

PRE-CAST CONCRETE HOLLOWCORE FLOORS

TRADE SPECIFICATION

GENERAL

- a) **BDW Trading Limited**
Barratt Homes and David Wilson Homes are all trading names of BDW Trading Limited “the Company”.
- b) **Clearing**
The Contractor is responsible for clearing up and safe removal of waste materials arising from execution of the Works, as part of this Trade Specification.
- The Contractors attention is particularly drawn to the sections below which, state where waste materials must be removed as work progresses, ensuring that all waste materials have been removed following the completion of the works and taken to waste segregation area for sorting by subcontractor.
- Failure to comply with this requirement resulting in the Company’s labour performing this task will result in contra charges being levied against the Contractor.
- c) **Contract Conditions**
The Contractors attention is drawn to the Company’s Conditions of Contract and General Terms.
- d) **Defective Workmanship**
All defects, resulting from poor workmanship by the Contractor or, by the Contractor not carrying out the Works in accordance with this Trade Specification and the Governing Documents listed below, are to be remedied by the Contractor at no extra cost to the Company.
- Failure by the Contractor to carry out this contractual obligation, resulting in an alternative Contractor being instructed to carry out such remedial work, will incur the Contractor with the cost thereof.
- e) **Materials**
It is the Contractors responsibility for unloading and storing all of their own materials.
- The Contractor must also ensure that all materials are satisfactory for use and have not been subject to deterioration and conform to the relevant BSS, if applicable and if required CE marked or Agrément Certificates, NHBC and Local Authority requirements. Failure resulting from the Contractor using unsuitable or damaged materials will result in the Contractor being liable for any costs in rectifying the same.
- f) **Manufacturers Products**
The Contractor must make themselves aware of Manufacturer’s products and fixing instructions at the tendering stage as no claim for want of knowledge will be entertained. All technical issues must be resolved before work commences on site.

g) **Site Condition**

The Contractor is to examine the drawings, visit the site in order to ascertain position of site office, compound, electricity and water supplies.

Accessibility may vary depending on the location, weather conditions and such like. These factors must be taken into consideration at tender stage as no claims will be entertained for additional costs due to adverse site conditions.

h) **Contractor**

The Contractor must not further sub-contract any part of the Works to another Contractor without the prior knowledge and written approval of the Company.

It is essential that the Contractor liaise with all other trades associated with the Works to ensure the structure, which your product bears onto, is installed correctly and appropriately prior to work being carried out.

1. QUOTATION

- 1.1 A fully inclusive fixed lump sum per unit is required in accordance with the specification below, tender drawings, General Conditions of Contract and addendum and all other documents referred to in the letter of enquiry.

Lump sum prices are to be broken down as follows per house/Flat type.

PCC Upper Floors

PCC Stairs

Passive Fall Arrest

2. SUPERVISION

- 2.1 A competent supervisor must be on site at all times during your element of works.

3. THE WORKS

- 3.1 Supply, delivery, off-loading and installation of sufficient structural precast concrete floor beams/blocks and stairs to form upper floors/stairs to the relevant apartment types.

- 3.2 Your lump sum fixed price should be inclusive of the following:

3.2.1 Fully detailed layout drawings for approval by both our Consultant Engineer and Architect, together with substantiated calculations where requested.

3.2.2 Timed deliveries on articulated/rigid vehicles (subject to site location/access) in accordance with site requirements/programme. Satisfy yourselves that should you need to use rigid vehicles or shorter trailers you have included for these at no additional cost.

- 3.2.3 The Contractor is required to provide for the cost of all crane services and supervision personnel for the duration of the works. The Contractor is required to provide the crane lifting plan and fixing programme for the works as part of the submitted tender sum quotation all in accordance with the Company's construction build program. The lifting plan will then be reviewed at the pre-order meeting between the Company and the Contractor, any amendments to the lifting plan are to be discussed and agreed at the pre-order meeting. The contractor is to provide specification requirements for all hardstanding areas for crane services within the returned tender. All hardstanding areas, provided by the Company, are to be fully inspected and approved for use by the Contractor before commencement of the works. Where crane services are provided by the Company, the Contractor is to provide an amount within the tender sum quotation that can be deducted where appropriate as part of the final agreed contract sum.
- 3.2.4 All units to have a fire resistance of at least 1 hour where shown.
- 3.2.5 Longitudinal cutting of flooring units where necessary, to eliminate or minimise insitu make up strips.
- 3.2.6 Grouting of longitudinal 'V' joints between units.
- 3.2.7 All necessary perimeter edge strip bricks.
- 3.2.8 Your quotation must include Solid ends at bearings and drainage holes, you also need to include for making good of the drainage points.
- 3.2.9 Drainage or weep holes are to be formed beneath the slabs and re-drilled if necessary.
- 3.2.10 Splayed end cutting where necessary. Trim your slabs where they may protrude into the cavity.
- 3.2.11 Holes/cut outs/notches to suit layout and services denoted on architectural/engineering drawings to be drilled and made good.
- 3.2.12 Where clear span is not achievable reference must be made to this effect and backed up with sketch details.
- 3.2.13 Confirm the overall floor area estimated by yourselves.
- 3.2.14 We do not guarantee complete continuity of work; therefore, you are to ensure that your quotation is based on this statement.
- 3.2.15 Any insitu concrete pour around holes or notches & grouting up "V" joints between the units are to be included. This also shall apply where there are precast units spanning parallel to steelwork; you are to allow all infilling and surface preparation to ensure that your structural floors are ready for the screeding contractor.
- 3.2.16 Crane size to be determined by sub-contractor and no additional costs to be entertained if larger cranes are required.

- 3.2.17 Lifting plan to be attached to tender to show extent of crane bases required.
- 3.2.18 Beams and stairs are to have lifting eyes. Any damage to blockwork caused by using chains around the beams or stairs will be charged to the contractor.
- 3.2.19 If beams are too heavy to be lifted into place by either the contractor's mobile crane or Company tower crane (if previously negotiated) then subcontractor to allow for splitting beams or stairs. If the units have already been manufactured then the contractor is to allow them to be cut.
- 3.2.20 Bedding of planks is to be completed by the Contractor and included in the tender.

3.3. Falls from Height

- 3.3.1 Allow for the supply, installation and subsequent removal of passive fall protection while unloading all materials.

4. PROTECTION OF WORKS/MATERIAL HANDLING/LOADING OUT

- 4.1 The Sub-Contractor is deemed to allow for all necessary plant for offloading and distribution of floors. The Sub-contractor is requested to visit site prior to delivery to establish the suitability of site conditions for access, etc. Timed deliveries on articulated vehicles (subject to site location/access) in accordance with site requirements / programme.

5. SITE CLEARANCE/WASTE MANAGEMENT/CLEANING DOWN

- 5.1 Subcontractor to be responsible for clearing up of all material/debris arising from the execution of works.
- 6.1 For full information on Waste Management please refer to the addendum to General Conditions of Engagement.

6. GENERAL/MISCELLANEOUS ITEMS

- 6.1 Programme - State current delivery times from agreement of design in order that both our programme and potential show units can be accommodated.
- 6.2 Temporary Propping – Include for all necessary temporary bracing & propping as required, the spacing should be in accordance with the manufacturers guidelines. The pre-cast pre-stressed plank must be placed upon the previously positioned propping system.

7. TOOLS

- 7.1 The Contractor should provide all small tools necessary for the execution of the work.
- 7.2 Where required the Contractor should include proprietary fall protection.

- 7.3 Where any scaffold or fall protection is required as part of the works, the BDW Trading Ltd Scaffolding trade specification must be complied with, including the provision of appropriate training for those to erect or dismantle the structures.
- 7.4 Scaffolding shall be kept reasonably clean at all times. The Contractor must not interfere with, adapt or alter any scaffolding provided by a third party.
- 7.5 Repair or replacement costs of excessively damaged scaffolding, boards and fittings will be contra-charged to the Contractor responsible.

8. MORTAR

- 8.1 Mortar mixes are to or mix proportions necessary to achieve adequate strength and durability in accordance with current building regulations and NHBC standards.
- 8.2 Mortars must be freshly mixed. Samples will be taken at random for testing.
- 8.3 The Contractor shall ensure that the mortar used is the correct mix to B.S.5628 part 11978.
- 8.4 All mixes to be in accordance with manufacturers recommendations.

9. GENERAL

- 9.1 **All labour and cutting must be included within your Quotation.**
- 9.2 Bed and level in cement mortar.
- 9.3 Any damage to plant or materials due to negligence of bad workmanship will be charged against the Contractor's account.
- 9.4 All construction works must follow the design detail sections in their entirety. The Contractor will take full responsibility for this and will be liable for any remedial works that may be required to correct any non-compliant workmanship.
- 9.5 All materials and work are to be protected at all times during the progress of the works.
- 9.6 The Contractor **MUST NOT:** -
 - 9.6.1 Interfere with, adapt or alter any scaffolding provided. If changes are required, they should be discussed with the Site Manager.
 - 9.6.2 Not to overload working platforms and loading bays.
 - 9.6.3 All persons working on BDW Trading Limited Sites must report to the Site Manager and have undertaken a health and safety induction.
- 9.7 All necessary Personal Protective Equipment must be worn at all times.
- 9.8 Tools provided by Contractors shall meet the requirements in the Provision and Use of Work Equipment Regulations 1998. Electrical portable tools must be tested to meet the relevant regulations.



10. PROTECTION AND PRESENTATION POLICY

- 10.1 The Contractors specific attention is drawn to the company's Policy of Site Presentation and Protection and with particular regards to the following.
- 10.2 All rubbish and waste arising from this operation including; banding, packaging materials shall be removed from on, under and around scaffolding and from within the plot and placed in the skips provided on a daily basis for collection to the site waste segregation.

11. CLEANING OUT

- 11.1 All waste material and rubbish is to be removed from both in and around the house and deposited tidily and the house left clean and tidy for the following trades.
- 11.2 This item includes the clearing of waste etc, scaffold and depositing the same in the manner previously mentioned. A deduction of £50.00 per dwelling will be made if this work is not carried out. Excessive material wastage will be charged to the bricklaying Contractor.
- 11.3 External brickwork is to be left clean of all mortar splashes and droppings.

12. HEALTH & SAFETY

- 12.1 It is the Contractors responsibility to ensure that, whilst cutting, the workforce and other workers in the vicinity of the cutting area are not exposed to dust arising from the cutting process. Where grinding tools are used in the cutting process, all operatives must wear a FFP3 disposable mask or half face respirator with at P3 filter. Additionally, all operatives must be face fit tested and records made available to site management.
- 12.2 The weight of all items to be manually lifted is to be established prior to the commencement of the lifting process.
- 12.3 All relevant personal protection equipment must be worn at all times without exception. The use of suitable gloves should be considered to protect against Dermatitis and burns to the hands from contact with cement and cement products.



PRE-CAST CONCRETE HOLLOWCORE FLOORS

TRADE SPECIFICATION AGREEMENT

This Specification Agreement relates specifically to the Company's development at

.....

I confirm that I have read and understood the foregoing Specification and that my prices include for all items contained therein and will "remain fixed" for a period of :..... as outlined in the Enquiry letter.

SIGNED:

FOR AND ON BEHALF OF:
.....

DATE:

N.B. The Contractor is to sign this Agreement and return it with his Quotation. Any prices received without this Agreement will be excluded from consideration.

Revision: Rev – 1 January 2018