be lapped and waterproofed with the skirting.

**Ceilings**

Appropriate 'dry trade' robust and secure ceiling panel capable of withstanding accidental impact and moisture levels.

**Windows/Screen**

Where required, proprietary thermally improved window system to BS6375: Part 2. Glass to be double-glazed sealed units with argon filled cavities or equivalent. Glass to be laminated safety glass meeting BS6262 Pt 4 and BS6206.

**Doors**

External door: Proprietary steel doorsets, galvanised and coated open out with security enhanced edge, reinforced outer face, dog bolts, cylinder lock and appropriate furniture including back check closer with integral stay action.

Internal door: Certified solid timber cored, preferably laminate faced with hardwood timber lippings, hardwood frames or alternative robust equivalent and protected with metal kick plates and with doorstops.

Painted architraves to match door systems.

Door vision panels to comply with BS8300 Section 6.4.4 requirements.

Heavy duty polished stainless steel or alternative to suit door function, and provide visual contrast with door and frame.

Closer mechanisms to comply with BS8300 section 6.5.2 requirements.

**Fittings/Equipment**

Hand held fire fighting equipment to fire officer requirements.

Cantilevered slatted light coloured hardwood or solid plastic planks on galvanised or stainless steel cantilever brackets.
Wall mounted safety mirrors to BS6206 Class A.

Coat hooks fixed to walls above bench areas set alternately at 1050 and 1400 mm above floor level. 1 no. per person.

Boot scraper approx 1.2 m long located externally adjacent to entrance door(s) to encourage users to clean off mud/organic material from sports shoes before entering the building.

Recessed flush door mat to be located internally.

For cricket, additional removable storage units (combinations of 3) for cricket boxes / kit bags to allow for min 12 no. compartments each 1200 long x 450 wide x 400-450 mm high internal clear measurements. To be corner mounted on ends of bench runs.

For Cricket, where applicable a solid grade laminate bench / vanity top.

**Sanitary**

Doc M shower / toilet / ambulant accessories packs.

Robust stainless steel warm air hand dryer unit.

Safety mirrors, one full height.

Fold down baby changing bench and sanitary provision

1.6.5.2 Social Areas / Kitchens

**Generally**

This specification provides a guide only to the level and performance of specification that should be achieved for the proposed modular units. The materials or any products indicated are indicative and included as a benchmark of quality only. Other specifications for systems and materials can be considered on the basis that the same level or improvement of the standards indicated can be provided.

**Floor**

Heavy duty maximum thickness grade homogenous sheet flooring (such as Altro Atlas 40 or equivalent) or alternative robust approved system capable of withstanding impact, wear and tear from multi-sports shoe spikes and studs and easily maintained / cleaned.

Slip resistance for all floors shall meet the following when tested to BS7976:Pts 1 to 3 pendulum test: 4S & TRRL (PTV) 40 and micro-roughness shall be min (Rz) 45 microns in wet areas likely to be polluted with mud and soap and min 20 microns elsewhere.

Changing areas generally should be capable of being washed down with a water hose and should have appropriate floor gradients to the drainage gully points.

**Skirting**
Painted timber, MDF or other suitable material for skirting capable of withstanding heavy wear and tear from accidental impact.

Walls
Walls in these areas to be easily maintained and robust homogenous sheet material or other suitable material for capable of withstanding heavy wear and tear from accidental impact from users / service engineers. Paintwork to be tough wearing, moisture resistant, wipeable quality paint.

Ceilings
Appropriate ‘dry trade’ robust and secure ceiling panel capable of withstanding accidental impact and moisture levels.

Windows / Screens
Where required, proprietary thermally improved window system to BS6375: Part 2. Glass to be double-glazed sealed units with argon filled cavities or equivalent. Glass to be laminated safety glass meeting BS6262 Pt 4 and BS6206.

Doors
External door: Proprietary steel doorsets, galvanised and coated open out with security enhanced edge, reinforced outer face, dog bolts, cylinder lock and appropriate furniture including back check closer with integral stay action.

Internal door: Certified solid timber cored, preferably laminate faced with hardwood timber lippings, hardwood frames or alternative robust equivalent and protected with metal kick plates and with doorstops.

Painted architraves to match door systems.

Door vision panels to comply with BS8300 Section 6.4.4 requirements.

Heavy duty polished stainless steel or alternative to suit door function, and provide visual contrast with door and frame.

Closer mechanisms to comply with BS8300 section 6.5.2 requirements.

Fittings/Equipment
Hand held fire fighting equipment to fire officer requirements.

Recessed flush door mat to be located internally.

Kitchen: inset dual stainless steel sink and drainer, with appropriate run of 600mm deep lockable base units with rounded edge laminate work top and an appropriate run of lockable wall units. Allow for space for oven, fridge and dishwasher.

1.6.5.3 Plant / Storage Areas

Generally
This specification provides a guide only to the level and performance of specification that should be achieved for the proposed modular units. The materials or any products indicated are indicative and included as a benchmark of quality only. Other specifications for systems and materials can
be considered on the basis that the same level or improvement of the standards indicated can be provided.

**Floors**

Heavy duty maximum thickness grade homogenous / rubber sheet flooring (such as Altro Atlas 40 or equivalent) or alternative robust approved system capable of withstanding impact, wear and tear from multi-sports shoe spikes and studs and easily maintained / cleaned.

Slip resistance for all floors shall meet the following when tested to BS7976:Pts 1 to 3 pendulum test: 4S & TRRL (PTV) 40 and micro-roughness shall be min (Rz) 45 microns in wet areas likely to be polluted with mud and soap and min 20 microns elsewhere.

Areas generally should be capable of being mopped down and should have appropriate floor gradients to the drainage gully points.

**Skirtings**

Skirting In these areas shall be coved sheet material and be an integral part of the floor finish.

**Walls**

Walls In these areas to be easily maintained and robust homogenous sheet material or other suitable material for capable of withstanding heavy wear and tear from accidental impact from users / service engineers. Paintwork to be tough wearing, moisture resistant, wipeable quality paint.

**Ceilings**

Appropriate ‘dry trade’ robust and secure ceiling panel capable of withstanding accidental impact and moisture levels.

**Windows / Screens**

Metal profile louvered ventilation screens where required.

**Doors**

External door: Proprietary steel doorsets, galvanised and coated open out with security enhanced edge, reinforced outer face, dog bolts, cylinder lock and appropriate furniture including back check closer with integral stay action.

Internal door: Certified solid timber cored, preferably laminate faced with hardwood timber lippings, hardwood frames or alternative robust equivalent and protected with metal kick plates and with doorstops.

Painted architraves to match door systems.

Door vision panels to comply with BS8300 Section 6.4.4 requirements.

Heavy duty polished stainless steel or alternative to suit door function, and provide visual contrast with door and frame.

Closer mechanisms to comply with BS8300 section 6.5.2 requirements.

1.6.6 **Contractor’s Proposals**
The Contractor’s Proposals, based on the table below and the attached layout plans shall include:

- Drawings: Typical plan, sections, elevations and details at suitable scales.
- Technical information, reports, calculations and certification demonstrating compliance with Requirements.
- Comprehensive specification of proposed materials including fixtures and fittings.
- Demonstrate compliance with LPCB requirements and recommendations in terms of the materials and forms of construction proposed.
- Substructure/supporting structure requirements, i.e. concrete pads, concrete trenchfill, concrete raft, precast concrete beams, steel frame, etc.
- Schedule of builder's work, special provisions and special attendance by others.
- Examples of standard documentation from which project quality plan can be prepared.
- Transportation and installation method statements and programme. This should be a master programme for the Works including all relevant pre-construction activities/tasks.
- Proposals for replacing damaged or failed items/ constructions.
- Detailed Preliminaries break-down for each module type.
<table>
<thead>
<tr>
<th>Table 9.3.1 - Module T1</th>
<th>Quant</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pre-construction</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Design and other services under Pre-Construction Agreement</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RIBA Stages A/B</td>
<td>Sum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RIBA Stages C-E</td>
<td>Sum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RIBA Stages F-H</td>
<td>Sum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CDM Coordinator Services Pre-Contract</td>
<td>Sum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employer’s Agent Services Pre-Contract</td>
<td>Sum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Construction</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Work Packages (subject to ‘open-book’ sub-contract package tender action)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Preparation, substructure &amp; below ground drainage</td>
<td>Sum</td>
<td></td>
<td>£X</td>
<td></td>
</tr>
<tr>
<td>% Adjustment for overheads, attendance &amp; profit</td>
<td>%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site works including stairs and ramps</td>
<td>sum</td>
<td></td>
<td>£Y</td>
<td></td>
</tr>
<tr>
<td>% Adjustment for overheads, attendance &amp; profit</td>
<td>%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>External services including water, electricity &amp; external lighting</td>
<td>Sum</td>
<td></td>
<td>£W</td>
<td></td>
</tr>
<tr>
<td>% Adjustment for overheads, attendance &amp; profit</td>
<td>%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufacture, delivery and installation of modular building</td>
<td>Sum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Preliminaries</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site establishment, management &amp; supervision</td>
<td>Sum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Head Office overheads</td>
<td>Sum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Profit</td>
<td>Sum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CDM Coordinator Services Post-Contract</td>
<td>Sum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employer’s Agent Services Post-Contract</td>
<td>Sum</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Contract Sum (Carry Forward to Table)</strong></td>
<td></td>
<td></td>
<td></td>
<td>£</td>
</tr>
<tr>
<td>Table 9.3.18 – Extra Over Costs</td>
<td>Module T1</td>
<td>Module T2</td>
<td>Module T3</td>
<td></td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-----------</td>
<td>-----------</td>
<td>-----------</td>
<td></td>
</tr>
<tr>
<td>Contract Sum (Carried Fwd)</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Extra Over Cost for pitched and concrete tiled roof (22.5 deg)</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Extra over cost for pitched and slated roof (22.5 deg)</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Extra over cost for metal ‘tile effect’ roof finish (22.5 deg)</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Extra over cost for smooth render finish to elevations (colour white)</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Extra over cost for cedar wood cladding</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Extra over cost for facing brick/ brick slip cladding</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Extra over cost for gas fired central heating and domestic hot water services (assuming mains gas supply)</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Extra over cost for LPG fired central heating and domestic hot water services</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Additional window (Approx size 1200 x 850mm)</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Additional window (Approx size 850 x 850mm)</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Plastisol coated, integrated roller shutters to all glazed areas</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Plastisol coated, integrated roller shutters to each additional window</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Plastisol coated, hinged steel shutters to all glazed areas</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Plastisol coated, hinged steel shutters to each additional window</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td></td>
</tr>
</tbody>
</table>