

Specification of Works for Donald Thomas Centre

Create Contemporary Crafts Hub

Phase 5: Renovation of the Exterior of the Building

Building Name:	Create Contemporary Crafts Hub
Project:	Phase 5: renovation of the exterior of the building
Contact Name:	Angela Hatherell
Contact Email:	angela@createcic.co.uk
Contact Number:	01209 716927
Site address:	Donald Thomas Centre, Chapel Street, Camborne TR14 8EF
Planning Permission:	Not applicable
Listed Building Consent:	Awaiting
Building Regulations:	Contractor to arrange
Builder to supply samples:	Yes
Conservation Area:	Yes
Building type:	Commercial
Will be:	Occupied
Environment:	Scheduled Ancient Monument in front courtyard Urban
Licences required for:	Bats / Nesting Birds / Owls
Health and Safety File:	
Asbestos Register:	N/A

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1. Contract Conditions

Type of Contract: JCT Minor Works Building Contract 2024

The contract will be under hand.

Employer

The following is to be hereinafter referred to as the Employer:

Create (Cornwall) C.I.C.

Donald Thomas Centre, Chapel Street, Camborne, Cornwall, TR14 8EF

Form of Agreement and Conditions

The Agreement and Conditions will be the Joint Contract Tribunal Agreement for Minor Works Building Contract 2024 (MW 2024) with all relevant additions and revisions thereafter.

Recitals, Articles and Conditions are hereinafter listed and subject to deletions, insertions and amendments as indicated:

Recitals

First Recital – Project Description:

The employer wishes to have the following Works carried out:

Phase 5 Renovation of the Exterior of the Building

At

Camborne Contemporary Crafts Hub

Donald Thomas Centre

Chapel Street

Camborne TR14 8EF

Second Recital – Contract Documents:

The contract drawings listed in the specification and numbered as per this tender document. Hereinafter called the contract drawings and/or specification* or work schedules*.

Third recital – Priced Documents:

The priced specification/tender return will be annexed to the contract.

Fourth Recital and Schedule 2 (paragraphs 1.1, 1.2, 1.5, 1.6, 2.1 and 2.2)

Base Date – insert date 10 days before receipt of tender from winning contractor

Fourth Recital and clause 4.2

The employer ~~is~~ *is not* a contractor (delete is / is not)

Fifth Recital - CDM Regulations

The project ~~is/is not~~ notifiable * (delete is / is not)

Sixth Recital – framework agreement (if applicable)

Framework agreement ~~applies~~ *does not apply* (delete as appropriate).

Seventh Recital and Schedule 2 – Supplemental Provisions:

- Health and Safety **applies**
- Cost savings and value improvements **applies**
- Sustainable development and environmental considerations **applies**

Articles

Article 1 – Contractor’s Obligations

Contractor’s obligations – The contractor shall carry out and complete works in accordance with the Contract Documents

Article 2 – Contract Sum

The agreed contract sum will be inserted when the contracts are drawn.

Article 3 – Collaborative Working

The Parties shall work with each other and with other project team members in a co-operative and collaborative manner, in good faith and in a spirit of trust and respect. To that end, each shall support collaborative behaviour and address behaviour which is not collaborative.

Article 4 – Architect / Contract Administrator

The Contract Administrator is Pink Pebble Consulting Limited, Pool Innovation Centre, Trevenson Road, Pool, Redruth, TR15 3PL

Article 5 - CDM Regulations: Principal Designer & Principal Contractor

The Principal Designer is to be Angela Hatherell. The Principal Contractor will be the contractor identified in the contract particulars.

Article 6 – Building Regulations: Principal Designer & Principal Contractor

The Principal Designer is to be Angela Hatherell. The Principal Contractor will be the contractor identified in the contract particulars.

Article 7 - Adjudication

Applies

Article 8 – Arbitration

Article 8 and Schedule 1 (Arbitration) ~~apply~~/do not apply (delete as appropriate)

Article 9 - Legal Proceedings

Contract Particulars

Particulars to be filled in / amended as per the notes below. Items in italics are to be deleted as necessary.

2.2 - Date for Commencement of Work to be inserted:

Earliest start date To Be Agreed

2.2 - Date for completion to be inserted

Works must be completed by 31st July 2026

2.8 - Liquidated damages

at the rate of £ 500 per week

2.10 – Rectification Period (Snagging / Retention Period):

~~Three / Six / twelve~~ months from the date of practical completion (delete as appropriate)

4.3 - Interim Payments

The first valuation date is one month after commencement and then monthly thereafter.

4.4 – Payments due prior to practical completion:

Requests for payment will be reduced to 95 per cent unless otherwise stated, which equates to a 5 per cent retention throughout the contract.

Enter rate: 95 per cent

4.4 - Payments due on or after practical completion:

The percentage of the total amount to be paid to the contractor will stand at 97.5 per cent unless otherwise stated and agreed.

Enter rate: 97.5 per cent

4.4 and 4.9 Fluctuations Provision - Contribution, levy and tax changes:

No fluctuations provision applies

4.9.1 - Supply of Documentation:

Supply of documentation for computation of amount to be finally certified (The period is three months unless a different period is stated)

Enter period: Three months from the date of practical completion

5.3 - Contractor's public liability insurance:

Injury to persons or property - insurance cover (for any one occurrence or series of occurrences arising out of one event).

Enter required amount of cover: £5,000,000

5.4, 5.5 and 5.6 – Insurance of the works etc. (alternative provisions):

~~5.4 – Works insurance by Contractor in Joint Names~~

or

5.5 – Works and existing structures insurance by Employer in Joint Names

or

~~5.6 – works and existing structures insurance by other means.~~

*Delete whichever is not appropriate.

5.4 & 5.5 – Percentage to cover professional fees:

A percentage to cover professional fees (if no other percentage is stated it shall be 15 per cent)

15% (note this is for insurance only and covers any fee eventuality)

7.2 – Adjudication:

Name of adjudicator

Delete all nominating parties, except The Royal Institution of Chartered Surveyors

Schedule 1 (Paragraph 2.1) – Arbitration:

Delete all appointers except The Royal Institution of Chartered Surveyors

Attestation

The agreement should be executed by both the Employer and the Contractor either under hand or as a deed.

2. Management & Administration

2.01 Generally

Contractors to provide on and off-site management and administration between main contractor, surveyor, sub-contractors, consultants and relevant statutory authorities. Include for establishment charges, overhead costs and profits.

2.02 Liaison

The contractor is to liaise with the police, local authority and other relevant bodies, or parties concerned as may be required to satisfactorily complete the contract.

2.03 Conditions Specific to Contract

Any special conditions appertaining to this contract have been included in the general clauses of this specification, within the Prelims and specifically within Sections 4 & 5 onward, to which reference should be made.

2.04 Materials – British Standards

All materials are to be of the specified quality. Where the quality is not specified, it shall be of the best available quality. Samples shall be provided to the surveyor for approval and agreement prior to ordering. Workmanship or materials with current British Standards, Agreement Certificate or Industry agreed Codes of Practice shall be complied with unless otherwise stated. All supply of materials, unless otherwise specifically agreed or specified, must be from suppliers who have complied with British Standards in the manufacture and use of materials and have current Agreement or equivalent European certification. Copies of such certification shall be provided upon request.

2.05 Proprietary Articles

Where a proprietary or trade fittings or materials are specified, they are to be stored, assembled, fixed or used in strict accordance with the manufacturer's instructions. If there is any incompatibility between materials as specified which comes to light following consultation with suppliers, the contractor shall advise the surveyor before use and/or ordering.

2.06 Variation Orders

Variation Orders, contract instructions, or AIs shall be issued, as appropriate, to direct any necessary changes, additions or omissions to the contract, expenditure of contingency sums, PC or PS items without prejudice

to the intent of the contract. The contractor shall produce full costed details of expenditure under Variations with relevant fully dated time sheets and supporting suppliers' invoices.

2.07 Daywork

Where authority is given for work to be executed on a daywork basis original vouchers giving full particulars of hours worked, names of craftsmen and labourers, rates of wages paid, description of work executed, materials and plant used must be forwarded to the surveyor no later than the end of the month following in which the works have been executed. The daywork sheets must be numbered in sequence and signed off by the foreman. Payment is not due until agreed by the contact manager. Contractor is to insert daywork rates into their tender returns.

2.08 Site Supervisor

The contractor shall at all times keep a trained and competent supervising employee on site. Any instructions given to either supervising employees, who should be nominated by the contractor at the beginning of the contract, shall be deemed to have been given to the contractor, whether verbally or in writing.

2.09 CDM Notices

Details within these Preliminaries confirm contractual information as required under the CDM Regulations, 2015. The contractor must ensure that after appointment he/she is in receipt of the HSE Form F10 issued by the client, principal designer or clients CDM Advisor. The Pre-construction Information Pack will be issued by the Principal Designer or his / her advisor in a separate document.

In addition, the contractor shall comply with his/her duties and requirements under the CDM regulations.

2.10 Building Regulations

The contractor shall request from the surveyor relevant Building Cards or Notices with the due references, and shall be fully responsible for advising the Building Control Officers of commencement and requesting stage inspections as required. The contractor must obtain the Completion Certificate. Refer to Section 1 for details of the Principal Designer and Principal Contractor for the Purpose of the Building Regulations.

2.11 Discharge of Conditions (LBC, PP, Bldg Regs, Faculty & Archaeology)

The Preliminary information of the contract detailed above confirms the statutory approval status. The surveyor will be responsible for discharging any conditions. The contractor may be asked to supply certain materials for approval by the Conservation and Planning Officer. Trial pits or opening up may be required to

satisfy the Building Control Officer. Allowance for archaeological attendance may be required. Copies of any relevant faculty or Listed Building consent approval forms will be provided by the surveyor and may be required to enable zero rating for VAT purposes of any specified work. All associated costs in connection with this should be included in the Preliminaries.

2.12 Licences

The contractor shall be responsible for obtaining and payment of any necessary licences in connection with dangerous structures, wild life, the use of chemicals, tipping, waste disposal, road crossings, scaffolding and statutory connection charges. Costs in connection with any other licences deemed necessary to complete the work as specified should also be included within the costings.

2.13 Infrastructure Charges

Where the contract involves new connections to or adaptations of existing services where infrastructure charges are to be levied by any of the statutory bodies, service suppliers or highways, these charges shall be included within the tender figure. Relevant connection charges for Services over and above infrastructure charges shall also be included for. This may have to be in the name of the Client. Adjustment to the accounts will be made as appropriate, having allowed for such costs in the tender.

2.14 Services

Where electricity, gas, water oil or drainage is required where none exists, the contractor shall be responsible for any temporary connections, service charges and fees in connection with the use of the same. Where existing services are present, these should be fully tested and checked for compliance with current Regulations, but may be used economically by the contractors on site, subject to final ratification of the client. Upon completion any services used shall be reinstated, serviced, cleaned and left in an orderly fashion for safe use by the client upon completion.

2.15 Electric

Electrical work must be carried out by an approved member of the National Inspection Council for Electrical Installations – Installation Contracting and must conform to the latest editions of the IEE Regulations and local electric supply company. If, on small works, electrics are executed, following agreement with the contract administrator by a contractor who is not registered, this work must be certified separately by a registered contractor as being compliant at the full cost to the contractor. An unregistered electrician will only be permitted following agreement by the contract administrator. His / her work must be independently certified.

2.16 Plumbing Work

Work on natural gas appliances can only be executed by a Gas Safe registered plumber. In addition to this works to LPG appliances required execution by a plumber with all additional certification necessary and cover should. Work on oil fired appliances must be undertaken by OFTEC registered installers. All other work must be executed by a fully registered and competent plumber who has current practice certificates. The plumber must be registered to undertake connection work to the mains water supply by South West Water, or their equivalent. No additional costs for such compliance and certification will be borne by the contract.

2.17 Protection

The contractor is responsible for the full protection of all electrical fittings, plant, historic fabric, glass, planting and landscaping, paths, roads, footpaths and fences, drains and other existing services throughout the period of contract. Proposals for protection shall be included within the tender, and agreed with the surveyor. Costs for protection shall be allowed within the Preliminary section. Upon completion include for carefully removing any protection and making good and reinstating as required.

2.18 Lighting

The contractor shall provide adequate lighting to allow the project to be executed safely at both high and low level. Full lighting should be provided around the site for security and safety. Scaffolding should be fully lit with warning lights where next to footpaths or roadways. For buildings that remain in occupation during the works the contractor is to allow for temporary lighting where the existing lighting, external or internal, is obscured by scaffolding or other elements necessary to undertake the works. A proposal for lighting should be developed and agreed with the contract administrator prior to installation. All wired lighting should be installed by NIC EIC accredited electricians in full accordance with all relevant codes of practice, regulations and standards. For tendering purposes the contractor is to allow for low energy LED strip lights. Light levels should be sufficient to enable continued safe use of the building.

2.19 Fences and Cordoning Off

The contractor will be required to comply with the requirements of the insurance company and ensure that the base of the scaffolding is suitably cordoned off and protected to stop miscreants climbing up the same and gaining access to the site or building. Where possible the perimeter of the site shall be fully cordoned off. All excavations and trenches shall be suitably cordoned off and marked.

2.20 Notices

The contractor shall fix notices around the site to advise the public of the danger of the construction site. Details shall include the need to wear hard hats and suitable protection, details in connection with restricted access and signing in, details in connection with contact numbers. All notices shall incorporate standard approved symbols which shall comply with current Health and Safety Legislation and Codes of Practice.

The signs should also say “No Smoking or naked flames in uncontrolled areas”.

2.21 Shoring and Strutting / Other Temporary Works

All temporary works will required designs by suitably trained persons. All opening out of the masonry shall be fully supported and strutted. Where leaning or dangerous walls require buttressing, this shall be designed by a structural engineer, who shall be engaged and paid for by the client following discussion with the surveyor unless the weakness has arisen following work incorrectly executed by the contractor. Trenching or excavation of pits shall only be undertaken following the development of an appropriate risk assessment which has been issued to and approved by the Principal Designer and the Contract Administrator. All propping and shoring work shall be undertaken with the support of a detailed method statement prepared by the contractor.

The contractor shall provide and maintain during the execution of the works all shoring, strutting, needling and other supports and shall take all other precautions necessary to preserve the stability of the building, both new and existing, together with all other property which may be endangered or affected by the work.

The contractor shall also protect all the same against damage and/or settlement and no part of these protected measures shall be taken down or removed until all risk of damage and/or settlement is passed.

2.22 Scaffold

Full scaffolding in accordance with the Work at Height Regulations 2005, BS EN 12811-1 NASC Guideline TG20, and any other relevant legislation, should be employed throughout the building works. Include for hoists, protection zones to lift materials from ground level. No material should be carried up ladders. All ladders should be fixed at top and bottom. Access points between lifts shall be provided with adequate space and handrails. Scaffold shall be provided with full kick boards all round and safety rails. The scaffolding should be checked weekly by suitably trained persons and a register of that checking kept for inspection by the contract administrator.

Scaffolding should be designed, installed, and monitored in line with statutory and technical guidance. Mechanical fixings of masonry shall only be put in hand in agreed places following consultation with the contract administrator. Should adjustments be required because scaffolding is considered not to be in compliance, these costs will not be borne by the contract.

Where a scaffolding roof structure is required full engineering supporting details must be provided to confirm the loading. The proposal must be discussed and agreed with the contract administrator prior to execution. The scaffolding shall not rest on any ridge line, roof structure, parapet or masonry without a full and detailed assessment and agreement confirming loadings and competence. The main contractor must check the scaffolders' insurance before execution of work and throughout the period scaffolding is on site. Copies shall be provided to the Contract Administrator. Any scaffolding placed on roads or footways must follow any relevant licencing requirements. At the end of the working day all ladders and other access routes must be immobilised.

2.23 Temporary Building

Provide, erect and maintain any temporary weatherproof lock up sheds, offices, mess rooms or other temporary buildings in compliance with CDM Regulations 2015 that may be required for the performance of this contract. Keep in a clean and sanitary condition. Alter, shift and adapt from time to time as necessary. The location of all such temporary buildings to be agreed between the Contract Administrator, Client and Contractor prior to erection. Detailed requirements in accordance with CDM 2015 and the details provided in the pre-construction CDM information pack.

2.24 Temporary Sanitary Accommodation

Neither the contractor nor any of his / her sub contractors to use existing sanitary accommodation or washing facilities without prior consent, unless they are located within the confines of his working area. If none exists within his working area, and has not been provided by the client, s/he is to provide, erect and maintain suitable sanitary accommodation and washing facilities. All in compliance with CDM Regulations 2007. Relocate and reinstate as necessary for the execution of the contract.

2.25 Telephone

Under no circumstances is the contractor or his sub contractors to be allowed to use the existing telephone facilities on the site. The contractor and his sub contractors are to make their own arrangements, and must either bring in a new land line if the reception for mobile phones is variable or provide mobiles. It is essential at all times to have telephone communication with the site for Health and Safety and administration reasons. The contractor shall include for an answer phone facility.

2.26 First Aid and Emergency

The contractor must undertake a risk assessment to determine the first aid requirements and ensure that a responsible person is provided on site, who is trained in First Aid. The site shall have within it a fully equipped

First Aid box, which should be kept clean and up to date throughout the contract period. In addition, the contractor must maintain an accident book registering all accidents, injuries or other events that require medical attention.

A list must be maintained of all emergency contact telephone numbers and addresses.

2.27 Noise

The contractor is to keep the noise on the site as low as can be practicably obtained. Use mufflers and acoustic enclosures if necessary. Use electric power tools and plant wherever possible with suitable circuit protection.

Unless otherwise agreed, radios or other similar devices are not to be permitted on site. To comply with BS 5228 Code of Practice for Noise Control on Demolition and Construction Sites. Ascertain the local authority's requirements in this respect. Engage a "considerate contractor's construction site policy".

2.28 Nuisance Generally

Prevent smoke, dust, fumes, spillage, pollution of waterways and any other forms of nuisance. Do not dump any waste in other than authorised tipping areas or skips. Comply with all reasonable requests from the public and adjoining occupiers. No burning of material is to be permitted on site. Should rats or other vermin become prevalent during the contract, take suitable action in liaison with the local authority to eradicate the same.

2.29 Waste / Waste Management Plan

The principal contractor will compile and implement methodologies specific to the project to ensure correct handling and disposal of waste.

2.30 Traffic Management

The principal contractor will compile and implement a suitably adequate Traffic Management Plan to maintain the Health, Safety and Welfare of all persons affected by his activities. The contractor shall allow to coordinate and obtain any necessary road closure licences/notices i

2.31 Weather Protection

The contractor shall provide all necessary protection to the building works. No work shall be executed prior to impending frost. Where frost does arise a suitable arrangement should be made for bringing in gentle heating equipment and for sheeting down and protecting vulnerable external elements. All work should stop

when the temperature drops below 3oC. Where the wind chill factor goes below this, whilst the ambient air temperature is above 3oC the area worked upon must be fully protected with plastic sheeting to control the ambient air temperature within the working area. All parts of the structure should be fully protected against rain whilst being worked upon, and for at least one week after completion, or until the fabric has suitably dried/cured. In excessively hot weather, all mortar work shall be fully damped down, misted with a spray mister and protected with damp hessian cloths in front of the pointing or mortar work. Work should stop in excessively adverse conditions. Where excessively hot temperatures are experienced or where there are drying winds, or where temperatures exceed 20oC, the area worked on should be hung with damp hessian cloths, which must be kept damp throughout the daytime and left saturated at night. The walling should be provided with a mist spray to keep the wall damp but not running.

2.32 Drying Out

The contractor is permitted to use gentle heat for drying out of internal accommodation during less clement months. By separate arrangement, if there is existing heating within the building, the existing plant may be used subject to the payment of fuel costs. The interior of buildings must be kept well vented whilst also being secure.

2.33 Testing

The contractor is to allow for costs to providing energy and attendance required for testing the plumbing and engineering installations and making all necessary arrangements with the appropriate authorities for the installation of meters and to be responsible for all costs until the meters are handed over.

2.34 Cleaning

Throughout the contract the site is to be kept clean and tidy. Rubbish is to be removed. No debris is to accumulate to cause either a Health or Safety hazard, nor fire risk. The site should be kept fully clean and, as far as practicable, dust free when decorators are on site.

Upon completion all surfaces are to be cleaned down. The glass is to be fully polished inside and out throughout the working area. Any sanitary ware, fittings, tiling, marble and sheet flooring shall be fully cleaned down, washed and polished as appropriate. Any plant with filters within it, which has been used during the term of the contract shall be serviced and the filters cleaned.

The contractor in addition is to sweep all flues, clean all gutters, pipes and sanitary fittings, flush drains and remove all rubbish and debris arising from the contract work.

2.35 Handover

Upon completion the contract administrator will issue a practical or partial completion certificate, where necessary highlighting work still to be completed. This will signify the commencement of the defects liability period. The contractor is to hand over at that stage, all keys, locks, security equipment, codes, operating manuals and details of any on-going licences or contracts, enabling the building to be used fully as intended. The contractor must leave the work secure against unauthorised entry.

2.36 Health and Safety, Operation and Maintenance Files

At practical completion of the project, the contractor is to compile with relevant sub contractors, a complete set of marked up working drawings, detailing services as fitted, utilising drawings provided for the tender. In addition full operation and maintenance manuals shall be provided detailing all matters in connection with maintenance, warranties, contracts, service requirements and Health and Safety. This document shall be passed directly to the Principal Designer / CDM Advisor, whose duty it is to complete a Health and Safety File and issue this to the client. The Practical Completion Certificate will not be issued until the PD is satisfied with the documentation received.

2.37 Visit the Site

The contractor is to visit the site before submitting his tender in order that he may obtain information as to the means of access and acquaint himself with the nature of the site. The contractor is to make himself thoroughly conversant with the nature of the work to be carried out and must allow in his tender for checking all dimensions and levels where necessary for the proper completion of the Works.

2.38 Incidental Work Costs

The contractor is to include for any incidental items which are necessary to complete the Works to the true intent and meaning of the Contract specification and Contract Drawings.

2.39 Credits

All scrap building materials removed from the site shall become the property of the contractor unless otherwise specified and he is to make allowance for this when making up his tender.

2.40 Historic Fabric and Archaeology

It is a categorical requirement of the contract that should any historic fabric, stone, lead, slate, timbers or buried archaeology, either above or below ground, be found that the surveyor should be informed

immediately and direction sought. Where materials are removed which are marked with dates, names, references or symbols, these must be suitably recorded and set aside for the surveyor's directions for retention on site. In this context we are specifically considering marks on historic lead, stone, and glass either above or below ground.

Similarly, should any roofing timbers or surfaces come to light that have limewash or other decorative schemes upon them, these should be similarly recorded and notice given to the surveyor. None of these items, in whatever format, shall be disturbed or damaged without prior notification and direction from the surveyor.

3. Labour & Welfare

3.01 Insurances

Provide liability insurance and all other insurances for work people required by the National Insurance Acts and other relevant Acts, Regulations and Agreements in order to properly fulfil all contractor's duties as an employer.

Undertake, and where relevant, insure in the employer's and jointly in the employer's name contract works as required by the JCT Contract. Evidence of insurances to be provided by the contractor.

3.02 Safety, Health and Welfare

The contractor is to prepare the Construction Phase Health and Safety plan incorporating all necessary risk assessments and method statements and other information and submit to the Principal Designer / CDM Advisor. Provide everything necessary for the safety, health and welfare of all persons on site at all times in compliance with the relevant Acts, Regulations and Bye Laws, with specific reference to the CDM Regulations 2015.

3.03 Safety Equipment

Provide hard hats, gloves and masks for all operatives and protective clothing and footwear. Spare hard hats are to be provided on site for visitors.

3.04 Harnesses

Suitable protection and, if necessary, harnesses and training in the use of, should be provided for all operatives where identified by risk assessments and method statements and in accordance with the Work at Height Regulations 2005.

Where contractors are working over open areas on high roofs or platforms without protection below, suitable fall protection must be provided. Contractors are to make suitable provision for managing these works within their Construction Phase Health & Safety Plan in line with the CDM Regulations.

3.05 Lifting

The contractor shall provide suitable equipment for lifting in accordance with the Provision and Use of Work Equipment Regulations 1998 (PUWER) and the Lifting Operations and Lifting Equipment Regulations 1998 (LOLER). All bagged and other material shall be suitably sized to comply with current EEC legislation. Lifting equipment should be provided on site, including, where necessary, hoists.

3.06 Medical Training

All sites shall have an operative who has had suitable medical training in First Aid. Ideally this operative should be responsible for the First Aid equipment, notices and emergency procedures.

3.07 Smoking

No smoking is permitted on site.

3.08 Blow Lamps and Hot Works

No hot works will be allowed on the site. Contractor to ensure a robust 'permit to work' procedure is implemented and is agreed by the Principal Designer / CDM Advisor.

3.09 Chemicals

All noxious chemicals or materials shall be stored in a secured pound or lock-up shed. Work with such materials must comply with the current COSHH Regulations.

3.10 Storage

All materials should be fully stored safely on site to enable easy access, loading and usage and to limit manual lifting. Full details of proposals for lifting of equipment to high levels should be included within the Construction Phase Health and Safety plan.

3.11 Protection

Full protection shall be provided to the working areas, excavations and trenching and working areas shall be so marked to avoid the risk of inadvertently falling within the same. All excavation should be shored where safe access is required for working within. Any areas where work is being executed over roof areas or above structures in which the general public will have access shall be fully protected to reduce the risk of objects falling through the same. Any scaffolding over a regularly used access way shall be fully sheeted below and around to form a plywood boxed access way for the full depth of the scaffolding up to the access door, with a raked projecting canopy beyond the scaffolding to afford further protection, all as agreed with the contract administrator on site.

3.12 Visitors

Visitors shall only be permitted on site by prior arrangement. All visitors must sign in and out of the working area and must be accompanied at all times. All visitors should be provided with suitable safety hats and equipment. Unless suitably trained they shall be kept well away from all working areas, excavations and moving plant.

3.13 Security

Safeguard the works from theft, vandalism or other damage by persons. Ensure that the security of adjacent property is not lessened due to the works activities. Prevent work people from trespassing upon adjacent properties.

3.14 Overtime

Give notice of proposed overtime in order that the site security and/or supervision can be arranged and clients informed where relevant.

3.15 Welfare

Unless otherwise agreed that part of the existing building can be used, the contractor shall provide a rest area with washing facilities in accordance with the CDM Regulations 2015. Sanitation should be provided and adequately cleansed according to use.

A list should be displayed in the rest area indicating all emergency contact numbers for minor and serious emergencies being:

1. Local Hospital
2. Accident and Emergency
3. Fire
4. Police
5. Health & Safety Executive

A book shall be kept on site in which a full record of incidents should be notified of the impending work and special access arrangements that may be required in an emergency.

3.16 Continuing Liaison

The principal contractor and sub-contractor's Health & Safety Plans are to be submitted to the Principal Designer / CDM Advisor in order that these may be considered prior to work being put in hand.

In the event of design changes being required due to site difficulties, the Principal Designer / CDM Advisor is to be notified immediately in order that the Health & Safety implications can be ascertained and pre-construction information pack can be revised.

3.17 Rehabilitation of ex-offenders

The UK Construction industries needs to replace a shrinking workforce. 83% of UK construction firms are desperate for workers. 20% of construction workers are aged 55 or older, with many nearing retirement. Construction Industry Training Board (CITB) estimates that over 43,000 new workers must be recruited annually until 2028. The decline in skilled craftsmanship is now pushing up labour costs.

Camborne is the second most dangerous small town in Cornwall, and is the third most dangerous overall out of Cornwall's 212 towns, villages, and cities. The overall crime rate in Camborne in 2023 was 64 crimes per 1,000 people. This compares poorly to Cornwall's overall crime rate, coming in 79% higher than the Cornwall rate of 36 per 1,000 daytime population.

This project learns from the Timpson Foundation by offering ex-offenders a second chance through sponsorship and employment. The Timpson method is tried and tested and has been a success for over 20 years. With approximately 70,000 people in the UK leaving prison each year the pool of potential talent is vast.

- Offer a series of on the job short training opportunities for ex-offenders in specific heritage
- skills including lime rendering, carpentry and ironmongery.
- Work with the Job Centre and probation officers to identify suitable candidates.
- Allocate a specific mentor to each individual trainee to ensure the safety and benefit of
- everyone involved (trainee, contractor, client).

3.18 Tenderer's Obligations

All tenderers should note that, if appointed, they will be required to fulfil the role of Principal Contractor under the Construction (Design and Management) Regulations 2015 and by submitting a tender confirm their willingness to take that role.

In order to assess the suitability of the tenderer as a Principal Contractor, his responses to the CDM PCI Questionnaire which will be issued prior to the contract.

Tenderers should note that their key tasks as a Principal Contractor during the construction phase will be:

- To develop and implement of Health & Safety Plan.
- To be reasonably satisfied that when arranging for a subcontractor to carry out construction work, they are competent and have made adequate provision for Health & Safety.

- To obtain and check risk assessments and method statements from sub-contractors.
 - To ensure the co-ordination and co- operation of contractors (particularly under the Management of Health & Safety at Work Regulations 1992).
 - To ensure training for Health & Safety is carried out.
 - To have appropriate communication between contractors on site for Health and Safety.
 - To make arrangements for discussing Health & Safety matters with people on site.
 - To allow only authorised people on site. To display notification details.
 - To monitor Health & Safety performance.
 - To pass all technical, trade, safety and servicing information, along with as built drawings suitably marked up showing cable runs, service pipes, hazards and safety issues for the future maintenance and well being of both occupants, contractors and users of the building to the Principal Designer / CDM Advisor in the form of a suitably marked, indexed and bound file. It is a specific obligation of the principal contractor to collect and collate such information and hand it over at practical completion for assessment and approval by the Principal Designer / CDM Advisor. Two copies of the file should be provided. The file should also detail personnel, subcontractors, suppliers, agents and merchants through whom material or services have been obtained. All as detailed within the 'Information Pack '
- The retention will not be released until the file is complete and handed over.

The appointed tenderer is required to acquaint him / her self with all aspects of the CDM Regulations whether or not specifically highlighted here and ensure compliance with all aspects and co-operation with the Principal Designer / CDM Advisor at all stages and co- ordination with all other parties as may be appropriate. The tenderer must allow for all costs that may be incurred in complying with this section and in complying with all aspects of the CDM Regulations.

4. Standards & Workmanship

Detailed below are some guide standards which should be utilised for the purposes of tendering unless otherwise specifically specified within the documents. **NOT ALL CLAUSES APPLY.** These cover areas of work as anticipated or potential work which may arise during the contract and should be referred to if instructions are given beyond the scope of the work as tendered. Inclusion of items detailed below does not infer that work specific to the use of these materials will be instructed.

The following Schedule of Works are given as a guide to the detailed scope of the works to be executed.

The Contractor should allow in his prices for the full extent of the work shown on the drawings and other documents issued with this Specification or implied by the descriptions which follow.

No claims will be entertained by the Contractor's failure to appreciate the full scope of the works and price accordingly.

The terms "provide", "lay" and "fix" are deemed to mean supplying the materials and laying and fixing. "Fix only" in relation to materials so supplied shall be deemed to include taking delivery, unloading, storing, moving to position and fixing as required.

The Contractor will be responsible for estimating his own quantities for the work to be carried out and he will be required to submit a Schedule of Rates if his tender is being considered for acceptance.

Where provisional quantities are given, the Contractor is required to price these items by including both a unit rate and extending the amount; these amounts will be adjusted during the running of the contract.

All works included hereinafter are to be carried out strictly in accordance with the manufacturer's instructions. Should the Contractor wish to use alternative products then he must obtain prior approval from the Contract Administrator that the product is at least equal to the product referred to in this Specification.

Where materials, goods or workmanship are described in this Specification as being subject to the Contract Administrator approval the Contractor is to submit to the Contract Administrator any samples and/or other evidence of the suitability of the materials or goods as the Contract Administrator may require.

Where and to the extent that materials, goods and workmanship are fully specified in this Specification they are to be suitable for the purposes of the Works as stated or reasonable to be inferred from the Contract documents, in accordance with good building practice and standards normal within the particular trade, including the relevant provisions of the current BSI documents and Building Regulations.

All materials used, shall, unless otherwise described, be new, sound and of a quality not less than that required by the appropriate British Standard.

The Contractor shall locate and mark all services affected by the works including all liaison with any Statutory Authority where necessary.

The Contractor shall ensure that all site staff are aware of the sites that have special ecological significance.

The Contractor shall ensure that all site staff responsible for supervising and controlling the works are experienced in the type of work and that all plant and equipment used is of a suitable type and standard for the location and type of operation.

4.01 Mortar Mixes

Mortar mixes are for bedding of stone and masonry will be either a lime mortar being 1 part of lime putty to 3 parts of sound selected approved aggregate. For the purpose of tendering the contractor shall include within his costings for the addition of gauged selected brick dust to act as a pozzolan. This should only be used if instructed on site. Full proportions will be given subject to colouring and sampling.

An alternative, subject to instructions on site, is for the use of an hydraulic lime mortar, being St Astier and obtained from the Cornish Lime Company, Brims Park, Old Callywith Road, Bodmin PL31 2DZ, telephone 01208 79779, mixed 1part of lime to 2 1/2 parts of sand, utilising an approved selected aggregate as below.

4.02 Pointing Mix

An approved pointing mix will be selected for the external stonework to comply with the general requirements of mortar analysis as detailed below, where two options are put forward.

1. The pointing mix shall be a lime mortar with aggregate. The aggregate shall be a mix of locally sourced materials with Option A being 1 part of lime putty to 3 parts of sound selected approved aggregate. Again for tendering purposes include for gauging with pozzolan as above only as specifically directed by the Surveyor. The contractor must include for mature lime (minimum 3 months). This is to be well cut and worked either by hand or with a roller mixer to work in the aggregate/sand to form the coarse stuff. The pointing mix of mortar should stand for a minimum of 7 days under cover prior to use to rest and mature. For the purpose of the tender the contractor shall allow for 4 no samples of pointing panels of pointing to each different wall surface and masonry area to be prepared and inspected by the Surveyor and, where relevant, English Heritage for approval. Maximum number of 12 samples should be allowed in total of approximate size of half a square metre.
2. The Alternative B mortar to be used is a hydraulic lime and mortar utilising the NHL2 St Astier unless otherwise directed. The mortar is to be obtained from the Cornish Lime Company. The lime is to be mixed with approved aggregate as detailed above and below.
3. For the purpose of tendering only, and subject to selection on site, the contractor shall allow for the mortar to be a mix of CLS25 (subject to availability). Again the sand mixes and the blended sands are available from the Cornish Lime Company, Brims Park, Old Callywith Road, Bodmin PL31 2DZ, telephone 01208 79779.

4. When undertaking the pointing all joints should be raked out to a depth of at least 40 mm or the equivalent of 1 1/2 times the width of the mortar joint whichever is the greater. All loose material shall be brushed out and joints should be flushed out with water and then damped down prior to re-pointing with a mist sprayer. The pointing should be kept well off the face of the stonework which should be kept clean at all times. Pointing should be undertaken with a flexible steel pointing iron to enable sufficient spring to push the mortar into the open joints to exclusion. The finished mortar pointing shall be flush with the stonework and weather the jointing of the stones. No proud, strapped, recessed, or bucket handled joints are to be entertained. Upon completion all mortar joints should be marginally proud and then beaten/brushed back subject to the mortar utilised. Ensure that an adequate ram into the joint is achieved along with some exposure of the base aggregate. No brushing marks or smearing shall be entertained.
5. The lime putty mortar (Mix A) shall be beaten back with a churn brush at the end of the day and then re-beaten the following day subject to drying and assessment. If the mortar takes a long time to carbonate or dry because of inclement conditions, a further beating back may be needed to ram the mortar into the joint and overcome any problems of hairline shrinkage cracks between the mortar and its stonework.
6. The hydraulic mortar (Mortar B) will require pushing into the joint and brushing fairly soon after application. No further beating or ramming should be allowed after the initial set, which will be fairly rapid compared to the lime putty. This will only break down the bond and will not achieve an adequate key.
7. When hacking out and preparing joints for re-pointing in the designated areas, the Contractor must undertake all work by hand. It is imperative that no disc cutters are allowed on site. These are not controllable and will damage the adjacent stones and bedding. The arrases and leading edges of all stonework must be respected and must not be damaged by the hacking out exercise. Only loose pointing should be removed off the face of the stone. It is likely that some of the stonework may have more resilient mortar attached to it. A full assessment with the Contract Administrator will be required. Where bed joints kiss or are so tight that to rake out the pointing would cause damage, this would not be expected to be undertaken. Again, full consultation with the Contract Administrator will be required.
8. All mortar will require full protection against inclement conditions. Dry stonework should be mist sprayed before commencement and then in excessively dry, windy or hot conditions, the mortar will require spraying to slow down the carbonation. A mist spray should be used. Protection from drying winds and hot sun will be needed and provided by hanging damp hessian cloths in front of the areas that have been worked upon. Where winds are strong and accelerate drying, additional windbreak sheeting must be allowed for within the tender price and scaffolding costs.
9. Where excessively inclement wind and rain or cold is experienced, the mortar must be fully protected from outwash or wetting.

10. Lime mortar and lime water run off will affect the pH of surrounding stones and will kill lichens and mosses. Unless otherwise directed, these must be worked round and must not be scraped off or removed from the masonry.
11. Hydraulic lime mortar must generally be used within two hours of mixing. Large batches for bedding or pointing should not generally be pre-made or stored on site. The mortar should not be knocked up for re-use if it starts to mature and go off. The mortar must be fully protected after mixing and batching and kept out of excessive weather conditions, wet or sunshine or excessive drying winds.
12. We would note that hydraulic lime mortar has a different setting time dependent upon the ambient temperature and prevailing weather conditions. On occasions in the warmer summer months, hydraulic mortar will obtain an initial set as rapidly as a cement mortar. However, in colder, wetter situations the set may take in excess of one or two days. The mix therefore needs to be very carefully managed and its setting time needs to be monitored. The residual moisture in the core of the wall into which the pointing is to be placed will also affect the setting time. This has to be factored into calculations that time of use, preparation and dressing and finishing.
13. When raking out the joints, large voids may be found, either within the core of the wall, or following the removal of ivy or other plant growth. These voids will need to be packed out to exclusion utilising shard stones and gallets with the approved lime mortar, fully packing in the voids up to the pointing face.
14. Where large stones abut with large mortar joints at the uneven angles of uncut, undressed stone, it could be necessary to pack out the mortar joints, both to increase the life of the pointing, and to add strength with shard stones and gallets. These should be taken from a stockpile of small stones gleaned from the site. They should be bedded in the horizontal alignment and not bedded at an angle or in the vertical. They should be cut to fit in with the void, and pointed in as they are laid.
15. The pointing exercise with the large voids should allow for, where they exist, a two stage packing and pointing exercise.
16. Pockets, recesses, ledges, etc, as existing and constructed for the purpose of the function of the building should be retained.

4.03 Aggregates

All aggregate that is approved shall be stored in a dry area fully sheeted and shall not be wet, or saturated or contaminated by ground waters, salts or agricultural effluent while stored for use.

Unless otherwise directed the approved sand and aggregate blends shall be obtained from the Cornish Lime Company, Brims Park, Old Callywith Road, Bodmin PL31 2DZ, telephone 01208 79779 using proven approved sand blends to mix with.

The contractor is at liberty to put forward alternatives after tendering and subject to detailed approval by the Contract Administrator

4.04 Wall Plaster (Lime Based Only)

Generally all specified lime wall plastering shall be undertaken following full raking out of all mortar and bed joints to ensure a sound key. All loose, friable and dry material shall be removed and all joints and backing shall be mist sprayed or flushed out to reduce the suction of the base against the plaster.

The mortar mix for the wall plaster should either be Mix A, being a lime putty one part of lime putty as above to 3 parts of approved aggregate, or a NHL2 hydraulic lime of 2 1/2 to 1. Allow for a minimum of 3 no coats unless otherwise stated with an additional coat for deep dubbing out on uneven work, damaged or make up is required to be attended to, again subject to instructions on site.

The mortar mix for the wall plaster shall, where wholesale re-plastering is being instructed, be formed from hydraulic lime mortar, being NHL3.5 one part of lime 2 1/2 parts of sand using CLS25. The Contractor is to apply a thrown/hurled first coat onto the wall, having undertaken the preparation to provide an initial bond. Thereafter allow for applying 1 no dubbing out first coat and 2 no further coats, nominally between 8mm and 10mm in thickness. Allow for deep dubbing out in addition for uneven work. Any loose stonework consolidation is to be executed as a separate exercise as detailed separately. Allow for damping down between coats to provide adequate bond. Full protection from the weather must be provided at all times especially where weather extremes are expected. Successive coats should be bonded following the cross keying principles using a devil float to improve the bond.

4.05 Lime

Lime Mortar A or putty used on site should be fully slaked mature lime putty in excess of three months in age and must be supplied by the Cornish Lime Company unless otherwise agreed in writing. Hydraulic lime must be from fresh sources/purchases having been obtained specifically for the project and not taken from old stock. The bags must be stored on pallets, lifted away from the damp, but off the ground. They must be protected from damp and weather and stored in suitable containers to protect them from damage

All plasters and mortars shall be mixed with the aggregate to form a coarse stuff and laid to prove for a period of 7 days prior to applications (subject to weather conditions).

Mortar B. Hydraulic lime mortars shall be made from St Astier hydraulic lime mixed as 2 1/2 parts of sand/aggregate to one part of lime and, unless otherwise instructed, NHL2 should be utilised.

4.06 Air Entrainers, Waterproofers, Colourants, Salt Inhibitors

The Contractor is not permitted to use any modern liquid soap or chemical air entrainers, plasticizers, salt inhibitors or colourants in any of the mortar mixes, unless specifically instructed or agreed on site with the Contract Administrator.

4.07 Gauging

No gauging of mortars shall be permitted nor mixing with cement unless specifically agreed in writing with the surveyor. Tendering as detailed above shall allow only for a brick dust pozzolan, again subject to selection and gauging and sampling.

4.08 Limewash

All limewash shall be mixed from 3 months slaked lime putty and should be cut and mixed to a milky consistency. All areas for limewashing should be damped down prior to the application for the limewash for a period of no less than 24 hours being left between coats. Unless otherwise stated 7 no coats shall be tendered for.

Where pigmentation is required to achieve a specific colour as selected by the client natural pigments will be utilised and sufficient limewash should be mixed to make sure that the room is coated in one mix application to ensure colour continuity.

4.09 Timber

All softwood utilised within the project shall be top quality slow grown heart wood from sustainable European growers. No African, Asian or Middle & South American imported timber will be permitted without specific consent. All softwood will be pressure impregnated preserved with a permethrine preservative. All timber applications shall be environmentally sound and approved by English Nature and shall not be harmful to bats. All cut ends of joinery shall be treated with a preservative prior to insertion within the building or within joinery repairs. Timber must be FSC or PEFC certified with appropriate Chain of Custody paperwork.

Timber used for decking of the lead bays should be prepared, cut and laid in accordance with the carpentry section. Details concerning the treatment of the timber or otherwise are contained within this section.

Oak utilised within the project shall be English Oak at least 4 years felled. The oak shall have been properly cut and stacked for through flow ventilation prior to being cut to size. Any oak brought to the site shall either be stacked and weighted on site or placed within the main structure immediately to overcome the problems of dimensional instability. All new oak to be sawn.

4.10 Masonry

Granite

Any granite utilised within the project will have to be approved by the Surveyor within the quarry prior to any extraction or cutting of granite to ensure a true and satisfactory match to the existing composition and colour of the granite in form and texture.

Killas

Any work on the Killas salt stone should, where possible, incorporate salvaged stone laid on its natural bed cut by hand. Stone will have to be approved and selected by the Surveyor in the quarry.

Pentewan Style Stone

Any making up of deficiencies of Pentewan style stone for crenelations and dress details will have to be approved by the Surveyor following suitable sourcing.

Slate Slabs

Any slate slabs utilised within the project will have to be approved by the Surveyor from samples or from within the quarry prior to ordering. The finished texture will have to be agreed for the situation and location and colour approved.

Samples

The Surveyor will expect to have presentation of 6 no samples of stone from different sources for the granite, killas, Pentewan and Slate stone for selection or other as selected.

4.11 Description Of Materials & Workmanship

The following details are given as a guide to the detailed scope of the works to be executed.

- The Contractor should allow in his / her prices for the full extent of the work shown on the drawings and other documents issued with this Specification or implied by the descriptions which follow.
- No claims will be entertained by the Contractor's failure to appreciate the full scope of the works and price accordingly.
- The terms "provide", "lay" and "fix" are deemed to mean supplying the materials and laying and fixing. "Fix only" in relation to materials so supplied shall be deemed to include taking delivery, unloading, storing, moving to position and fixing as required.
- Where provisional quantities are given, the Contractor is required to price these items by including both a unit rate and extending the amount; these amounts will be adjusted during the running of the contract.
- All works included hereinafter are to be carried out strictly in accordance with the manufacturer's instructions. Should the Contractor wish to use alternative products then he must obtain prior

approval from the Contract Administrator that the product is at least equal to the product referred to in this Specification.

- Where materials, goods or workmanship are described in this Specification as being subject to the Contract Administrator approval the Contractor is to submit to the Contract Administrator any samples and/or other evidence of the suitability of the materials or goods as the Contract Administrator may require.
- Where and to the extent that materials, goods and workmanship are fully specified in this Specification they are to be suitable for the purposes of the Works as stated or reasonable to be inferred from the Contract documents, in accordance with good building practice and standards normal within the particular trade, including the relevant provisions of the current BSI documents and Building Regulations.
- All materials used, shall, unless otherwise described, be new, sound and of a quality not less than that required by the appropriate British Standard.
- The Contractor shall locate and mark all services affected by the works including all liaison with any Statutory Authority where necessary.

5. Scope of Works

The contractor is invited to tender for work at Donald Thomas Centre to The building is located on Chapel Street just to the south of the main square in Camborne Town Centre.

The work will involve:

- Repairing and replacing the stucco on the north elevation
- Re-rendering the south elevation above the new pottery
- Repairing and, where necessary, replacing the guttering and rainwater pipes throughout
- Repairing and, where necessary, replacing the windows on the south elevation above the pottery
- Repairing the arched windows on the east elevation
- Replacement of existing polycarbonate rooflight to Library area
- Repairing and, where necessary, replacing any broken roof tiles
- Repairs to chimneys and coordination with ventilation systems
- Repointing of granite façade and portico on east elevation
- Repointing of all granite parapets and copings.
- Repairing and, where necessary, replacing the railings and gate
- Removing handrail to front steps
- Removing existing signage
- Ground and levels works to the forecourt
- Install pattresses to support a new lantern in the portico
- Replacing the existing pebbledash in the portico
- Running a rehabilitation of offenders programme
- Working with Create to facilitate the discharge of all conditions related to the Listed Building Consent reference PA25/06181

There is no parking at the property so this will need to be arranged with local businesses etc, or otherwise limited to public car parks or non time limited street parking, which is mostly located to the far west of the site.

Note the building is in the main town centre and therefore there are pedestrians and vehicles in close proximity. The building will continue to be used for craft workshops and courses.

THE CONTRACTOR IS TO BE AWARE OF THE CAMBORNE RENEW SCHEME WHICH MAY BRING TRAFFIC DISRUPTION TO THE AREA. SEE ENCLOSURE 10

PLEASE NOTE THAT THE SITE WILL NEED TO BE DECANTED AND VACATED BETWEEN 31ST MARCH – 11TH APRIL 2026, AND FOR 2 WEEKS AT THE END OF JULY 2026 (FINAL DATES TO BE AGREED) FOR OPENING AND OTHER HIGH PROFILE EVENTS. THE CONTRACTOR WILL NEED TO MAKE SUITABLE ALLOWANCES FOR THESE CLOSURES WITHIN THEIR TENDER PROGRAMME AND NO APPLICATIONS FOR ANY EXTENSIONS OF TIME WILL BE GRANTED DUE TO A FAILURE TO CONSIDER THESE DATES AT THIS STAGE.

5.01 Site Set-up

The contractor is to allow for all necessary welfare, administration and storage facilities.

5.02 Ancient Monument Protection

An application for a licence has been submitted to Historic England while works are taking place adjacent to the historic wayside cross. The contractor is to provisionally allow to:

Construct a self supporting timber structure of 100 x 50 timbers at not more than 600 centres, sheathed in either 12mm OSB or plywood ensuring that no part of the structure is in contact with the monument, which should be intermittently checked and repaired as the necessary as the works progress. Work with the contractor to ensure that any scaffolding requirements in the locale are sufficiently remote from the structure either with the use of designed bay lengths, cantilevers, or bridges, and that suitable protection is installed from any such structures in order to prevent the potential for damage from falling debris.

5.03 Scaffolding

Allow for scaffolding as required to access areas of the building in line with the works. Undertake in full accordance with all necessary codes of practice and regulations and in accordance with the standards section of this specification.

5.04 Propping

The contractor is to allow for all necessary temporary support and propping as required to undertake the works. If required structural engineer should design propping and support.

5.05 Stripping and Preparation

Allow for hacking off the existing stucco and giving time for the walls to dry out before re-rendering.

Allow for the preparation of a detailed method statement to facilitate the discharge of Condition 3 of Listed Building Consent reference PA25/06181 and included within these tender documents. The contractor is to make allowance for this discharge and determination period within their tendered and contract programme.

5.06 Stucco

See 5.05 above regarding discharging Condition 3 of Listed Building Consent reference. PA25/06181.

The cement stucco on the north facade to be stripped and replaced and the vegetation growing out of the walls removed. Any structural defects as a result of the vegetation to be addressed. The

aesthetic will be retained, with stucco quoins being reformed to match existing. All cement from the area will be removed. This will enable the wall to breathe effectively. The lettering LECTURE THEATRE on the north facade will be reinstated. The lime render will be painted with breathable natural white lime-based paint.

Subject to final assessment and agreement on site and assessment of the existing render, allow for removing the stucco cement render externally. Full photographic records and plywood templates to be taken of the details and mouldings for re-forming.

New Roman Cement stucco render to be applied with undercoat and finishing coat. Allow for applying pre-mixed Lime Green lime based roman cement render (or similar) – see www.lime-green.co.uk/products/lime-render/roman-stucco or similar. Allow for applying to dampened wall surface to aid adhesion.

Apply Lime Green Stucco Primer as a slurry to improve adhesion prior to applying a coat of Roman Stucco undercoat to provide initial shape.

Allow for final top coat of Roman Stucco Finish Coat to fine finish to match existing.

Wall detailing as existing to be replicated.

All to be done in full accordance with manufacturer recommendations.

Allow the wall to dry and apply 2no coats of Beeck Renosil exterior mineral based breathable paint in white as existing.

5.07 South elevation above the new pottery

Remove cement render and allow to dry out. Seal with sand and cement.

5.08 Rainwater

Check guttering and repair / replace where necessary with heritage cast iron rainwater goods.

5.09 Windows and Doors

5.09.1 To South Hall wall above Pottery:

Allow for repairs to the joinery. Subject to final agreement on site. To each window allow for taking back external paint to bare timber. All for replacing the cill and 350mm of the box frames with splice repairs. Allow for replacing bottom rails to lower sash. All glazing to be re-puttied.

5.09.2 Windows to East Façade:

Polycarbonate protection to be removed from arched stained glass windows on the east façade and repairs to the frames made. The windows will be removed and restored by specialised, contractor to allow for supervision and temporary protection.

5.09.3 Rooflight to Library:

Replace existing polycarbonate rooflight with suitable product, contractor to submit proposals. Allow for all upstands, flashings, and making good with existing roof.

5.09.4 Remaining Windows:

Allow a Provisional Sum of £15,000 for any additional repairs or replacements to all remaining windows that may be encountered during the works.

5.10 Roof

Preparation of a method statement suitable for submission to the Local Authority to comply with Listed Building Consent PA25/06181 Condition 5. (Condition survey has been undertaken and is appended to this brief.) As a summary:

Roof R1 (west wing):

- 5.10.1 Replace any damaged/slipped/missing slates with Cornish slate on a like for like basis.
- 5.10.2 Rake out and repoint any open joints to ridges and hips, in lime mortar. Reset the ridge tile to the far south of the roof to reduce the bedding gap.
- 5.10.3 Redecorate existing timber fascia.

Roof R2 (main/central hall space):

- 5.10.4 Replace any damaged/slipped/missing slates with Cornish slate on a like for like basis.
- 5.10.5 Rake out and repoint any open joints to ridges and hips, in lime mortar.
- 5.10.6 The roof to the east end runs to the coping to the pediment. On the north side this runs to a crude mortar fillet which is showing signs of cracking and deterioration. It is unclear if there is lead weathering under. This needs to be accessed, removed and more appropriate lead weathering provided to resist water ingress. There is evidence of water running down into the covered porch below in this location.
- 5.10.7 On the south side a lead upstand has been provided with a small cover onto the coping. Due to the construction of the pediment coping it is not possible to provide a lead tray. Slightly more cover onto the coping would be beneficial to ensure the weathering here is sound. Repeat detail to north side.
- 5.10.8 Redecorate existing timber fascia.

Roof R3 (above WC's):

- 5.10.9 Contractor to inspect and confirm that lead weathering detail has been satisfactorily completed to the north gable on the west side.
- 5.10.10 Contractor to review ridges to check that open joints against R5 hip have been repointed.
- 5.10.11 Replace any damaged/slipped/missing slates with Cornish slate on a like for like basis.
- 5.10.12 Provisionally price to replace non slate areas in Cornish slate on a like for like basis. It is the intention to undertake this work if there is sufficient headroom within the budget.
- 5.10.13 Rake out and repoint any open joints to ridges and hips, in lime mortar.

Roof R4 (above Glaze Room):

- 5.10.14 Replace any damaged/slipped/missing slates with Cornish slate on a like for like basis.
- 5.10.15 Rake out and repoint any open joints to ridges and hips, in lime mortar.
- 5.10.16 There is no lead to the upstand of the copings. A mortar fillet weathers the abutment. This is cracking and will be allowing moisture to track down beyond the slate line, subject to the presence of any lead in this area. This needs to be addressed and improved and the option for a secret gutter in this location should be investigated.
- 5.10.17 There is no lead evident on the north side against the building. Soakers and cover flashings should be provided to weather the interface between wall and roof subject to wider works on the rendered surface

Roof R5 (above Library/Co-working Space):

- 5.10.18 Provisionally price to replace non slate areas in Cornish slate on a like for like basis. It is the intention to undertake this work if there is sufficient headroom within the budget.
- 5.10.19 Replace any damaged/slipped/missing slates with Cornish slate on a like for like basis.
- 5.10.20 Note rooflight replacement in 5.09.

Parapets and Copings:

- 5.10.21 Review all roofline parapets and copings. Allow for raking out and repointing of all parapets and copings with the exception of the new pottery.

Lead work:

- 5.10.22 Lead valley between R5 and main hall wall – clear and make repairs if required.
- 5.10.23 R5 north side to parapet – redress lead capping to parapet to ensure lead is tightly secured to joints.

5.11 Chimneys

Cement render on existing chimneys to be removed and replaced with breathable lime render. Chimney structures to be repaired or rebuilt as necessary.

Main contractor to liaise with Ductzilla, the contractor installing the ventilation system, on the utilisation of the two chimneys above the main hall as conduits for the ducting.

5.12 Granite façade and portico on east elevation

The walls, and portico, and copings will be re-pointed in hydraulic lime using fine sand to match existing. All cement from the area will be removed. This will enable the wall to breathe effectively.

Allow for raking out depth of at least 40 mm or the equivalent of 1 1/2 times the width of the mortar joint whichever is the greater. Undertake using hand tools only. Allow to exterior and interior. Internal hacking out subject to confirmation – it will allow a key for the render surface and stabilise the walling. Include for hacking out to copings and to the plinth walling at the base.

Damp down joints prior to re-pointing working only on small areas at a time to ensure that moisture is controlled and that the mortar and pointing material is properly monitored.

The contractor is to point in the jointing of the walling with a flexible pointing iron pushing in the pointing mortar to exclusion. Fill up joints to the phase of the stonework finishing just proud to allow for beating back with a churn brush as detailed.

Tend and monitor pointing work. Allow for full dampening down, hanging of hessian and plastic sheets. Protect from all drying winds and sun.

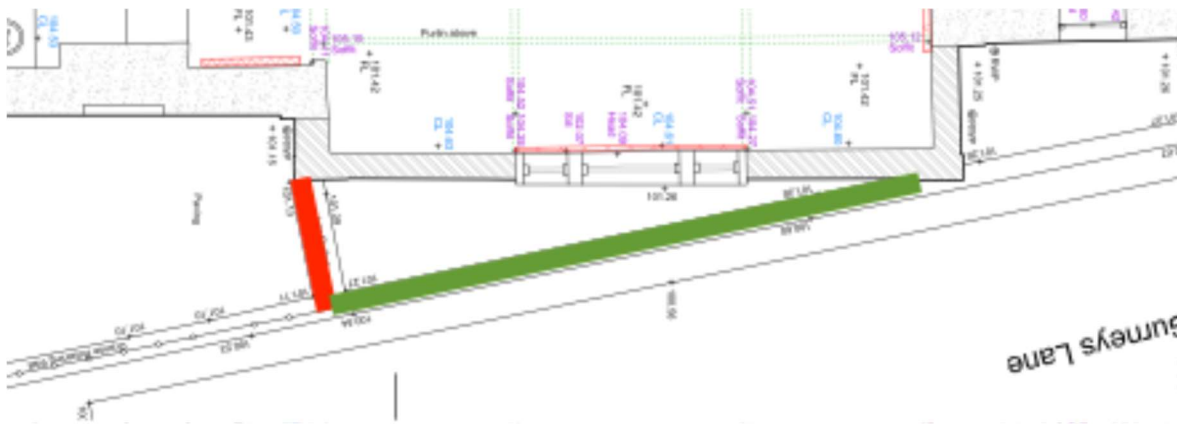
Allow for pointing mortar to be 2.5:1 mix CLS35 fine sand: NHL2 hydraulic lime mortar externally.

Sample areas will be required before undertaking full repointing. Sand choice to be determined following removal of existing mortar and assessment of historic lime remaining in the joints.

Pigeon deterrent to be repaired and replaced in places. This is still under warranty from Duchy Pest Control. Main contractor to liaise with Duchy Pest Control once scaffolding is erected on this façade and allow access for repairs.

5.13 Railings and gate

Strip, repair and repaint existing railings. Where broken, missing or irreparable they will be replaced like for like. Remove existing gate and replace with one which matches the railings. Remove railings as shown in red on the plan below. Install railings to match (reuse removed railings if possible) as shown in green on the plan below.



5.14 Handrail and signage

The handrail and the existing signage to the front entrance are to be removed.

5.15 External Works

The access slope to the right hand side of the portico to be removed to restore the symmetry of the entrance and allow easier access to the garden area and Celtic Cross. The ramp at the left side, and the level access to the door to the pottery will remain ensuring DDA compliant access to the building.

The late twentieth century pink and grey concrete paving will be replaced with Silver Grey Coastal Granite Paving. www.contecsw.com/product-category/exterior-collections/coastal-granite-paving/. The existing Cornish granite sets by the front steps are unchanged.

New levels to be confirmed in conjunction with the design of the sculpture garden which is being undertaken by Create CIC.

5.16 Pattressing under portico

There will be an installation of a lantern in the portico to reference the one removed in the early twentieth century. This will be designed and made by local artists at Create CIC. Main contractor to liaise with Create CIC for specification of pattressing to support the lantern to be installed under the portico. The contractor is to also assist in the preparation of a method statement for the installation of the lantern, including cable runs, to be submitted to the local authority in order to discharge Listed Building Consent reference PA25/06181 Condition 4.

5.17 Pebbledash on east elevation

The existing pebbledash within the portico on the east (Chapel Street) elevation to be removed and the makeup of the wall underneath investigated. Depending on the results the wall will then be re-rendered with breathable natural lime render or left exposed granite. Contractor to assume, for pricing purposes, the full

removal and reinstatement of external finish in lime render, painted with mineral paint as prescribed earlier in this document.

5.18 Exterior Lighting

Install a controllable exterior LED lighting system to illuminate the east (main) facade of the building. The design will be provided by the client as part of their design for the sculpture garden. An external power source has already been supplied. Provisional sum for ten LED spot lights and remote controlled colour changing and projection system.

5.19 Exterior Signage

Contractor is to allow a Provisional Sum of £5,000 for external signage.

5.20 Sculpture Garden

Contractor is to allow a Provisional Sum of £15,000 for builders work in association with the Sculpture Garden. Provisionally this is anticipated to include the placement of plinths and lifting/handling of the sculpture into place with temporary protection. Contractor is to allow for the artists to be inducted into the site and access for them to undertake any completion work whilst the site remains operational.

6. Completion

Upon completion the contractor is to clean out all low level gullies and rod the same to ensure that they are free flowing and operating satisfactorily. All debris shall be removed from the site and the paths should be raked, swept or cleaned as appropriate. Any builders' debris shall be removed from site.

Allow for all certification as required.

On completion all window openings adjacent to the work on the main body of the building shall be completely cleaned down of any debris and dust.

The site is to be left clean and tidy, both internally and externally to the full satisfaction of the client.

7. Contingency

Contractor is to allow a 10% Contingency on the total cost of the works.