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BARRATT  
DEVELOPMENTS PLC

## DRYLINING, PARTITIONS, CEILINGS AND SCREED

### TRADE PRELIMINARIES AND PREAMBLES

Revision D. Date 21/09/11

#### 1 Introduction

- 1.1 This document is for the Dry Lining and Partitions Contractor (hereinafter referred to as the Contractor) guidance in pricing and should be read in conjunction with the other tender documents including the General Preliminaries and Preambles and specification and drawings relating to the Dry Lining and Partitions Works. These documents are not intended to be a definitive list of works and the Contractor is to allow for items normally be expected to be supplied and/or fitted by a Contractor, or for items, which could reasonably have been foreseen at tender stage.
- 1.2 Barratt Homes, David Wilson Homes and Ward Homes are all trading names of BDW Trading Limited hereafter known as “the Company”.

#### 2 The Works

The Contractor is to provide all the necessary design, labour, plant and materials for the proper execution of the contract works in accordance with the contract documentation. This is to include but is not limited to:

#### 3 Design

- 3.1 The Contractor is to be responsible for the design as indicated within the contract documentation. If there is any ambiguity in regard to the extent of the contract design the Contractor is to seek written confirmation from the Site Manager prior to returning their tender or entering into a contract. Failure to do so is confirmation from the Contractor that they are fully compliant with the requirements of the contract.
- 3.2 The Contractor is responsible for producing all necessary installation drawings. These drawings are to be issued to the Technical Manager prior to the commencement of the installation, leaving sufficient time for comment/approval. The Contractor must not commence works prior to receipt of comment/approval of their drawings. No claims for delay due to poor or late issue of drawings will be entertained.
- 3.3 The Contractor is responsible for producing as-built drawings for inclusion within the O&M manuals. The Contractor is to note the statement regarding the production of this information and its relationship to payment as covered under the ‘Preliminaries and Preambles’ document.

## 4 Construction

- 4.1 Any labour, plant, materials required for the proper execution of the contract works that the Contractor through experience, the undertaking of similar works, recognition of good building practice, Building Regulations, Statutory Requirements, relevant BSS (if applicable), Agrément Certificates and NHBC requirements would deem as being necessary to facilitate the contract being fulfilled to the entire satisfaction of the Site Manager. No claim arising for compliance with this requirement will be entertained if not identified by the Contractor prior to the award of contract.
- 4.2 The Contractor is to allow for working in accordance with the manufacturers recommended details except where expressly instructed in writing to deviate from the same.
- 4.3 The Contractor is to allow for all necessary drilling to the structure for installing fixings and the like in respect of these works.
- 4.4 The Contractor is to include for all packing, notching, scribing and the like required to complete these works.
- 4.5 The Contractor is to allow for return visits to make good any snags, defects or damage as necessary including providing replacement materials where repairs are not possible / acceptable to the Site Manager.
- 4.6 All defects arising from bad workmanship by the Contractor must be remedied by the Contractor at no cost to the Company. Failure by the Contractor to carry out this contractual obligation will result in an alternative Contractor being instructed to carry out these works with all such costs arising from the same being contra-charged to the offending Contractor.
- 4.7 The Contractor is to allow for leaving boarding down as required to facilitate installation of services within the partitions / dry-lining. The Contractor is to allow for feeding all service tails through the partitions when boarding up and for cutting in electrical back boxes and the like. The Contractor is to incorporate within their site procedures a hold-point for signing off by the Services Contractor and the Site Manager prior to boarding up.
- 4.8 The Contractor is to allow for making good around all service penetrations to provide a neat finished surface for decoration and to ensure the fire and acoustic integrity of the partition is maintained.
- 4.9 The Contractor is to include for all noggings, patresses, plates, liners and the like necessary to support all fixtures / fittings, handrails, shelves, stairs, skirting, door sets, wardrobes, cupboards, worktops, ducts, services and other fitting out items.
- 4.10 The Contractor shall allow for all necessary deflection heads to accommodate deflection of the building structure.
- 4.11 The Contractor shall allow for additional support in the ceilings to take the loads imposed by the service installation fittings including smoke detectors, lights etc.
- 4.12 The Contractor shall allow for any secondary metalwork / adjustments to the support framework to the ceilings to bridge the service installations.

- 4.13 The Contractor shall allow for providing alternative partition construction and board types to achieve any curved work (if applicable)
- 4.14 The Contractor is to note the requirements to provide relevant test data to substantiate the performance of all the installations. In addition, the Specialist Contractor is to note the requirements of Building Regulations Part E and the Specialist Contractor shall provide adequate test data and undertake all site testing as required to substantiate compliance therewith.
- 4.15 The Contractor shall allow for all measures necessary including providing mobile heating units / dehumidifiers in order to ensure the screeds are completely dry for the application of soft floor coverings including vinyl.
- 4.16 The Contractor shall allow for all restraint angles, temporary formers and the like to the edge of floor screeds.
- 4.17 The Contractor is to include for all access necessary to undertake the package works including mobile scaffolds and the like.
- 4.18 The Contractor will not be permitted to mix materials in any location other than areas specifically designated by the Site Manager. The Contractor shall only wash down in similarly designated areas and shall ensure that no material is permitted to enter permanent or temporary drainage systems.
- 4.19 The Contractor is to note that the thickness stated for render and screed is nominal and the Contractor is to allow for additional thickness required to accord with tolerances applicable to the substrate to which the finishes are applied.
- 4.20 The Contractor is to allow for preparation of surfaces to receive the finishes.
- 4.21 The Contractor is to allow for sweeping and vacuuming the floors to remove minor debris and dust prior to application of floor screeds.
- 4.22 The Contractor shall employ all necessary measures to ensure the correct curing of all render and screeds.
- 4.23 The Contractor is to allow for protecting all access hatches or installing later as a separate visit following all services commissioning.
- 4.24 The Contractor is to allow for:
- Forming all holes and/or cutting around services/obstructions including the necessary and appropriate fire stopping.
  - All necessary co-ordination with other trades in particular M&E.
  - Ensure site conditions are suitable for commencement of works.
  - Allow for all temporary battens, grounds and formwork as necessary.
  - Dubbing out as required including filling chases.
  - All necessary face-filling of plaster.
  - Clean out all service points and boxes before plastering.

- Return visits to plaster window and door reveals and as required elsewhere.
- Removing all plaster and screed from adjoining surfaces.
- Testing screeds.
- Ensure repetitive batching is maintained.
- Protection of all works as works progress.
- Fire-protection works as identified within the sub-contract documentation.
- All baffles that may be required.
- All noggings and the like that may be required.
- Moisture resistant plasterboard where required.
- Cleaning, rinsing and wetting of concrete surfaces prior to plastering/screeding
- Sealer to be applied to screeds.
- Partitioning above communal corridor fire doors as necessary
- Bulkheads where necessary

4.25 The Contractor is to include for snagging after second fix snags by other trades ensuring that all areas are prepared/made good.

4.26 No additional payments will be considered for any making good or remedial works except that due to damp or efflorescence. The Contractor must therefore include for all making good which is required as instructed by the Site Manager, up until the property is handed over to the purchaser.

## **5 Suspended Ceilings**

5.1 The Specialist Contractor will allow for all apertures and patresses for light fittings and duct grilles.

5.2 All cut tiles are to be re-regularised. Ceilings to be centred in both directions in all rooms unless otherwise instructed.

5.3 Grid hangers to be hung from steelwork or underside of slabs. No hangers to be hung from services under any circumstances.

5.4 The Contractor shall trace all services within walls to ensure they are avoided when fixing perimeter grids.

5.5 All chalk line markings to be removed from walls prior to decorations.

5.6 The Contractor shall make allowance, where necessary, for fire curtain/blanket above block-work walls to corridors, etc.

## **6 Materials & Workmanship**

- 6.1 All works must be carried out strictly in accordance with technical specifications and recommendations of the preferred supplier.
- 6.2 The Contractor is responsible for the provision of all plant and materials required for the proper execution and completion of the sub-contract works. All materials and plant are to be in accordance with those specified within the contract documentation and are to be installed in the correct manner in compliance with the same and the relevant codes of practice.
- 6.3 The Contractor is to ensure that as far as can be ascertained by visual inspection, all materials incorporated into the works conform to the requirements of the specification and are fit for their intended purpose.
- 6.4 The Contractor is to purchase all materials in accordance with the Company's Group Suppliers Procurement Agreements.

## **7 Protection**

- 7.1 The Contractor will be required to provide protection to the adjacent works/structures as required and to the finished installations (notwithstanding remaining responsible for their materials if permitted to be stored on site). The Contractor remains responsible for all materials until incorporated into their final position and the Site Manager accepts the unit or phase as complete.

## **8 Setting Out**

- 8.1 The Contractor is to be responsible for setting out the works and must be included for in the tender. The Site Manager will provide a datum and reference point. It is the Contractor's responsibility to verify the accuracy of any given reference and datum points.

## **9 Clearing Waste / Surplus Materials**

- 9.1 Work environment must be kept clean and clear at all times. The Site Manager has the authority to arrange for the removal of any waste materials left lying about the site or for cleaning out materials left by the Contractor (at the Contractor's expense)..
- 9.2 The Contractor is deemed to include for clearing all waste and surplus materials to a central waste segregation area and loaded into skips on a daily basis or as directed by the Site Manager..

## **10 Craneage and Hoisting**

- 10.1 The Company will provide a crane and/or hoists. However, due to use by other trades, inclement weather and downtime, continuity of work cannot be guaranteed, and therefore liability for costs incurred due to unproductive / inconsequential work will not be accepted. The Contractor must make due allowance for this in their tender.



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- 10.2 The Company will provide a banksman at point of delivery (1 banksman per crane only). It is the subcontractor's responsibility to provide slingers at the point of off-load

## 11 Plant

- 11.1 The Contractor is to allow for the provision of all plant necessary for the proper execution and completion of the works.
- 11.2 No daywork will be paid for standing time due to the breakdown of any equipment provided by the Contractor or the Company.

## 12 Tools

- 12.1 The Contractor is to allow for the provision of all tools necessary for the proper execution and completion of the sub-contract works.
- 12.2 No daywork will be paid for standing time due to the breakdown of any equipment provided by the Contractor or the Company.

## 13 Loading Out/Unloading

- 13.1 The Contractor is required to carry out all necessary unloading of deliveries to a storage area (if permitted by the Company within their scope document) and/or directly distribute to where they are to be finally incorporated into the scheme.
- 13.2 The Contractor is responsible to ensure in a timely manner that the correct materials are available before work commences.
- 13.3 The Contractor shall remain responsible for all materials and the Company accepts no liability for any loss or damage however occurred.
- 13.4 Any double handling of materials on site is deemed to be included in the Contract.

## 14 Scaffold

- 14.1 The Contractor is to refer to the schedule of attendances within the tender documentation to determine the extent of scaffold that they are to provide (labour and plant) and remain responsible for the erection, maintenance, dismantling and removal from site.
- 14.2 Where required the contractor should include, within the tender, for the collection, erection and dismantling of internal proprietary fall protection.
- 14.3 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.

14.4 Trestles must only be used internally up to a height of 1 metre on firm level ground. The use of trestles externally is **STRICTLY PROHIBITED**. The trestles, which are to be used, must conform to the Working at Height Regulations and shall include handrails and toe boards.

14.5 The Contractor is to include for all making good to the entire satisfaction of the Site Manager following dismantle of any scaffold or fall protection.

## 15 Power and Lighting

15.1 The Contractor is to include for all necessary power leads/cables etc. to carry out the works. In addition the Contractor is to provide all necessary task lighting for the execution of the sub-contract works.

## 16 Contract Sum

16.1 The Contractor will be deemed to have priced all items within these trade preliminaries and preambles whether indicated on the Tender Summary or not.

16.2 The pricing document should be submitted fully completed, each item being priced individually. Where applicable Bills of Quantities and/or Schedules of Rates are to be submitted.

16.3 The Contractor is to allow within his tender for all necessary investigations and notifications. All specified tests are to be allowed for in the Contractor's tender.

## 17 Health & Safety

17.1 Should stairwell protection require removal to pass plasterboards over, this must be put back as soon as possible, otherwise stairwell protection shall be kept in place at all times.

17.2 Manual Handling Assessments shall be provided when requested.

17.3 When external rendering takes place always work off the platform provided. At no time interfere with scaffolding.

17.4 Always ensure loading bay gates are in the shut position when not in use.



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**DRYLININGS, PARTITIONS, CEILINGS AND SCREED**

**TRADE PRELIMINARIES AND PREAMBLES AGREEMENT**

Revision D. Date 21/09/11

This Trade Preliminaries and Preambles Agreement relates specifically to the Company's development at .....

I confirm that I have read and understood the foregoing Preliminaries and Preambles 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.

- Revised: Rev A – 3 January 2008
- Rev B – 30 September 2008
- Rev C – 1 August 2010
- Rev D – 21 September 2011