

Schedule 3

Output Specification

Authority Construction/ Works Requirements

PART 1: Introduction, Definitions and Strategic Objectives

Introduction

This specification comprises a Construction Output Specification, detailing the standards and criteria that will be incorporated into the design in order to achieve construction completion and sign off. The Services Specification then details the required standards to which the facilities will be maintained following completion. It is these performance standards that, when linked to the payment mechanism and availability deductions, determine the payments to the Service Provider.

Definitions

Any terms and expressions used in this Construction Output Specification shall bear the same meaning as set out in Schedule 1 (*Definitions and Interpretation*) of this Agreement unless set out below or the context otherwise requires

CSCI means the Commission for Social Care Inspection

Strategic objectives

[Authority to insert]

PART 2: Works

Functional Requirements

Introduction

This section identifies the requirements for the design, architecture and the building services installations of the [new Social Care facility] [and the refurbishment of any existing Social Care facilities].

The descriptions of facilities and outputs are intended to provide an overview of the established need and the Authority’s aspirations with regard to provision, enabling the Service Provider to provide a facility that responds to local requirements and fulfils local need.

This specification does not remove the obligation on the Service Provider to meet the requirements of Legislation. The Service Provider will comply with all applicable operational, constructional and statutory standards, the methodologies identified in this specification, and with all relevant professional and trade guidance.

Primary Functional Requirements

Overview

It is the intention of the Authority to provide a Residential care facility for [older people] comprising [x] number of Social Care units. The facility will be located in [insert areas / locations in which facilities will be based]

The units are intended to provide:

- Accommodation for those whose primary function is to deliver social [nursing] care to [older people] due to [frailty and/ or disability and/ or mental health need]].
- A facility that conforms to CSCI Residential care [Older People] registration standards.

Inter relationship between the functions

It is intended that the Social Care units at [Location A] provides [] Residential units for older people.

The Primary Function(s)

It is intended that the Social Care Facility at [Location A] provides the following:¹

Centrally provided facilities	Reception Area
	Main Kitchen
	Dining Room[s]
	Lounge[s]
	Toilets
	Care/ support staff facilities (Day and Night)
	Medical Room[s]
	Drugs storage room

¹ Project specific - Authority to complete.

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	Care Administration Base
	Managers office
	Laundry
	Sensory/ therapy room[s]
	[Other Authority/ Service Provider facilities]
Garden	[conservatory]
	Garden amenities
Residential Units	[] number Residential units in groupings of []
	Bedroom with en-suite shower and toilet
Facilities provided to each group of units	Seating and Social Area, with drinks facilities
	Lounge
	Dining room
	Toilets
	Assisted Bathroom
	Sluice room

Detailed Requirements for the Residential Bedroom Unit

General Requirements

The bedroom units are provided for continuing Residential care [and/ or rehabilitation], and will adhere to the relevant CSCI standards.

Occupancy / Capacity

All Residential room units will be available for individual occupation.

Hours of Operation / Access Requirements

Residents will be enabled to live as independently as possible and a flexible approach to access will be provided. [Residents will be unable to leave the facility without detection.]

Visitor access will be provided via the reception facility.

Description of Activities / Functions

The unit will provide the following:

Living and sleeping facilities, bathing and sanitary facilities.

The internal layout of the room will provide excellent access for staff providing care. The main function of the room is to provide a homely environment for the Resident to enjoy in comfort and dignity.

Adjacency Matrix / Flow Diagram / Bubble Diagram

In general Residential bedroom units will be clustered in groups of [] around a shared social area that includes a drinks preparation area, and a dining room.

[Kitchen facilities will be provided to [] of the clusters in order to support recovery and promote independent living.]

Key Design Requirements

The accommodation will, as a minimum, conform to the requirements of the Building Regulations, the relevant CSCI Standards and Legislation. The Authority requires the size of the Residential bedroom to be at least [18] metres square, inclusive of the en-suite shower and toilet.

Particular Design Considerations Expressed by the Authority

[Authority to insert as required]

Detailed Requirements for the Reception Area

General Requirements

The Reception area will provide a welcoming inclusive environment, with external views to a suitably landscaped area and good connectivity to the rest of the Facility.

The main entrance will be clearly visible and identifiable, both externally and internally.

Occupancy / Capacity

The Reception will provide seating for [] persons.

Hours of Operation / Access Requirements

The Reception will be open for [] hours a day, as follows:
[as required]

Description of Activities / Functions

The Reception area will be used for the following:

- Availability management and queries from other care providers
- Visitor welcome and direction
- Monitoring of access to from the Facility
- Incoming external telephone calls (non direct)

[List other functions as required]

Adjacency Matrix / Flow Diagram / Bubble Diagram

[The reception area will be directly connected to the administrative and night time staff accommodation, without having to pass through public areas.]

Out of hours access will be via a secure controlled entry system.

Key Design Requirements

The accommodation will conform to the requirements of the Building Regulations the relevant CSCI standards and Legislation.

The Reception will specifically incorporate the relevant guidance in 'Secure by Design'.

Particular Design Considerations Expressed by the Authority

The Reception will be designed to accommodate a range of special needs and requirements, such as wheelchair users and people with hearing and sight impairment, whilst contributing positively to interior design of the reception area.

Detailed Requirements for the Dining Room

General Requirements

The dining room is to be provided as a flexible space that can be used for activities other than eating meals.

Consideration will be given to the needs of Residents and provision will be made in the design for those who require extensive assistance whilst eating. It will be recognised that, depending on the mix of care and number of staff available, meals may be taken in a number of sittings.

Occupancy / Capacity

The dining rooms will be able to accommodate a number of sittings or all [] Residents in a single sitting.

Hours of Operation / Access Requirements

[Breakfast will be served between 7.30 and 9.00am
Lunch will be served between 12.00 and 1.30pm
Evening meal will be served between 5.00 and 7.00pm
Supper will be made available for distribution from 9.00pm]²

Description of Activities / Functions

The dining room will be used by Residents for taking meals and snacks throughout each day. The dining room will also be used for occasional social functions.

Adjacency Matrix / Flow Diagram / Bubble Diagram

The dining room will be located centrally to the Residential bedroom facilities and will be accessible to all Residents.

Key Design Requirements

The accommodation will conform to the requirements of the Building Regulations the relevant CSCI standards and Legislation.

Particular Design Considerations Expressed by the Authority

The acoustic design of the dining area will control the migration of sound and the potential for echo within the dining room.

² Project specific – Authority to insert.

Detailed Requirements for the Lounge

General Requirements

The lounge is intended as a social area separate and away from each Resident's room. It will provide an interesting and stimulating environment in which Residents can engage with visitors and staff. All possible action will be taken to ensure the lounge is designed and fitted to have a home like, domestic environment.

Occupancy / Capacity

The lounge will be able to accommodate up to [] persons at any one time.

Hours of Operation / Access Requirements

The lounge will be available to all Residents at all times.

Description of Activities / Functions

[Authority to insert as required]

Adjacency Matrix / Flow Diagram / Bubble Diagram

The lounge will be located close to the dining facilities

Key Design Requirements

The accommodation will conform to the requirements of the Building Regulations the relevant CSCI standards and Legislation.

Particular Design Considerations Expressed by the Authority

The floor surface in the lounge will be carpet based and easy to clean.

Detailed Requirements for the Medical Room

General Requirements

[The] medical room[s] will be designed as a flexible space that can accommodate medical assessment, physiotherapy, other examination and services as required by the Residents.

Occupancy / Capacity

The medical room will provide accommodation for [] Residents and up to [] medical/ therapy/ care professionals.

Hours of Operation / Access Requirements

The medical rooms will be available [] hours a day.

The room will generally be used on a week day basis for routine appointments; these will be undertaken according to consultant availability during the following working hours.

[Monday – Friday 9.30am – 4.30pm]

Description of Activities / Functions

The room will be used to accommodate visiting professionals.

The room will accommodate physiotherapy and other rehabilitation sessions.

Adjacency Matrix / Flow Diagram / Bubble Diagram

The medical room will be located centrally, close to the reception facilities, the central lounge and toilets.

Key Design Requirements

The accommodation will conform to the requirements of the Building Regulations the relevant CSCI standards and Legislation.

The room will be equipped according to the Zone Data Sheets

Particular Design Considerations Expressed by the Authority

The medical room will be designed to facilitate transfer of Residents users using wheel chairs.

Hand washing facilities will be provided in the room.

Detailed Requirements for the Drugs Storage room

General Requirements

A secure Drugs Storage room will be provided.

Occupancy / Capacity

The Drugs Storage room will provide for a general stock of medicines and storage of medication for individual Residents. The requirements for the store are defined in the Zone Data Sheets

Hours of Operation / Access Requirements

Access will be required 24 hours a day.

Description of Activities / Functions

Storage of medicines and pharmaceuticals.

Adjacency Matrix / Flow Diagram / Bubble Diagram

The Drugs Storage room will be located centrally to the Residential units and close to the lounge and dining facilities.

Key Design Requirements

The accommodation will conform to the requirements of the Building Regulations the relevant CSCI standards and Legislation.

Particular Design Considerations Expressed by the Authority

Access to the Drugs Storage room will be strictly controlled. Residents and visitors will not be able to gain entry. This will be achieved by adopting a suitable secure access system and by locating the store appropriately.

Detailed Requirements for the grouped Residential units seating and social areas/ lounges

General Requirements

The grouped Residential units seating and social areas/ lounges provide an alternative location for visitors to meet with Residents away from the central facilities and outside the bedroom facilities. It is intended that these flexible spaces provide some privacy whilst encouraging Residents to leave their rooms and move around the Facility.

Occupancy / Capacity

Grouped Residential units lounges will accommodate a minimum of [] persons.

Hours of Operation / Access Requirements

The lounges will be made available at all times.

Description of Activities / Functions

The lounge will accommodate visitors, Residents and staff. The lounge will be suitable for use as a meeting place, waiting area, and daytime sitting area.

The Service Provider will provide a flexible, accessible space that encourages Residents to move around the Facility.

It is a space where families and visitors can congregate, meet and support each other.

The space may be used for support group meetings and other activities relating to the Residents and their families.

Adjacency Matrix / Flow Diagram / Bubble Diagram

Each lounge will be associated with a group of [] Residential units. The lounges will be dispersed around the Facility and not located next to each other.

Key Design Requirements

The accommodation will conform to the requirements of the Building Regulations the relevant CSCI standards and Legislation.

Particular Design Considerations Expressed by the Authority

[As required]

Detailed Requirements for the Assisted Bathrooms

General Requirements

The Assisted Bathrooms are provided for Residents who receive assistance from one or more care staff to bathe and receive other physical care. Assisted bathrooms will provide an environment that does not endanger the occupational health of staff or the Resident, utilising specialist bath and hoist equipment. The setting will provide the Resident with privacy and allow care to be administered with dignity.

Occupancy / Capacity

Each of the [] Assisted Bathrooms will accommodate a single Resident and up to [] care staff.

Hours of Operation / Access Requirements

The Assisted Bathrooms will be available at all times.

Description of Activities / Functions

The Assisted Bathrooms will provide facilities that enable the staff to assist the Resident in undressing, dressing and drying following a bath.

Adjacency Matrix / Flow Diagram / Bubble Diagram

The Assisted Bathrooms will be evenly dispersed and located close to the grouped Residential units.

Key Design Requirements

The accommodation will conform to the requirements of the Building Regulations the relevant CSCI standards and Legislation.

Particular Design Considerations Expressed by the Authority

It is essential that the design of the facility accommodates these functions in an environment that care can be administered in a way that preserves the dignity of the Resident.

Facilities and space for using a lifting hoist will be provided.

Support Functional Requirements

Overview of support functional requirements

The Authority requires the provision of a Kitchen, Staff Administration Area, Staff Room, Staff Changing Area at [Site A]

Inter-relationships between Functions

The staff facilities are central to the successful provision of care services and adequate provision of care.

Detailed Requirements for the Main Kitchen

General Requirements

A fully fitted kitchen capable of preparing the full range of meals will be provided. Fixtures and fittings will be provided in accordance with the Zone Data sheets.

Occupancy / Capacity

The kitchen will be required to provide:

Breakfast: [A minimum of [] meals but capacity for [] depending on Resident mix]

Lunch [A minimum of [] meals but capacity for [] depending on Resident mix]

Evening meal [A minimum of [] meals but capacity for [] depending on Resident mix]

Supper [A minimum of [] meals but capacity for [] depending on Resident mix]

Night Time [As required by the Residents, food prepared in advance, access to facility by trained member of night staff only]

Hours of Operation / Access Requirements

[Breakfast will be served between 7.30 and 9.00am]

Lunch will be served between 12.00 and 1.30pm

Evening meal served between 5.00 and 7.00pm

Supper will be made available for distribution

Meals/ refreshments prepared for overnight consumption will be available from 9.00pm.

The kitchen may be used to prepare some meals on a Resident by Resident basis according to the specific dietary needs of the Residents.

Description of Activities / Functions

The kitchen will be equipped to prepare a full and comprehensive range of meals and snacks.

Adjacency Matrix / Flow Diagram / Bubble Diagram

The kitchen will be located to enable delivery of prepared food to dining rooms in an efficient manner.

Key Design Requirements

The accommodation will conform to the requirements of the Building Regulations the relevant CSCI standards and Legislation.

Particular Design Considerations Expressed by the Authority

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The Service Provider is to ensure ventilation from the kitchen is adequate and that cooking odours are managed and prevented from re-entering the building, particularly Residents rooms.

Detailed Requirements for the Administration Base

General Requirements

An administration base will be provided for the sole use of Authority [and NHS] staff employed at or visiting the Facility, in accordance with the Zone Data Sheets.

Occupancy / Capacity

The office will require accommodation for up to 5 persons.

Hours of Operation / Access Requirements

The standard office hours will be

[Monday – Friday:

Saturday:

Sunday:]

The office facilities will remain secure but be made available to all staff members outside of the office hours identified above.

Description of Activities / Functions

Social Care Facility administration by staff

Adjacency Matrix / Flow Diagram / Bubble Diagram

The administration base will be located next to the reception area. Staff within the administration base will be able to access the reception desk directly without passing through an intermediate room, the open reception area or any other public space.

Key Design Requirements

The accommodation will conform to the requirements of the Building Regulations the relevant CSCI standards and Legislation.

Particular Design Considerations Expressed by the Authority

The administration base will incorporate a flexible communication and power distribution system that facilitates a variety of office layouts and functions.

Detailed Requirements for the Staff changing accommodation

General Requirements

Staff accommodation is provided to enable staff to change and shower as required in private and not accessed via a public area. It is anticipated that staff may need to access the facilities during a shift and more generally at the commencement and conclusion of a shift.

Occupancy / Capacity

The changing facilities will provide accommodation for a minimum of [] persons, the changing area will be flexible and allow for the accommodation of different ratios of male to female staff. Currently the ratio of male to female staff is [1:4]

Hours of Operation / Access Requirements

The staff room will be available at all times. Shifts currently run for [] hours and change over at [] pm, [] am and [] am.

Description of Activities / Functions

Changing and showering, providing appropriate levels of privacy.

Adjacency Matrix / Flow Diagram / Bubble Diagram

The staff changing room will be located centrally alongside the reception and administration facilities and the staff room facilities.

Key Design Requirements

The accommodation will conform to the requirements of the Building Regulations the relevant CSCI standards and Legislation.

Particular Design Considerations Expressed by the Authority

The Service Provider will ensure the staff changing areas are secure from Residents and visitors.

Detailed Requirements for the Staff Room accommodation

General Requirements

Staff accommodation, set aside for use during break and meal times, will be separate and secure from the Resident accommodation.

Occupancy / Capacity

The staff room will provide accommodation for up to [] persons.

Hours of Operation / Access Requirements

The staff room will be available at all times.

Description of Activities / Functions

The staff room will provide an environment in which staff can relax and refresh themselves.

The staff room will be a secure location where staff can store valuables and personal belongings.

Adjacency Matrix / Flow Diagram / Bubble Diagram

The staff room will be located centrally alongside the reception and administration facilities.

Key Design Requirements

The accommodation will conform to the requirements of the Building Regulations the relevant CSCI standards and Legislation.

Particular Design Considerations Expressed by the Authority

The Service Provider will ensure the staff room and storage area are secure from Residents and visitors and that personal belongings can be kept in a location secure from other staff.

Other Services

[As required]

PART THREE: Technical Design Requirements

Standards, Regulations and Approvals

The Authority requires the Service Provider to design a non-institutional, homely and welcoming Residential care home in which vulnerable [older] people will live. The Facility is to be designed with great emphasis placed on the quality of design and a feeling of place. The Authority, with the assistance of the Service Provider, is first and foremost creating a homely environment for Residents, visitors and staff.

Successful design in these terms will be achieved by a high degree of fit between the requirements and the results; good design implies the achievement of results beyond the expectations of the Authority. In addition the Authority requires that the Service Provider comply with all relevant statutory requirements whilst placing great emphasis on the quality of design.

Statutory Requirements

[Authority to add]

National Guidelines

The Service Provider will be responsible for ensuring that all design, construction, maintenance and FM services relating to the Facility meets the registration and inspection requirements of CSCI, under the Care Standards Act 2000 and the Authority's Requirements in all respects and at all times, and will assist the Authority in obtaining initial registration and maintaining future registration.

The Service Provider will also ensure that the Facility complies with good industry practice, other Authority Requirements, relevant statutory requirements (including highways) and required consents including, but not limited to, the following (including all amendments) :

- The National Minimum Standards for Residential and nursing care homes meeting the requirements for elderly frail and elderly mentally infirm Residential and nursing home care, and for domiciliary care services, issued by the National Care Standards Commission, within the terms of the 2000 Care Standards Act .
- "Home Life" and "A Better Home Life" produced by the CPA.
- "Achieving Quality in Authority PFI Building Projects" published by 4PS (Public Private Partnerships Programme 2001).
- Any special requirements of the local utility provider.
- RNIB and RNID guidelines and audit assessment for use of the Facility by Service Users with impaired senses.
- The requirements of 'Secured by Design' as determined by the Local Police Architectural Liaison Officer.
- The best practice guidance for design of services for people with dementia indicated in the research undertaken by the University of Stirling (Dementia Services Development Unit).

- The Building Regulations;
- Health & Safety legislation, Health and Safety Executive Guidance, Approved Codes of Practice and HSC 1999/123;
- Relevant British Standards, Codes of Practice, or equivalent European industry recognised standards;
- Chartered Institute of Building Services Engineers (CIBSE) publications and Institute of Electrical Engineers (IEE) publications;
- Local Authority/ highways/ statutory services adoptable standards;
- CORGI ACS Accreditation;
- Building Research Establishment Digest Recommendations.
- Building Energy Codes and Technical Memoranda
- Trades suppliers, manufacturers, representative bodies Codes of Practice and recommendations of BRE Digests and Good Building Guides,
- The standards set out in BS. 8000

Any derogations from minimum standards and requirements contained in the Service Providers Proposals will be by specific advance written approval of the Authority, and any associated cost savings will be passed on to the Authority.

The Service Provider will provide to the Authority, at the Actual Completion Date a certificate confirming that the Facility complies to the requirements of the fire authority. For the avoidance of doubt, the Service Provider will provide the Facility complete with all fixed and portable fire fighting equipment (including any such replacement equipment) to comply with statutory requirements and the requirements and recommendations of the fire authority.

Hierarchy of Standards

Where there is any conflict between 2 or more documents, the more stringent standard will be adopted, unless specifically agreed otherwise with the Authority.

Where materials, goods or appliances or workmanship standards are covered by more than one of the above standards and/or recommendations, the more stringent will be adopted.

Design Requirements

The Authority requires a design that will inspire all who live in and use it day-to-day; one that will make a positive statement in the community. The Authority endorses the work that CABE (Commission for Architecture and the Built Environment) as the champion for architecture in England is undertaking to promote higher design standards in PFI. The Authority will therefore be considering proposals against criteria outlined in current CABE guidance and the Service Provider may wish therefore to seek the advice of CABE when formulating their proposals.

The Service Provider will, through long term planning, innovation, and selection of materials and products, improve the quality of the Service to the Service Users, keep maintenance and running costs to a minimum and minimise the level of defects/breakdowns.

Residents must be able to receive additional nursing care to meet increasing levels of health needs without having to move from the [Room] in which they are staying.

Other considerations include:

The service will be used by [older people with physical and/ or sensory disability, physical frailty, and/ or dementia and other mental health needs. The design should provide additional space for wandering.]

Secure garden amenities for Residents are essential.

Authority Strategies and Policies

[Authority to add]

Other

Both the design and the Services provided will be sensitive to the cultural, ethnic and religious background and needs of Residents.

The Service Provider will carry out the building works in such a manner as to cause the least possible inconvenience or nuisance to occupiers of other land or buildings in the vicinity or to the public and it is to take all reasonable precautions to minimise such inconvenience or nuisance.

The Service Provider will carry out any building, maintenance, repair or replacement works in a manner designed to ensure the continued provision of the service with minimal disruption to Residents, visitors or staff.

In addition to the objectives set out above, the Service Provider will:

- Improve standards within the environment by virtue of the design and scheme implementation
- Provide a safe and secure environment for service delivery
- Provide flexible structures to accommodate current and developing technologies without the need for expensive further alterations. Possibilities include which might include such items as category 5 wiring, spare capacity in the electrical systems, plug in upgradeable systems etc.

The materials and processes given below must not be used in the Facility or in connection with the Facility:

- high alumina cement in structural elements;
- woodwool slabs in permanent formwork to concrete or in structural elements;
- calcium chloride as a concrete additive;

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- sea dredged aggregates or aggregates for use in reinforced concrete which do not comply with BS requirements
- calcium silicate bricks or tiles;
- asbestos cement products; or asbestos in any other form including vermiculite containing asbestiform fibrous dust;
- lead or any products containing lead for use in connection with drinking water;
- materials which are generally composed of mineral fibres either man made or naturally occurring which have a diameter of 3 microns or less and a length of 200 microns or less or which contain any fibres not scaled or otherwise stabilised to ensure that fibre migration is prevented;
- urea formaldehyde foam and cellulose fibre;
- plastics for water storage and delivery that release toxic materials;
- materials containing vinyl chloride unless risk from carcinogen is shown to be negligible;
- polyurethane foam or polyisocyanurate foam unless the risk is shown to be negligible;
- plywood with glues, resins and surface treatments that produce irritant volatiles;
- decorative finishes containing lead
- materials containing chlorofluorocarbons (CFCs)
- paints and wood preservatives containing pentachlorophenols (PCP's), tributyl tin oxide (TBTO) or Lindane;
- tropical hardwoods unless from a demonstrably replenishable or sustainable source;
- perforated bricks in manholes;
- peat unless from a known source other than SSSI or Eire;
- any treatment of materials either before or after installation which give rise to toxic or hazardous emissions or particles;
- other substances generally known at the time of use to be deleterious to health and safety or to the durability of the works in the particular circumstances they are used.

General Requirements

Schedule of Accommodation

The accommodation schedule is to be developed by the Service Provider and agreed by the Authority prior to Financial Close.

The Service Provider will provide the accommodation detailed in [Reference] of the Authority's Construction Requirements

For the avoidance of doubt, the areas quoted in the Contracting Authorities indicative schedule are based on clear internal wall to wall dimensions. The Schedule of Accommodation will be derived and defined on the same basis.

Zone Data Sheets

The Service Provider will provide a Facility that, as a minimum, meet all the requirements specified in the Zone Data Sheets contained in [Reference]

As part of the commissioning process, the Service Provider will be responsible for demonstrating compliance with these requirements.

Fixtures Fittings and Equipment

[Sofas, chairs and all other furnishings will be of a non-institutional design which facilitates their use by Residents who may have mobility or other requirements.]

[The provision of furniture and equipment to meet the business, management and operational needs of the [Facility / Output] to include the purchase, installation, day to day maintenance and life-cycle management/replacement of furniture and equipment for all the [Facility/ Output] needs.]

The Service Provider must comply with all statutory obligations and accord with industry best practice in the maintenance and management of furniture and equipment.

For the avoidance of doubt, this section will be read in conjunction with Schedule [Reference] [Equipment].

The Service Provider will identify and provide all necessary connections and infrastructure (including supply, extraction and removal of waste) for all items of equipment. For the avoidance of doubt, this obligation specifically includes specialist service requirements, including [e.g. 3 phase electrical supply, surge protection, water supply requirements and separation of contaminated waste.]

Irrespective of the party responsible for the supply, installation, maintenance and replacement of each item of equipment, the Service Provider will provide a Facility that satisfies the following criteria:

- a) Allow equipment and associated systems to be installed, commissioned, operated, maintained and replaced in accordance with:
 - i. Good Industry Practice;
 - ii. Manufacturer's Instructions;
 - iii. Authority specific supplementary requirements; and

- iv. Authority and statutory health and safety requirements;
- b) Allow equipment and associated systems to operate efficiently, effectively and in accordance with its intended function for the whole of its required design life;
- c) Take due account of the impact on the environmental conditions within the Facility. For the avoidance of doubt, this obligation includes (but is not limited to) impact of heat gain and loss, and ventilation;
- d) Take due account of the potential impact of future equipment changes through either refresh or replacement. In particular, allowance for equipment of different sizes, weights, service requirements or environmental impacts; and
- e) Allow the Authority to provide their services with a minimum of disruption during installation, commissioning, operation, maintenance and replacement.

Testing and Completion Criteria

Product Testing and Approval

[Prior to Financial Close, the Service Provider must submit the following items to the Authority for product testing.

[List items]

In carrying out any testing, the Authority will not accept any responsibility or liability or risk for the same. This will remain the Service Provider's risk for the term of the Project Agreement.

The Service Provider Representative, together with the Authority Representative, and the Independent Tester must all be present to ensure that the tests are fairly conducted and the results recorded accurately. Tests will be conducted, and the results recorded on a quality log, by the Authority's team. It is not the intention of the team to destroy test samples [or mock up rooms]. For the avoidance of doubt, the Authority will not be liable for any costs incurred or arising out of such testing unless otherwise agreed in writing.

The Service Provider will be given unrestricted access to the specific quality log together with details of suggested modifications which would bring each product to a satisfactory quality. Where modifications are suggested by the Authority, The Service Provider will submit a sample of the revised/modified product for testing within three weeks of the modification request.]

Product Testing and Contract Completion

All buildings, services and equipment will be commissioned by Service Provider to ensure that they are all compliant with the quality and performance specifications, including manufacturer's recommendations, and that all systems operate to the Authority's satisfaction. The Service Provider will as a minimum commission the Works in accordance with CIBSE and BSRIA guidance.

The Service Provider will provide training to any staff [As required] associated with the operation of the Facility and delivery of the Services as deemed necessary by the Authority.

Innovation

[Authority to add]

Adaptability & Flexibility

The Service Provider will plan the accommodation so that long term care places; rehabilitation places and respite places can be varied according to need.

The Service Provider will make available a Facility providing for [rehabilitation services], for long-term Residents and for people receiving short-term support. [This will include appropriate areas within the Facility for re-enablement in daily living skills (including appropriate kitchen equipment), physiotherapy, occupational therapy and other therapeutic input.]

Sustainability and Environment

The Service Provider will promote sustainable development by demonstrating an integrated approach to the social, environmental and economic well-being of the area served, now and for future generations. The Service Provider will ensure that the design and completed scheme complies with the recommendations of Local Agenda 21, including reflecting the objectives of any [References such as Local Agenda 21 strategy supported by the Authority.]

The Facility will, as far as reasonably possible, deliver benefits to the environment. The Service Provider will:

- a) Minimise waste during construction and operation;
- b) Using Greencode, implement an Environmental Management System (EMS) for accreditation with ISO 14001;
- c) Avoid contributing to ozone depletion, global warming, air and water pollution and non-renewable resource depletion;
- d) Respect the local landscape and protect natural habitat and species taking due account of the UK Biodiversity Action Plan;
- e) Avoid sources of ionising and electromagnetic radiation and any design features associated with sick building syndrome;
- f) Maximise the opportunity for waste minimisation and re-cycling;
- g) Maximise efficient and effective removal and transport of waste;
- h) Adopt maintenance regimes which maintain optimum performance;
- i) Avoid the use of harmful building products and processes;
- j) Use daylight and passive solar energy; and
- k) Explore the use of prefabricated elements to achieve good quality control, ease and speed of installation and flexibility for future use.

The Service Provider will provide a Facility that achieves an optimum level of energy and utility conservation. The Service Provider will, through exemplary design of the Facility:

- l) Minimise internal areas requiring mechanical ventilation;
- m) Minimise discomfort resulting from direct solar gain to avoid air conditioning / comfort cooling;

- n) Maximise daylight factors in staff, Resident and visitor areas;
- o) Maximise efficient utilisation of plant and systems;
- p) Maximise control and flexibility the installations; and
- q) Ensure that the Facility are designed, built and operated in accordance with an Environmental Management System to ISO 14001.

In order to assist in meeting this target, the Service Provider will incorporate an appropriate level of innovative building automation and equipment monitoring.

On larger schemes the Service Provider will include the provision of a Building Management System:

The Service Provider will ensure a central Building Management System (BMS) for the Facility; providing linked control and monitoring of the Facilities functions.

The Service Provider will note that the Building Volume used in the calculation of Energy Consumption Performance Indicators will be the "Heated Volume" as defined in ERIC and as calculated in accordance with the Payment Mechanism in Schedule [Reference]. The Service Provider will also include services within the calculation for determining the energy consumption.

At design stage, the Service Provider will calculate the energy consumption for the new building using weather data from CIBSE Guides, and degree-day data [to 18.5 °C base for residential care facilities]. The Service Provider will submit all assumptions used to the Authority for comment.

In order to assist in achieving the water consumption target stated within Section [Reference], the Service Provider will consider the use of low flush toilets, taps fitted with spray caps and automatic timed flow where appropriate, and automatic timed flow to showers to ensure the conservation of the water supply. The Service Provider will install systems into the urinals to reduce the flush requirements.

Security

The security of the staff, visitors and service users is essential to the successful delivery of the Facility.

[Authority to add]

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Design Life

Buildings and Facility are to be structurally sound and in compliance with a minimum service life of [60 years for new build] as defined in ISO 15686:1999 Part 1 Buildings and Constructed Assets Part 1 Buildings and Constructed Assets, service life planning, general principles.

The non-replaceable structural elements of all constructed assets will be consistent with a design life of [60] years. All replaceable components will be selected to have a service life appropriate to this structural life. Building elements requiring a design life different to [60] years are listed in the table below.

Item	Design Life
[Complete the table as required]	
Structure and fabric of buildings	[years]
Mechanical and electrical services	[years]
Fixture and fittings	[years]

The minimum estimated residual life for each element of construction at the end of the contract will be as defined in the table shown below.

Item	Estimated Residual Life following Expiry of Contract
[Complete the table as required]	
Structure and fabric of buildings	[years]
Mechanical and electrical services	[years]
Fixture and fittings	[years]

The Service Provider will demonstrate that the design life proposed for any of the above elements will be achieved.

[Other Examples (The Authority will also need to consider the quoted design life) that may require inclusion in the tables include:

Structure, including substructure	70 years
Floor Structure	70 years
Roof Structure	70 years
Drainage and below ground civil engineering infrastructure	70 years
External Walls	70 years
External Openings, windows and doors	25 years
Roof Finishes	40 years
External finishes	25 years*
External Hard Surfaces	no less than 20years to first maintenance
Internal partitions including openings	40 years
Internal Doors	25 years
Internal finishes	15 years*
Internal fixtures and fittings	15 years
Engineering plant	CIBSE Guide to Ownership, Operation and Maintenance of Building Services ³

³ This will be interpreted as “life expectancy means the economic life: the estimated number of years until that item no longer represents the least expensive method of performing its function.”

Engineering services distribution systems

CIBSE Guide to Ownership,
Operation and Maintenance of Building
Services1]

(*excluding painted finishes)

Materials and components forming part of the Facility, which require maintenance and replacement within the life of the Facility, will be selected, located and fixed to the fullest extent possible in such a way as to minimise future inconvenience, disruptions and to avoid temporary closure of the Facility.

Durability and Maintainability

All elements of the structure will be capable of withstanding potential deterioration due to weather, ground conditions, wear and tear, and accidental damage relevant to their location and environment.

Where there is a requirement for maintenance during the required life span of the element(s) practical and realistic arrangements will be designed into the construction of the Facility to allow for any necessary repairs, replacements, and painting etc. to be carried out safely without compromising the operational activities within and around the Facility.

Design Integration

The Service Provider will ensure that the physical arrangement of the buildings allows for future growth and change of Social Care and related services in the future, as far as is practical. The architectural and engineering flexibility will reflect the overall Facility Adaptability Strategy, as developed by the Service Provider and included in Schedule [Reference]. For example, the Service Provider will consider flexibility issues such as ease of change, and quality of finishes following changes (e.g. neat faceplates / panels etc) associated with adding and removing equipment / services at a future date, such as how wash hand basins may be removed if the use is changed.

The Service Provider will ensure that the design of the internal enclosing walls, screens and ceilings, and their relationship to the servicing strategy, present a co-ordinated and consistent approach throughout, capable of accepting change at a later date with a minimum of disruption to the building structure and main mechanical and electrical plant installations and associated services.

Architectural / Structural Interface

Structural floors will be designed to have penetrable zones co-ordinated with the modular framework for partitions and services. Services should be organised in a clearly zoned spatial hierarchy. Columns will be located in-so-far as is reasonably practical to coincide with corridor walls in order to minimise intrusion into rooms or corridors. The relationship of columns, ducts and walls will permit clear internal room surfaces and not obstruct equipment or fittings.

As far as practical, the walls to vertical service shafts will be non-load bearing and therefore maximising opportunity for future services installation, alteration and maintenance.

The elevation design will facilitate distribution of services at the building perimeter.

Integration with Engineering Services

The structural, and mechanical and electrical services will be fully integrated with the architectural layouts in order to create a seamless design.

Mechanical and electrical conduits will be incorporated into ceiling and partition voids – exposed pipe work and ductwork will not be acceptable in any areas

All service voids, risers and other spaces will allow for installation of additional services and will provide a defined reserve of a minimum 25% of useable area through routing cross sectional area. All isolating valves and other items requiring particular access will be positioned at convenient locations with permanent access provision and which do not impede execution of the functions of the space.

Services will be arranged in a clearly zoned spatial hierarchy in ceiling voids, risers and plant spaces.

Engineering Services Interface with Building Fabric

The Service Provider will ensure that co-ordination of the electrical, mechanical and communication services will form an inherent part of the design.

Services provision, e.g. luminaries, fire alarms, and mechanical services, will be co-ordinated with the ceiling layout and allow simple relocation if required.

Access to services will be provided and the services clearly identified at regular intervals and at all locations where maintenance access is required, for example at valves and electricity connection points. The Service Provider will ensure that there is good accessibility for maintenance and any potential disruption to Resident care home services, Residents, visitors and staff is minimised.

The positioning of sockets, light switches, alarm buttons and manual call points etc will be consistently located throughout the centre and to specifications set out in BS8300 (unless specific service needs take precedence). Controls will be provided subject to written approval from the Authority.

The Service Provider will provide secure utilities services connection to those services which are to be taken directly from public and other utilities.

Architectural Requirements

General Requirements

The Authority has developed a clear strategy towards an architectural response to the brief driven by the intended model of care.

The design of the new facility will be influenced significantly by the opportunities to create the best caring environment, providing spaces which are conducive to promotion of well-being. Accordingly the following design and construction considerations are required to be reflected in the architectural approach. [*Authority to Add*]

Some other and more specific Authorities concerns include:

- To have creative and imaginative design of social spaces, both internal and external.
- To avoid the creation of secluded external spaces that may promote vandalism or substance.
- To recognise and support visitors with disabilities and special needs.
- To use materials and finishes chosen and detailed in a manner to avoid weather staining that would detract from the appearance of the building(s).
- To maximise flexibility of space and usage that is capable of developing and adapting as services develop, and needs change, over the next 25 years

The Service Provider will ensure that Residents' accommodation matches or meets their needs for social care in relation to rights to privacy, security, dignity and respect and gives opportunities for personal independence and fulfilment. The aim is to provide as near a normal domestic environment as possible with furniture and fittings arranged to maximise social interaction and further stimulation for the Service Users, and as described in "A Better Home Life", and CSCI National Minimum Standards. The entrance halls will be welcoming and non-institutional in style. Stairways will be free of obstructions throughout their length. Corridors should make imaginative use of space, avoiding long straight runs. Handrails proud of the walls will be provided along all corridors on both sides. The Service Provider will use suitable colour schemes and colour coding to aid orientation and assist Residents with visual and cognitive impairment including, for example, the careful use of contrast; use of bands of differing tiles in bathrooms, etc.

External and internal planning will afford easy movement and full access to staff, visitors and users, particularly to persons with restricted mobility including those who use wheelchairs, who are physically frail, who are visually or hearing impaired, who have dementia or other mental health needs.

Wherever possible, access to rooms will be arranged from a circulation area. Passage through any room to a communal bathroom or WC compartment is not acceptable.

The Residential accommodation will be provided in grouped units in accordance with the sizes specified by the Authority. Irrespective of the overall size of the group living unit it should be configured so as to provide a domestic type environment.

The Service Provider will be expected to make innovative use of assistive technology, designing the buildings accordingly.

Both the design and the service provided will be sensitive to the cultural, ethnic and religious background of service users.

Minimum Standards

- Maintenance will be in accordance with the HVCA Standard Maintenance Specification
- Design will be in accordance with appropriate Codes of Practice and with local authority regulations.
- Requirements in building regulations will be complied with.
- Design shall meet the requirements of the National Minimum Standards for Residential care homes [for older people] so as to achieve initial registration of all building and FM elements of the Facility.

[Authority to add]

Ceiling Heights and Voids

Where suspended ceilings are provided these will be readily demountable without suffering damage or becoming soiled and must be easily cleaned. Frequently accessed voids will be fitted with robust hinged locking doors or hatches.

The Service Provider will ensure that the void above the ceiling is adequate for the proper installation and co-ordination of the services, and for their future maintenance. Allowance will be made by the Service Provider for the installation of additional services in the future wherever possible.

Service access points should be avoided in plasterboard/plywood ceilings within [public] areas. Where this is genuinely unavoidable, access points will be designed as an architectural feature and will be fixed securely utilising security screws and locks as appropriate, and in accordance with the principles of creating a safe environment for needs.

The Service Provider will ensure that the ceiling layouts are co-ordinated with the drainage, mechanical and electrical services installations, plan process, and in any event prior to the commencement of construction.

Corridor Widths

Corridors should be designed to make best use of natural light and should be of sufficient width to accommodate as a minimum two wheelchairs passing and pedestrian traffic as may be expected in the provision of the service.

Doors and Frames

All internal and external doors and door frames in the buildings will be selected and installed to be suitable for their intended purpose of security rating, and be of a size to meet means of escape and anticipated pedestrian traffic within the locations they are installed and areas that they serve.

All doors to be fitted with automatic closure set to ensure that doors return to their secure closed state after use and intumescent strips. Locations and requirements for doors for building compartmentation and means of escape will be agreed with the Fire Officer.

All doors will have vision panels.

All door apertures will as a minimum be wide enough for wheelchair access. A structural opening of 1010mm will be allowed for general door openings including bedrooms. This enables a clear opening of 850mm, in compliance with the requirements of the Disabilities Discrimination Act and BS 830:2001.

When in 'hold open' position double door sets to corridors should be rebated so that they are flush with the corridor.

Windows and Curtain Walling

Windows

All glazing must be safety glazing to BS 6262: 1982. The Service Provider is to provide windows, including roof glazing that allows for the natural light to enter the buildings and Facility, with the appropriate air tightness whilst limiting solar gain. All windows will be safe in closed and open positions and at the time of replacement the windows will conform to Building Regulations.

Calculations relating to solar gain will be in accordance with the CIBSE prediction technique to ensure the prediction, for the relevant Zone, as a result of solar gain, will not be exceeded.

Windows at ground floor levels and those accessible from upper floor deck accesses and balconies will be provided with a means to prevent forced entry. They must provide good visibility, maximise natural daylight, provide an acceptable view from a seated position and be easy to operate, particularly by people with arthritic hands or with little physical strength and people in wheelchairs. Wherever possible, both "active" and "passive" views from the windows will be provided.

Windows at first floor level and above will be fitted with a means of restricting opening to prevent accidental falls.

Glazing below 800mm. will be of a type to comply with health & safety legislation and reduce the risk of injury.

All windows must be designed and constructed to enable safe cleaning.

Curtain Walling

Curtain walling to day spaces, dining areas, circulation routes and other areas as per the design layout to be glazed consistent with the window type glazing specification.

Curtain walling will have sloping sills and be of the polyester powder coated aluminium type. Walling into Resident utilised gardens and courtyards to have a maximum transom/ mullion projection of 20mm.

Building Envelope

The overall construction will, as a minimum, meet the requirements of the Building Regulations.

External Walls

Generally the external envelope of the buildings will have an aesthetic appearance, envisaged by the Authority, which creates a [contemporary and forward looking development] which concurrently does not alienate the local community, and enhances the image of the Authority. The development will embrace modern construction methodology, therefore there are no preconceptions within the Authority regarding the overall construction whether it be timber frame, structural metal frame, steel frame, modular or traditional, provided it meets the security, durability and other performance criteria described in the project specifications.

Roof and Eaves

Roof finishes will not pose a security or safety risk but will be in keeping with the key design and construction considerations identified in Section []. Particular attention will be made to eaves details to ensure that Residents cannot climb or gain access to the roof. This risk must be mitigated and designed out entirely to Residents accessible areas and courtyards.

In addition to anti-climb eaves details where required, external elements such as rainwater goods, external light fittings and external wall detailing should be both anti-climb and anti-ligature.

Standards are included to cover the responsibilities of the Service Provider with regard to deterioration of the structure due to various forms of decay.

All components of the roof construction and covering will be properly secured, fitted and functional, to provide a wind and weather tight roof, secure, free from water penetration, penetrating damp, energy efficient and fit for purpose.

Roofs will be constructed with appropriate materials, to provide a weather-tight covering, with low maintenance requirements that is visually acceptable to the area, and to minimise the possibility of vandalism.

Roof glazing, if incorporated must be provided with means of controlling solar gain if appropriate, and safety arrangements incorporated for external access.

Rain Noise

Rain will not cause the background noise level to exceed acceptable levels as defined in the guidance given in BS 8233 1999 'Sound insulation and noise reduction for buildings Code of practice'.

Lightning

[Authority to add]

Acoustics

The Authority requires the Facility to be designed to limit the level of noise and acoustics to a level that provides a comfortable and enjoyable environment for Users of each Zone.

The Acoustic levels for each Zone (where relevant) are shown in the table below.

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Sound insulation to separating floors will exceed the sound insulation performance for similar constructions given in the latest Building Regulations (when tested at completion) [by at least 10%]. Walls that separate bedrooms from other bedrooms or other rooms will be designed to achieve an airborne sound insulation value of at least 50dB. In areas where external noise is likely to be a concern, a specialist sound survey will be undertaken by the Service Provider and the building designed to minimise the impact of such noise. The Service Provider will take into account that poor sound insulation can be difficult to correct.

Zone	Acoustic Level
[Populate as table as required by sector / use]	
Entrance Area and Reception	[EG NR30]

Finishes

Generally, the Service Provider will select finishes on the basis of the following:

- a) Accessibility considerations;
- b) Appropriateness;
- c) Durability;
- d) Robustness;
- e) Compatibility;
- f) Maintainability;
- g) Suitability for life-cycle replacement;
- h) Co-ordination with other finishes;
- i) Suitability for infection control; and
- j) Slip resistance.

[Other considerations could include:

- Design and choice of finishes must have due consideration to acoustic performance, particularly adjacent to rooms where ambient noise levels need to be minimised.
- Décor colours should be light and pleasant.
- Finishes should be robust enough to withstand accidental damage, particularly in circulation areas, and additional protection should be considered at likely points of contact.
- Floor coverings and skirtings should contribute to the provision of a non-institutional environment, yet at the same time be hardwearing. They must not present a hazard to disabled people, nor should they restrict the movement of wheeled equipment. Floors should not be (nor appear to be) slippery, and the floor pattern should not induce disorientation. Changes of floor level should be avoided wherever possible.
- Suitable barrier matting must be provided at entrance points to the buildings.]

All wall finishes and backgrounds will be selected and installed in accordance with appropriate British and European Harmonised Standard Specifications and Codes of Practice.

Corners on main circulation routes will be rounded or angled.

Finishes generally should be fit for purpose, which can be interpreted as meaning:

- Withstand the rigorous and demanding Resident environment;
- Enhance the internal environment for users, staff and visitors; and
- Enhance the aesthetic quality and functionality throughout the life of the Facility.

Internal

All finishes and fittings will be in line with the Authority's environmental policy. The Authority will be kept informed of available options on internal finishes and colour schemes and will agree final scheme with the Service Provider before implementation.

Where computers are installed, surface reflectance, surface colours, and brightness management will be co-ordinated to meet the requirements of the HSE (Health and Safety Executive) Display Screen Equipment Regulations 1992 or as amended.

External

The external finishes for new build refurbishment and maintenance will be of high quality both in terms of aesthetic and longevity, and will be chosen in line with the Authority's environmental policy and provide suitable levels of protection from weathering.

External finishes will be appropriate to the building and its occupation and be in accordance with the building image and design.

All finishes must meet the requirements of the Authority's environmental policy.

Internal Walls and Partitions

Generally paint finishes to walls (oil based) that can be wiped clean. No paper coverings. Walls in wet areas e.g. to bathrooms and en-suites, regeneration and main site kitchen, to have impervious wall cladding.

Internal blockwork wall faces to all rooms including all bedrooms, lounges, en-suites and Resident WC's to receive [As per Sector Requirements such as plaster finish, or equivalent, generally except in areas where stud partitioning e.g. staff offices which will receive alternative finishes]

All partitions will go full height to underside at soffit / slab and will be fully sealed for acoustics and fire as necessary.

- a) Internal partitions must control sound transmission between rooms where ambient levels need to be controlled. Speech privacy is essential in spaces where personal and confidential discussions are held, such as interview rooms and consulting/examination/treatment space. It should not be possible to overhear any discussions taking place in adjoining spaces.
- b) The partitions and internal walling systems must be of a type that will reduce sound transmission between adjacent spaces such that the Privacy Factors stated in the [Area Data Sheets] are achieved.

Floors

The floor finish to ensuites must be seamless to provide a high standard of hygiene.

Interior Design

Fittings will be selected and replaced to ensure consistent appearance throughout the Facility and will comply with relevant BS and ISO standards and will be selected to have a service life appropriate to their function with an appropriate strength for the application.

General

It is critical that the internal environment is of high quality, with regards to finishes, build quality and design. The environment must promote an homely and domestic atmosphere and be comfortable.

The design will maximise the use of natural ventilation and natural daylight, however designs must also pay due attention to general security measures, which include but are not limited to:

- Injury to persons within the buildings
- Users absconding/getting lost

As a minimum, the Facility should meet with the requirements of BS 8300:2001 and the Disabilities Discrimination Act, and include, audio loops, colour definition, and wayfinding.

It is envisaged that the therapeutic, spatial and wayfinding qualities of colour and artwork be fully incorporated into designs, not considered as an afterthought.

The Service Provider will develop an Interior Design Strategy to cover all areas of the Facility to be agreed by the Authority.

Where the Service Provider includes internal planting displays, associated irrigation and atmospheric controls will be provided.

Artworks

It is the Authority's objective to create an environment through the use of art that is welcoming, inclusive, stimulating and appropriate for the space intended for the facility.

Sanitary Ware

En-suite and bathroom areas are to have a domestic appearance as far as is possible. [Therefore traditional porcelain fittings with percussion type taps will be provided]

En-suite/ bathroom fittings generally will have :

- Unbreakable plastic mirrors with security fixings and hardwood securely fixed frames.
- Ceiling mounted or wall fixed anti ligature shower head fitting. [No shower curtain]
- Dished floor type shower i.e. whole en-suite area to be pocketed during slab casting and falls manipulated to suit. Top access, security fixed gulley.
- A flexible wall mounted towel holder.
- A traditional porcelain WC pan and [plastic] toilet seat. Push button flush recessed into wall. Cistern to be slim-line space saver type concealed in duct behind.

- No exposed pipework in the en-suite area. Pipework for the shower in ceiling void. All services to be isolated from duct area.

Stairs, Ramps, Balustrades, Walkways, Escalators and Lifts

Stairs

Generally, stairs in Resident areas should be provided to facilitate evacuation.

Stairs will be designed to comply with Part M of the Building Regulations, with regards to maximum rise and minimum going dimensions.

Stairs will be of [pre-cast concrete construction] with handrails and balustrades. Concrete will receive heavy duty non-slip vinyl finish with contrasting nosings.

Balustrades and handrails in feature areas (e.g. entrance atrium) will be designed and specified to an appropriate standard consistent with the area they are intended to serve. Standards of finish will be greater for feature areas than for escape stairs.

Lifts

The Service Provider will ensure that lift access is provided to all floors. Lifts will be equipped with grab rails on three sides and will be of sufficient size to allow for [13 person capacity / minimum internal dimensions of 2200mm x 1500mm]. Lifts in staff only areas should accommodate wheelchair bound persons and all lifts should be designed to comply with [BS 8300:2001] with regards to size, controls and signals.

Architectural Hardware

Ironmongery

Generally, ironmongery will be from a single proprietary range unless the Authority's specific requirements dictate otherwise.

Full height "piano" hinges to be fitted to all en-suite doors.

Pivot hinges to be fitted to all bedroom doors, unless they are single swing opening outwards.

The designs will maximise standardisation in Resident areas to allow for greater future flexibility.

Ironmongery to staff only areas should be from a co-ordinating range.

Locks and Locking

In common with window design, the locking/security strategy for the development needs close consideration and liaison between the Service Provider and the Authority team. As a general guide the following principles are required: -

All doors (apart from bedroom doors) – e.g. at key entry points, circulation routes, rooms to Resident accommodation and therapy spaces to have [proximity card activated magnetic locks]. [Offices] should have [deadlocks].

Blinds and Curtains

Generally, curtains will be provided to Resident areas as identified in zone data sheets [References]. These will be of flame retardant material. Track will either be fitted to battens over windows, or fixed to a solid backing behind plasterboard.

Generally, blinds will be provided to staff areas only and the fixings are to be through window head directly behind the window frame.

Wayfinding and Signposting

All public information signage to be to colorimetric and photometric properties to BS 5378-2, ensuring colour definition required by the Disabilities Discrimination Act]

Health and Safety signs and all Fire signage to BS 5499, and [Insert sector specific guidance such as, Sign Guides 1 and 2 with colorimetric and photometric properties as above].

In a large facility, wayfinding is important for all users. [A detailed wayfinding strategy will be evolved and agreed with the detail of the design but there are some key features which must be met.]

The design will incorporate a number of features which will aid orientation and wayfinding. Where possible, use of colour, texture and landscape should be designed so that traditional directional signage is not required around the site, or can be kept to a minimum.

On arrival at a facility the use of an obvious 'arrival building' provides a clear indication of the main entrance to the building. Within the Facility signage will provide clear directions for all users (including users with disabilities) and which is uniform in style.

Signage will be clear and will provide the different Facility names and directional details enabling visitors, Service Users, staff and the emergency services to easily locate the required destinations (internally and externally).

Drainage

The Service Provider will provide all necessary drainage to support the Authority's Construction Requirements and aspirations regarding reduced water consumption which will include but not be limited to:

- General foul water drainage;
- General surface water drainage;
- Kitchen drainage, inclusive of grease traps; and
- Bedpan disposal system.

As far as reasonably practicable, the use of internal fall pipes will be minimised. Where internal fall pipes are used, the Service Provider will ensure that there is good accessibility for maintenance and any potential disruption to hospital services are minimised. Where external fall pipes are utilised, the Service Provider will ensure that anti-climb measures are incorporated into their design.

All relevant Zones, as specified within the Zone Data Sheets, must have adequate drainage and sewage system operating, providing safe and effective removal of wastewater, surface water and liquid waste from the Social Care Facility. The Service Provider will ensure all drainage

discharges from Site are strictly in accordance with the limits set by the Environment Agency, [Insert additional local organisations such as Councils as required].

The design of the system will be such as to create the minimum disruption in the event of blockages the selected materials and jointing systems will have a proven track record. Internal drainage and associated pipe work in areas will be concealed but accessible. Inspection and maintenance processes will ensure there is no interruption to drainage services. The Service Provider will ensure that fatty wastes are properly intercepted and appropriate arrangements made for disposal.

Materials

[Authority to add]

Other

[For example: Other design requirements such as - “Refuse Facility will be made accessible to all Residents without having to walk more than 30 metres”]

Storage

A cubic volume requirement of [] is proposed, to allow flexibility on the part of the Service Provider to meet the requirement in different ways according to the layout of dwellings and tenants’ wishes.

Mechanical and Electrical Engineering Requirements

General Requirements

The Service Provider will provide mechanical and electrical systems that help create a building with innovative design. The Service Provider will provide an engineering system that utilises the latest technology to create a high quality, energy efficient working environment that will provide a reassuring, enjoyable, comfortable and convenient Facility for all Residents, their families, visitors and staff. The Service Provider will ensure the services network is efficient, effective, flexible and unobtrusive to the Social Care functions. The Service Provider will ensure that the system is easy to maintain and will maximise the opportunities for flexible adaptation and extension of the Facility. Service installations will incorporate self-diagnostic automatic fault finding capabilities as required.

Electrical, mechanical and communication services will be designed to be an integral and co-ordinated part of the design. Services will be clearly identified at regular intervals and at all locations where maintenance access is required.

In accordance with Good Industry Practice, all plant, plant spaces and building services systems will be specifically designed and provided with defined reserve capacity allowances and future expansion capabilities for the Facility (e.g. distribution boards with 25% spare capacity for the buildings as designed).

The Service Provider will ensure reserve capacity, service termination, zoning and general arrangement supports any future extension of the building that may be an optional feature of the Service Provider's proposals.

The location of engineering and utility services will be co-ordinated with the structure and not constrain or conflict with functionality. Access to all services will facilitate ease of maintenance which should be safe and able to be effectively undertaken whilst making services tamper proof and wherever possible hidden from view. There will be provision for space to give flexibility for future re-planning and / or re-modelling of the services.

The Service Provider will take cognisance of all the building services implications of the requirements described in the Authority's Construction Requirements.

Minimum Standards

In designing the Facility, the Service Provider will comply with the requirements detailed in [insert section reference] Minimum Standards. For the avoidance of doubt, the Service Provider will make reference, but not be limited to the Mechanical and Engineering requirements set out in [[Authority to add]] as stated in [insert section reference].

Those standards of most pertinence to the scheme are;

[Authority to Add]

- CIBSE Guide F: Energy efficiency in buildings (1998) ISBN 0 900953 86 1.
- CIBSE Guide A: Environmental Design 1999.
- CIBSE Guide B: Installation and Equipment Data.
- CIBSE Commissioning Code Guidance. The recommendations of heating systems controllability in DETR Best Practice Publication GIR40 – Heating Systems and their Control.

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- The recommendations on energy efficient fans and pumps in DETR Best Practice Publication GIR 41: Control of Variable Loads.
- The recommendations of the Commissioning Specialists Association (Commissioning Engineers Compendium) ISBN 1 873623 01 0.
- Adherence to the recommendation in CIBSE Building Energy Code 1: Energy Demands and targets for Heated and Ventilated Buildings.
- BR264 Thermal Comfort: Past, Present and Future 1994
- BR266 Trends in Thermal Comfort
- BRECSU GIR 30- Performance Requirements for the Energy Efficient Office of the Future.
- The storage and distribution of water within the Facility will be provided and maintained in accordance with all building codes and BS guidance with particular reference to BS6700: 1987 Specification for the design, installation, Testing, and Maintenance of Services Supplying Water for Domestic Use within buildings and their curtilages.
- Maintenance will be in accordance with the HVCA Standard Maintenance Specification Volume 4 Ancillaries Plumbing and Sewerage.
- Installed in accordance with the Health and Safety Commission Code of Practice for the Prevention and control of Legionella, and disinfected to comply with current standards.
- Compliance with CIBSE Technical Memoranda TM 13: 1991 Minimising the risk of Legionnaires' Disease.
- BS6465 Parts I&II 1994: Sanitary Installations
- BS 6700:1997 Specification for design, installation, testing and maintenance of services supplying water for domestic use within buildings and their curtilages
- Building Regulations Parts G&H.
- BS EN 806 Specification for installations inside buildings conveying water for human consumption.
- To BS 5655 Lifts and Service Lifts Parts 1 –12 1983 & 1990.
- The design, specification, maintenance and installation of lifts guidance contained in CIBSE Guide D – Transportation Systems in Buildings.
- Compliance with the Gas Safety (installations and use) Regulation 1994 Approved Code of Practice.
- Compliance with BS 7671:2001 'Requirements for electrical installations. IEE regulations Sixteenth edition'
- Lighting will be required in respect of minimum luminescence, colour rendition and glare index as specified in the Zone Data Sheets.
- Colour rendition, where required, will be no less than 80 and the glare index will be no more than 19.
- Building Regulations part L.
- BS8206 Part 2 Code of Practice for Daylighting.
- CIBSE Code for Interior lighting 1994.
- BS 5266-1:1999 Emergency lighting. Code of practice for the emergency lighting of premises other than cinemas and certain other specified premises used for entertainment.

- The Service Provider will provide a system to the minimum standard of BS 5839 Type L

Mechanical Service Installations

The services will be provided to meet the output requirements, and will be installed with the needs of future perceived advances in building technologies and IT in mind. Flexibility is considered to be the key to implementing this requirement.

The Service Provider will ensure that building services plant and equipment are suitably isolated from the building structure in order to prevent the transmission of vibration. The Service Provider will comply with the guidance on the satisfactory magnitude of building vibration with respect to human response given in [BS 6472 for example]. The Service Provider will comply with the following vibration limits detailed below:

[Care should be taken in specifying loadings, If there is a need to derogate from the British Standards, then this approach should be used with caution.]

- Plant rooms on occupied floors [0.015 m/s²];
- Plant rooms above and below occupied floor levels [0.050 m/s²]; and
- Remote plant rooms [0.100 m/s²].
- Acoustics

To allow the effective control of building services noise in the provision of a satisfactory acoustic environment the Service Provider will satisfy the requirements as contained in the Zone Data Sheet [insert section reference] and the following criteria [with reference to the relevant British Standards];

- Careful selection of plant, equipment, and their location;
- Good installation; and
- Correct operation and maintenance.

Mechanical Systems

The Service Provider will design, supply, install, test and commission all mechanical building services necessary to support the activities of the Facility. The following systems are indicative of those anticipated by the Authority but are not exhaustive and sole responsibility will be the Service Provider's to determine all necessary systems are included.

Systems will be designed, supplied, installed, tested and commissioned in accordance with the regulations and standards.

Building Management Systems & Controls

The Authority's philosophy is to provide a safe, healthy and comfortable environmental condition for users of the Facility, whilst focusing on energy conservation measures. The Service Provider will ensure that the controls effectively deliver the requirements of the Authority. The Service Provider will adopt "best practice" in order to achieve the energy target for the Facility.

The Service Provider will ensure that all materials and equipment used are standard components, regularly manufactured for this and/or other systems and not custom designed specially for this project. The Service Provider will ensure that all systems and components have been thoroughly tested and proven in actual use, for at least two years, within other establishments of a similar size and complexity to this one.

The Service Provider will install, security, CCTV, lifts and interfaces with all necessary features [including for example call, staff attack, panic alarms, and fire systems].

Heating systems to all areas will be sufficient to ensure an ambient internal temperature of [20 to 22°C] during cold weather [down to -3°C] and incorporate controls capable of reducing the level of heat to Service Users' in their own rooms.

The Service Provider will ensure there is capacity to provide energy consumption reports to the Authority's requirements.

The Service Provider will ensure that the monitoring of hot water and cold water (including tanks) is carried out throughout the Facility (not just at central plant) in order to comply with the Authority's Legionella prevention strategy. As a minimum, any temperature deviation outside the design parameters will raise an alarm.

The Service Provider will ensure that all major plant items will be designed and controlled to provide "real time" status monitoring, including run, fault, and alarm reporting. The Service Provider will ensure that this includes boilers, pumps, pressurisation units, air handling plant, fans and air conditioning.

Optimisation & Compensation

The Service Provider will ensure Good Industry Practice is adhered to regarding control regimes incorporating time, optimisation and weather compensation.

Heating System

The need to maintain acceptable comfort conditions in all is of paramount importance and the Service Provider will develop strategies for achieving optimum comfort together with minimum energy consumption.

Multi-purpose spaces will have heating equipment capable of being controlled to deliver the required temperature to suit the activity and not at a higher or lower level than is needed.

Space heating and water heating are to be capable of independent operation, and available 24 hours per day, controlled both on a [whole property and room by room] basis. The Service Provider will provide good quality heat emitters to ensure satisfactory heat distribution within the area served. The Service Provider will arrange heat emitters and all heating pipe work such that in all areas, the surface temperature limits as laid down in [Insert relevant guidance].

The Service Provider will provide all heating systems required to [as appropriate]:-

- a) All heating systems are to have both frost and condensation protection;
- b) All heating appliances to have safe surface temperatures;
- c) The inside temperature for each Zone, during opening hours, is in compliance with the relevant Zone Data Sheet

- d) Zone and control heating circuits are required to provide an efficient and comfortable environment;
- e) Provide facility for Resident control in individual bedrooms to reduce heating / temperature;
- f) Provide valve isolation such that isolation of circuits/sub-circuits will have minimal disruption to the remaining departments;
- g) Provide a temperature and ventilation night set-back facility so that when rooms are unoccupied they will have frost and anti-condensation protection.

The Service Provider will pay particular attention to effective use of warm air curtains in entrance / draught lobbies.

Ventilation

For the avoidance of doubt, the Service Provider will provide mechanical ventilation [and cooling] to suit the functional requirements of each of the rooms in the Facility. Irrespective of the content of the zone data sheets, where rooms are clearly intended to be occupied and/or become internal spaces during design development and natural ventilation is not possible, mechanical ventilation and/or extract ventilation will be provided and agreed to suit the function of the space.

The Service Provider will provide natural and mechanical ventilation and comfort cooling, to suit the Facility and the requirements as stated in the Room Requirements Matrices, taking full consideration of the Authority's preference for natural ventilation wherever possible to achieve this.

Ventilation is to be provided to appliances where such ventilation is required to allow their normal and safe operation. The heating, ventilation and air conditioning systems will be logically designed to operate efficiently and the Service Provider will ensure heat gain from all equipment and Residents and personnel is allowed for in sizing and selection of the systems.

The Service Provider will demonstrate how their proposals facilitate the control and management of an outbreak and spread of infectious diseases. The Service Provider demonstration is to cover all aspects of the building and the services

Where grilles or diffusers are used within rooms the Service Provider will ensure they are:

- Arranged to avoid draughts; and
- Designed to minimise noise intrusion into the space.

Local Exhaust Ventilation Systems

The Service Provider will provide all LEV systems including but not limited to that required to support the provision of catering, and other Facility provided on Site requiring exhaust ventilation.

Electrical Installations

The Service Provider will provide electrical installations to a safe and operable standard. This obligation extends to any subsequent alterations and modifications of the electrical installations

Main and Sub-Main Distribution

The Service Provider will provide a main and sub-main distribution system for the new Facility incorporating all connections from the utility provided HV supply, LV main switchgear, sub-main cabling and distribution boards as required to carry electricity to power outlets and lighting throughout the Facility.

The Service Provider will incorporate no less than 25% spare capacity (for the Facility as designed) to the main distribution switchgear, standby generator etc within the Facility and size the installations (all distribution panels, containment, risers etc.) to accommodate additional future spare requirements.

The Service Provider will provide automatic power factor correction equipment in accordance with [[Authority to add]].

Standby Generation

The Service Provider will provide a standby mains failure generator for the Facility to provide 100% power in the event of loss of the mains supply and comply with requirements set out in section [insert appropriate section reference]

The Service Provider will ensure the quality of generated supply is to be compatible with the requirements of the services provided as defined in [appropriate section reference].

Electrical Small Power

The Service Provider will provide socket outlets throughout the Facility to provide for general Facility, cleaner's requirements and for connection of particular items and portable equipment as required throughout the Facility as defined in the Zone Data Sheets [reference]. This will include the provision of lockable, weatherproof power sockets to all courtyards. Socket outlets and switches will be positioned so as to be safe and easily accessible.

The Service Provider will provide all necessary single and three phase power supplies for external plant and equipment.

Socket outlets in internal Common Parts will be sufficient to allow cleaning appliances to reach all areas of the internal common parts.

Lighting - General

Wherever possible, the Service Provider will incorporate the use of daylight in to the lighting design. The Service Provider will design and orientate the building such that the daylight can be used to best effect, supplemented by the artificial lighting system to provide the appropriate levels of illumination and to provide adequate levels of lighting for the particular activity being undertaken within each Zone. The Service Provider will consider switching of lighting banks parallel to windows, and adopting energy management control systems such as time switches, dimmable controls, and presence detectors.

The lighting (lux) level for each Zone will have a lighting (lux) level appropriate to its specified use in accordance with the Zone Data Sheets and will be designed by the Service Provider to comply with the list of applicable standards detailed in [appropriate section reference] and with particular reference to and compliance with the latest versions of the following publications [include sector specific reference as required]

The Service Provider will provide the lighting levels and uniformity of light in accordance with the Zone Data Sheets contained [appropriate section reference]. Lighting will be suitable for the task to be carried out and in accordance with the appropriate guidelines. The lighting design / installation will provide good uniformity over the task area [>80%]. The Service Provider will take into account the drop off in efficiency of fittings by using a maintenance factor in the design.

The Service Provider will ensure that luminaires are complete with an appropriate high efficiency diffuser/controller and be suitable for the application for which they are proposed.

All luminaires within similar spaces are to have tube/bulbs of the same colour temperature

Light source efficiency will be better than 2.7 W / m² / 100 lux (except where justifiable).

Emergency lighting will be tested in compliance with the applicable regulations.

Interior Lighting

The Service Provider will ensure that corridor lighting is multi circuited to facilitate use of 100% or 50% of the luminaires. Where the corridor is over 15 metres in length, consideration should be given by the Service Provider to zoned lighting.

Luminaires will be located to provide ready access for lamp changing and maintenance, whilst still providing the recommended level and quality of illumination to the area. [Should also be positioned to prevent unauthorised tampering]

The Service Provider will select the colour and material finish of luminaires to be co-ordinated with the architectural intent throughout the circulation areas. [Luminaires to be used in particular rooms will be selected on their ability to create a calm and "homely" atmosphere]. Tungsten lamps or low wattage (10 watts or less), 2700K compact fluorescent lamps will be the Service Provider's first choice. The Service Provider will consider the inclusion of wall mounted luminaires and /or uplighters.

Where luminaires of the fully recessed type (modular and / or downlighter) are installed within fire rated ceilings, they should be provided with a one hour rated fire canopy. The Service Provider will also ensure that they maintain the integrity of the ceiling and that the canopies are tested to [the required standards e.g. "BS 476 Parts 20 and 23, clause 5. The Service Provider will also ensure that all canopies meet the requirements of Class O materials".] Luminaires with prismatic diffusers installed on fire escape routes will be fitted with flame retardant diffusers to TP(a) classification, minimum Class 3 surface spread of flame.

Food factory type luminaires will be provided in areas in which food is prepared, cooked and stored.

Plant areas, roof void areas, ducts, lift motor rooms, shafts and similar utility areas will be additionally illuminated utilising suitably IP rated luminaires.

Exterior Lighting

External lighting will promote safety and security at night, enhance appreciation and enjoyment of the surroundings, identify the Facility and create a favourable and welcoming impression, encouraging a sense of local pride and well being.

Adequate and properly distributed outdoor lighting of suitable colour will be provided to display the form and characteristics of principle features in a satisfying manner, reveal clearly such hazards as change of level, illuminate dark and potentially dangerous areas, and enable full advantage to be taken of the opportunities and amenities provided by the Facility.

The Service Provider will illuminate the main entrance, the building perimeter, car park areas and pedestrian walkways by use of energy efficient luminaries. The installation will achieve the requirements of [Reference such BS 5489 or zone data sheets], providing external lighting for safety and security purposes. Furthermore, all on-site access roads, car parks, footpaths and cycleways will be lit to levels compatible with the adjacent public roads. Lighting will be provided to all direction signs around the site where these are not adequately illuminated by external lighting. [The Service Provider will provide external lighting to provide adequate light levels for the effective operation of CCTV surveillance].

Where it is appropriate and safe to do so, the Service Provider will consider control of external lighting to minimise energy consumption, by utilisation of constant low level background lighting combined with main lighting controlled by photocell or movement sensors. This may include areas such as, but not limited to, courtyards, service courtyards and plant rooms. The lamp type selected must be sympathetic to frequency of switching dictated by the control means and must take into consideration impact on surrounding areas. The Service Provider will consider the use of solar powered lighting.

When selecting luminaries for exterior lighting, the Service Provider will give consideration to the effects of light pollution, vandalism, security, energy efficiency and the impact on local Residents. The Service Provider will install external wall mounted luminaires to be fed by back entry. External cable runs on the outside of buildings will be avoided by the Service Provider. The Service Provider will provide light fittings that cannot be used to assist in gaining [unauthorised] access to the roof [or other parts of the Facility]. The Service Provider will achieve this either via the appropriate specification of light fittings or by design.

The Service Provider will ensure that all access routes to plant areas are lit to provide safe access for maintenance and the Service Provider will wire luminaires on multiple circuits to avoid loss of light to whole areas in the event of a mains/circuit failure.

Emergency Lighting

Emergency lighting installations will be provided to all [insert required] areas.

The Service Provider will connect the emergency lighting to addressable self-monitoring control panels with each luminaire. The Service Provider will ensure that the emergency luminaires will be energised in the event of a failure of the local lighting circuit and/or the main electrical supply and will ensure that the emergency luminaires are automatically tested in accordance with the requirements of the British Standards.

The emergency luminaires may be of either the maintained or non-maintained variety. The Service Provider will ensure that they are powered by a suitable battery supply connected by auto-changeover switch or utilise self-contained battery packs within luminaires – 3 hour rated.

The Service Provider will ensure the emergency lighting installation includes for adequate definition of emergency exits.

Lighting Control & Wiring

Due consideration should be given by the Service Provider to the inclusion of automatic lighting controls for all areas including the utility areas to ensure lighting is switched off whenever these areas are unoccupied.

The Service Provider will ensure that the lighting design incorporates a flexible switching arrangement to allow for varying activities within each room and for cleaning purposes. The Service Provider will arrange the circuiting of luminaires to control groups of fittings in order to provide flexibility of switching arrangements. Such a facility is particularly important in large spaces where the level of daylight is not uniform and artificial lighting is likely to be needed for long periods in areas remote from windows. Where multi-gang lighting control switches are required the Service Provider will provide a label fixed to the grid under the switch plate, indicating the switches are fed from different supplies. Switches for public areas should be positioned by the Service Provider so that unauthorised persons cannot switch the lighting.

The Service Provider will provide alternative circuits together with two-way or intermediate switching at all section doors and corridor direction changes for lighting in corridors and circulation areas.

The Service Provider will wire lighting circuits within rooms/areas on the same phase as the general power circuits.

Lifts

Lifts are required to provide access by all users to all amenities in the Facility.

Where lifts are required, the Service Provider will provide these in accordance with. Lifts will be of a minimum of [1.5m x 2.2m], and in all respects, will be provided to meet the anticipated traffic generated by the Service Provider's design. Maximum loading of the lifts will be appropriate to these requirements.

The following are a non-exhaustive list of key requirements, to which the Service Provider will give consideration to and incorporate in the provision of lifts:

Emergency lighting;

The lifts will be vandal / damage proof but aesthetically pleasing;

Finish to the lift will reflect use as a passenger lift and the carriage of goods;

Lifts will have to facility to be secured and 'key operated';

Lifts will be hydraulic;

Control systems will be microprocessor based;

Lift sizes will be based on European or equivalent British Standards;

The Service Provider's control rooms will be easily accessible and designed to minimise the need for artificial cooling;

Emergency hands free telephones in lifts will be accessible to the blind, partially sighted, deaf and wheelchair users. Telephones will be linked to lift car audio inductive loop; and

Disabled friendly controls, information etc (wheelchair accessible height of buttons, tactile numbers, voice messages, and visual alarm) will be incorporated in the lift design.

The Service Provider will ensure that any staff attack / assistance system is operational and fully functional within lifts.

Incoming Services

The Service Provider will be responsible for the provision of all utilities and the energy supply infrastructure to and from the Facility (whether this is internal or external to the Site boundary), including:

- a) Confirmation of the capacity of the proposed system;
- b) Liaison with potential suppliers;
- c) System development and planning;
- d) Any supplies modifications to the periphery of the Site;
- e) Any supplies modifications within the Site;
- f) Metering and sub-metering of supplies;
- g) Strategic planning;
- h) Emergency systems; and
- i) Power factor correction.
- j) Security of Incoming Supplies

The Service Provider will provide back up to respond to the failure of the incoming supply of electricity (see electrical section), gas and water supplies to the Facility.

The Service Provider will ensure that energy, water, and communication supplies to and within the Facility are maintained by agreement with the utility suppliers, the Authority, and where necessary by providing standby sources of supply. The Service Provider will develop a strategy to ensure the security of the supply. The Service Provider will be required to demonstrate the feasibility of the strategy to the satisfaction of the Authority.

Provision for Isolation

The Service Provider will ensure that sections of the supply mains, whether supplying electricity, gas or fluids, can be taken out of service for maintenance without interrupting the supply to the development.

The Service Provider will ensure that service shutdowns are minimised and will be agreed in advance with the Authority. The Service Provider will ensure that service interruptions are covered by method statements, and unless agreed otherwise, will provide temporary services. The Service Provider will provide external isolation of water supplies to the new Facility.

The Service Provider will provide means of isolation of water, power and lighting supplies to individual [Units]. These will be easily accessible to staff and lockable.

Metering

The Service Provider will ensure the use of meters giving high accuracy at low flow rates and that metering points give consumption in SI units including any time bands as appropriate. Where economic, the Service Provider will ensure data collection and report production is by electronic systems.

Electricity

All electrical installations will comply with the requirements of the current edition of the “Regulations for the Electrical Equipment in Buildings” with all current amendments, issued by the Institution of Electrical Engineers (hereinafter referred to as IEE Regulations). The installations will also conform to the requirements of the local electricity supply utility.

Water

Main incoming water supply; Where the composition of water supplies may give rise to excessive lime scale deposition, manufacturer’s recommendations as to the protective measures necessary to prevent the shortening of the operating life of equipment must be followed.

Gas

All gas installations will comply with the requirements of British Gas and the local supply utility, and be carried out by a ‘CORGI’ registered the Service Provider

Service Routes

All service voids, risers, plant rooms and other service / plant spaces will be designed to easily facilitate the future removal of building services within each space.

In order to minimise potential disruption to the Authority due to maintenance of building services, the Service Provider will where practicable route services through common spaces such as corridors and avoid through routing within bedroom areas.

All new ductwork will be provided to allow cleaning of internal surfaces and components to be undertaken in accordance with the Health and Safety Approved Code of Practice 33, and as detailed in the HVCA Document TR17 Cleanliness of Ventilation Systems.

Gas Installations

Gas installations and appliances will be provided where required and installed and maintained in accordance with appropriate Regulations

The Facility must meet the requirements of CORGI certification and an appropriate CORGI certificate must be obtained and held.

Ventilation

Requirements as defined in CIBSE Application Manual 10 Natural Ventilation in Non Domestic Buildings.

The ventilation rates meet the requirements set out in the Zone Data Sheets.

The target infiltration rate will be less than 8/m³/m²/hr of envelope area at 50 Pascal’s.

Ventilation rates will be calculated according to CIBSE and BRE guidance

All results taken will be recorded on the Property Database by the Service Provider.

Hot Water Supply

Appropriate operational engineering systems for hot water will be included in the design of the Facility. The control of legionella and other bacteria within the systems is critical and is considered mandatory. Hot water systems will be designed to provide adequate flow to satisfy maximum demand whilst minimising stored hot water and energy consumption. The provision of some storage is desirable to minimise the impact of hot water generation on boiler power.

The Service Provider will design and install the domestic cold and hot water supply installations to fully comply with the requirements.

Hot water boilers will be provided as identified in the Zone Data Sheets.

The Service Provider will minimise the length of dead legs and outlet pipework.

For the purposes of hand washing and showers the temperature will not exceed 43°C and will not be less than 35 °C at the delivery point and where Domestic Hot Water (DHW) is supplied without thermostatic control, all taps will be appropriately labelled.

Other Water Supply Considerations

The Service Provider will provide 'plumbed in' chilled water dispensers in accordance with the zone Data Sheets [reference], and plumbing to all vending machines as required and to equipment such as, but not limited to, washing machines, dishwashers, waste disposal units and hot water boilers in [Intermediate care] areas throughout the Facility in accordance with the Authority's Construction Requirements.

All hand washing and shower components will be provided with automatic timed flow control mechanisms, which will be set up to minimise the risk of deliberate flooding in the Facility.

The Service Provider will evaluate the benefits of rainwater harvesting which if adopted, the Service Provider will ensure that the rainwater from the roof of the Facility and hard standings is collected, stored and re-used for horticultural purposes and if appropriate, to serve supply points for irrigation of the external areas of the proposed Facility.

The Service Provider will ensure that the recycling facility for rainwater systems allows for appropriate filtration to ensure supply of potable and hot water that is of high quality to all parts of the facility that require water.

Hot and cold water will be provided in accordance with the Zone Data Sheets and cold water will be supplied to all courtyards.

Water closets, drinking fountains and urinals will have a supply of cold water which allows these services to be usable in accordance with the manufacturer's specification.

Local isolation of the water supply to all [sanitary] appliances, and at the final equipment connection points, will also be provided.

The design of the cold-water pipe work distribution system will be such that there are no excessive dead legs. Extended pipe work runs that serve infrequently used appliances and equipment will be avoided. Where unavoidable, the pipe work run will be extended to serve an appliance or range of appliances that will be used on a regular basis.

Local water supply isolation will be provided at all sanitary appliances and final connections to fixed equipment.

Other Installations

Fire Detection & Detection Systems

The Service Provider will ensure that the fully addressable automatic fire detection system for the Facility is fully compliant with the performance criteria laid down under latest versions and revisions.

The system will be equipped with sufficient sounders to maintain sound outputs in different areas and incorporate visual strobe indicators in accordance with the requirements of the Disability Discrimination Act. All circulation doors will be installed with integrated electro-magnetic door hold open devices.

The Service Provider will provide smoke heads which comply with anti-vandal, tamperproof requirements.

The fire alarm system will be designed and installed, commissioned and serviced by a manufacturer employed, factory trained personnel.

The Service Provider will ensure that this system will have a documented history of compatibility by design for a minimum of 15 years. Future compatibility will be supported for no less than 10 years. Compatibility will be defined as the ability to upgrade existing systems to current level of technology, and extend new field panels on a previously installed network.

The Service Provider will take into account the need for maintaining Resident security during alarm testing i.e. the testing regime will not allow for ordinarily secure doors to open as a result of routine testing.

Public Address System

The Service Provider will ensure that adequate good quality public address and sound systems are installed throughout the building to meet the needs of users.

Security, Alarm and Call Systems

Security Systems

The Service Provider will provide security systems specifically designed to meet the requirements of each unit.

The systems will present a secure and reassuring environment for staff, Residents and visitors by providing appropriate security measures within the particular restraints imposed by care requirements and personal freedom.

The design for all security systems will be in line with the general principles of the approach suggested by [For example 'Secured by Design'].

Staff Assistance Systems

The Service Provider will provide, maintain and replace a staff / assistance system and any parts thereof as detailed below with coverage to all areas as defined in the zone data sheets [Reference].

The Service Provider will provide portable staff / assistance units and also integrated staff attack / assistance and pager units. The system will be capable of emitting both audible and visual warnings to alert devices / Facility in order to alert staff and security to the fact that there is an attack or a situation has arisen in which staff members are in danger. [Accommodation] requirements will dictate where the alarm is annunciated but as a general guide the panic alarm will raise an alarm locally and at the main reception / security desk, including to the integrated staff attack / assistance paging units aligned with this system, allowing 24 hours instant alerts to key personnel. The system will be capable of highlighting the exact location of the distress.

Alarms & Intruder Detection System

The Service Provider will provide an IDS System.

In areas not used overnight, or empty for prolonged periods, this will be provided by PIR Detectors located within the corridors, and rooms with ground floor windows internally adjacent to any roof access points.

In addition the Service Provider will ensure that restricted areas have door contacts available for monitoring unauthorised entry.

Building Security

The Service Provider will provide, maintain and replace a comprehensive access control system and any parts thereof to all external access control doors to each building block within the Facility. For the avoidance of doubt, this system will include for an intercom facility to a local control point.

Electronic security system door locking is required to areas as detailed in the Zone Data Sheets.

The Service Provider will ensure the system includes all necessary power supplies, back up power supply (a minimum of three hours to be provided), card readers, actuators and a manual key operated release unit.

The Service Provider will provide door entry [video] intercom systems to the main entrance door and the delivery entrance.

User Call Systems

The Authority requires installation of a care call system which complies with CSCI requirements and guidance. The system is to be linked to a front door entry system. The system must be capable of emitting both audible and visual warnings to summon assistance. The Service Provider will ensure that both visual and audible warnings are sited in positions that enable the appropriate staff to respond to the exact location of the call both efficiently and effectively. The Service Provider will ensure that the nature of the warnings, both visible and audible, is consistent throughout all areas of the Facility.

The Service Provider will ensure that the user Resident call device meets the need of the particular Resident that may be required to use the Facility, including, but not limited to, those with cognitive problems.

Each facility is to have a hotel type telephone system. The Service Provider will allow for stock of [No] handsets to be made available per facility.

The Service Provider will also provide a local 'assistance call' system to assisted WCs and bathrooms and will ensure that both visual and audible warnings are sited in positions that enable the appropriate staff to respond to the exact location of the call both efficiently and effectively.

Lightning Protection & Earthing

The Service Provider will provide a lightning protection system for the protection of the structure, the contents and occupants. The lightning protection installation will be in accordance with the latest version of BS6651. The lightning protection system will comprise of air termination network, down conductors, earth termination network, all required equi-potential bonds and surge protection devices, and where possible, the Service Provider will give due consideration to equipment and straps being unobtrusive.

The Service Provider will provide a system of earthing that will ensure sufficient and fast operation of protective systems in the case of earth faults.

Test clamps will be provided at low level for the connection of down conductors and earth electrodes.

The earthing system will comply with the latest versions of BS7671 (IEE Wiring Regulations), BS7430 (Earthing) and with the Electricity at Work Regulations.

Engineering flexibility and Zoning

The Service Provider will ensure the Facility is capable of individual temperature control for all areas; to be achieved with the use of zone controls. Areas should be independently controlled dependent upon their hours of operation to ensure optimum efficiency and in discreet areas consideration should be given to localised zoning depending on the orientation of the building. Proper consideration is required to the level and extent of temperature sensing and monitoring devices so as to provide both accurate and cost effective zone control.

Heating, ventilation, electrical and medical gas zoning will be configured to promote flexibility in order to enable re-modelling and re-planning to be undertaken at a future date.

All engineering services will be zoned with isolation and safety provision, for the whole of the Facility and for individual units. The Service Provider will also ensure that zoning accounts for:

The effects of solar gain; and

The necessity for isolation of part of the Facility without affecting the entire Facility.

Other

[Authority to add]

Information Technology and Communications Requirements

General Requirements

[Authority to add]

Minimum Standards

[Authority to add]

Responsibilities

[Authority to add]

Overall Responsibility

The Authority recognises the importance of information and communication in all aspects of its work; improved communication enables improved efficiency. The continued development of technologies provides an increased potential to simplify systems and reduce duplication allowing the Authority a more complex management system of greater value to users and the Authority itself.

This specification is intended to co-ordinate the various aspects of communication systems within the Authority's operations. The specification does not describe all individual systems and their operation in great detail, but identifies the various communication systems, the Authority's current strategies for their development and maintenance, the obligations placed on the Service Provider.

Information (& Communication) Technology

The Service Provider will design, construct, install and maintain a comprehensive and robust infrastructure (e.g. containment, cabling and computer rooms) for the Facility in accordance with the requirements of the Authority's Construction Requirements and as detailed in the diagrams below. For avoidance of doubt, this includes the detailed requirements set out in the [Reference e.g. Zone Data Sheets]. The infrastructure will be commissioned (jointly with the Authority), labelled and documented (to the Authority's approval) prior to handover to the Authority.

The Service Provider will ensure that the lighting in the ICT room is sufficient to allow for safe working on plant and equipment. No water, steam or waste services will be located either in or directly above the ICT room due to risk of water damage. The Service Provider will provide a suitable form of fire suppression to minimise the time systems are out of operation due to damage to equipment in this room. Where applicable, the Service Provider will install security bars / shutters on the windows.

Service Provider will provide IT and telephone systems for the Facility which will allow for changes in the Authority's needs and developments in technology from time to time.

Other

Information Technology

The Service Provider will provide a data network infrastructure capable of supporting as a minimum but not limited to the following systems;

[As per scheme requirements] Administration system;

Electronic records;

Internet, intranet and email services; and

On-line information systems.

Communications

The Service Provider will provide a voice network infrastructure that is capable of supporting, but not limited to the following systems;

[As per scheme requirements] Voice over internet protocol;
Conventional voice;

Modem and fax services;

Public area pay phone installation;

Cordless pay phone on each ward; and

Video conferencing.

The Service Provider will also provide a visual indicator, in a location to be agreed with the Authority, to indicate to staff on each ward that the telephone in the ward office is ringing.

ICT Rooms

The ICT rooms have been given an indicative size and location in the Schedule of Accommodation and / or Zone Data Sheets. The final size and location will be dependent upon the Service Provider's final design (e.g. physical restrictions of cable run lengths etc).

Wireless Networks

Provision will be made within the infrastructure for the inclusion of wireless networking. This provision will consist of a twin 13A socket and double data outlet mounted above the suspended ceiling with a small access panel (70mm x 70mm) to bring cabling to below ceiling height. The cabling will be used to connect the wireless equipment to the Authority's data network at a number of locations throughout the building, ideally at the corners of each floor intersection. This will include provision for potential 100% coverage of the Facility by wireless networks in future.

External Services (WAN)

Routes will be provided by the Service Provider from two independent external access points (ducts) to the ICT Room. These will be of a size suitable for external grade multi-core fibre cable(s), and a 400 pair copper multi-core cable(s). The Service Provider will ensure that the Authority is granted free access to these ducts at all times so that it may access communications services from any third party it wishes to nominate. It is envisaged that at least two 10 mbps LES (for N3) and one 100 mbps LES (for Authority Network) will be installed.

Cabling

Cabling systems will be installed to the highest ratified specification for IT wiring systems as defined in EN50173 or equivalent standard, with a minimum of Cat 5e within buildings and fibre between buildings. The structured cabling systems will be future proofed to ensure technological development can be accommodated by the system.

The jacket construction of the cable must be suitable for the application and details must be provided in the tender. The installation will also cater for two outlets at every workstation being able to support a VoIP installation.

All voice cabling installed will allow for a minimum of 25% spare capacity over and above the spare requirements stated in this Schedule 8 Part 3.

Cables, which pass through the infrastructure of the buildings, will be suitably protected against damage. Through walls and floors this will involve an appropriate type of sleeve, through any form of metalwork or stiff plastic then a rubber grommet will be used.

Data Patch Panels

The Service Provider will take cognisance of the ICT requirements and provide patch panels accordingly.

Data Outlets

The data and voice outlets will be RJ45, will be certified point to point, and will utilise lead-frame technology for improved performance and reduced depth. The outlet contacts will be silver-plated and positioned at 45° to the copper core of the cable to increase the number of possible re-terminations and provide a gas tight seal.

The outlets will be appropriate for the Authority's Construction Requirements Schedule [Reference] and the rooms / spaces identified.

Induction Loop

The design of the Facility will include induction loops with suitably located dedicated sockets and signage in areas as defined in the Room Requirements Matrices in Schedule 8 Part 3 Appendix F.

The Service Provider will provide induction loops or infrared systems in accordance with DDA requirements. The final provision and locations are to be agreed with the Authority, dependent upon the final design solutions

The Service Provider will therefore ensure the provision of portable hand held systems for use by visitors that will be made available at reception. This will ensure that the parts of the Facility not provided with induction loops or infrared systems are made accessible to all users.

The "ear" symbol denoting the presence of an induction loop should be prominently displayed. A sign will explain clearly to people using hearing aids how they can benefit from the induction loop.

TV & Radio Facility

The Service Provider will provide, maintain and replace the infrastructure for reception and distribution of satellite / digital terrestrial television and radio signals for use by Residents in their own rooms, visitors and staff. This will include external aerials / dishes, containment and cabling / distribution to enable radio, and both satellite / digital terrestrial TV services to be distributed throughout the Facility. This will be via TV outlet aerial points in locations as set out in the Room Requirements Matrices in Schedule 8 Part 3 Appendix F.

The Service Provider will provide facility to allow the Authority to offer a 'hotel style' TV service which provides care home information on a specific channel.

Civil and Structural Engineering Requirements

General Requirements

The Service Provider will in carrying out the Works comply with the following non-exhaustive list of civil & structural engineering requirements.

The Service Provider will take cognisance of all the civil engineering and structural implications of the requirements described in this Output Specifications [Reference]

The Service Provider will ensure that the design and construction of the civil and structural engineering elements of the buildings and external works meet the following criteria:

- Be fit for their intended purpose;
- Be fully co-ordinated with the design of the building fabric, finishes, services, facades, internal walls, medical equipment and existing Site features, including buildings / structures;
- Include the design and construction of any secondary framing necessary for the support of plant, services, ceiling mounted tracking hoist systems, other lifting equipment or medical equipment;
- Provide adequate space for the distribution of services, while maintaining the required finished floor levels and the floor to ceiling heights called for in the Zone Data Sheets, and elsewhere in this Schedule [Reference];
- Maximise the clear zone above the ceilings for services to the degree consistent with overall economy for the Authority;
- Provide fire resistance required by the appropriate [sector guidance] and the requirements of the Building Regulations;
- Be economically adaptable to meet changing service needs; and
- Require minimum maintenance and be designed to accommodate maintenance (and associated access) requirements for services, equipment and building fabric.

The structural design will ensure that structures are co-ordinated to ensure the logical and sequential installation and maintenance of services. For example, the use of columns adjacent to vertical service voids will be minimised.

Buildings Structure Requirements

The Service Provider will take account of the need for special screeds, raised or lowered floors, ceiling grid support grids and other such measures to allow for the installation of special equipment and associated services.

The Service Provider will ensure that specific areas of the Facility satisfy particular requirements of the Authority's operations or equipment in those areas. Relevant constraints may include but are not limited to maximum allowable structural deflections, differential settlement, vibration and the meeting of any specific tolerances. The Service Provider will be responsible for liaising with the Authority to establish and agree constraints.

Lateral stability bracing systems will not obstruct or hinder operations and will not obscure the windows or doors.

The vibration response of the buildings will comply with the requirements and be compatible with the requirements of the equipment to be installed.

Parts of the structure potentially subject to damage from furniture or vehicles will be designed with adequate protection to prevent such damage from occurring.

Structural deflections will be limited as necessary for the proper installation and functioning of special mobile, rail mounted, or fixed equipment.

The Service Provider will include, within their design, provision for removal, replacement and upgrading of installed plant, equipment, fixtures and fittings during the life of the Facility. As part of this element of design, a comprehensive replacement strategy will be prepared for implementation. This strategy will, wherever possible, consider how these works can be undertaken whilst minimising disruption to the function of the completed Facility.

Fire Resistance

The Service Provider will provide fire protection to all elements of structure and ensure fire ratings are in compliance with space use and the higher of the standards specified in the “Minimum Design and Construction Standards” given in of this Schedule, in addition to the satisfaction of the relevant Fire Authority / Officer.

In determining fire protection measures, the Service Provider will take due consideration of the potentially increased fire risk in accordance with the use and Resident type associated with the Facility.

Loadings and Structural Flexibility

The structural flexibility of the facility will reflect the overall Adaptability Strategy designed by the Service Provider. With respect to the Facility, the Service Provider will:

- Take due account of future flexibility of the Facility (in terms of future change of use and / or relocation of equipment);
- Specifically make allowance for future flexibility of ceiling mounted tracking hoist equipment in specified areas, including the requirement for re-configuration, extension and / or retro-fitting of lifting equipment i.e. the whole of the specified area will be structurally capable of accommodating hoist equipment;
- Make specific allowance for items of particularly heavy equipment and / or other onerous loading conditions; and

The Service Provider’s structures will be designed to cater for the dead loadings associated with the chosen materials for the structure, finishes, partitions and cladding to the buildings. As a minimum, it will also be designed for the imposed loads as specified in current British Standards, or the European equivalent. The design will also take into account the need for specialist measures to allow for the installation of special equipment and associated services. Structural deflections will be limited as necessary for the proper installation and functioning of specified equipment.

The Service Provider will account for (but not be limited to) the following loading schedule:

General floor loadings;

Point loads for equipment and Services;

Impact loads;

Vibration loads;

Special plant foundation loads; and

Service loads.

The Service Provider will take account of concentrated point loads from both mobile and stationary plant and equipment. The structure should incorporate reasonable measures to accommodate updated versions of such machinery without major disruption. In addition, the Service Provider will ensure that floors and supporting structures have the capacity for retro fitting lifting devices for all fixed items of plant and equipment weighing 35kg or more.

The Zone Data Sheets have indicative details on anticipated items of heavy equipment but For the avoidance of doubt, the Authority recognise that no upper limit has been identified and this will be agreed with the Service Provider on a unit basis.

The Service Provider will install ceiling mounted tracking hoist systems in all Resident bedrooms leading to and within the en-suite.

The Service Provider will take account of dynamic loads from general movement of people through to activities such as aerobics, dance or other rhythmic activities that can give rise to harmonic effects in poor design.

Foundations & Sub-Structures

All foundations will be designed by the Service Provider to comply with all relevant current Codes of Practice published from time to time, taking into account the loadings to be sustained, prevailing ground conditions and the effects of any settlement on new superstructure and on links to adjacent buildings. Proposed solutions will take account of adjacent foundations or structures and engineering services below ground.

Movement Joints

Structural movement joints will not be located through:

- Kitchens and food preparation areas;
- Any room with (now or in the future) with ceiling mounted tracking hoists or other similar lifting equipment;
- [Extend list as required]

Lateral stability bracing systems will not obscure the windows or doors.

Building Super Structure

The building envelope includes all external wall, façade and roof cladding elements associated with the Project. The Service Provider will design the building envelope to provide a high quality

enclosure to the accommodation and will provide resistance to impact damage and intruder break-in, either by cutting or disassembly of the wall components. It will incorporate an external finish which is essentially self-cleaning and which presents a fair outside appearance irrespective of the frequency of maintenance. Whilst selection of all materials and construction techniques is the responsibility of the Service Provider, there are a number of key criteria which must be satisfied by the Service Provider, as follows:

- All selected materials will be compatible with each other;
- All selected materials will be subject to the approval of the Authority as part of the overall planning approval process;
- The selected materials will have a verifiable life expectancy in line with the criteria set out in this Schedule and certain specific elements, such as sealants, which may have a design life of less than the period stated, will be identified and agreed with the Authority, and will be the subject of a planned maintenance programme for replacement; and
- Any cladding systems chosen for use on this Facility will be designed and constructed to resist silently, without detriment to the required performance or appearance, the action of the elements including, but not limited to, wind, rain, hail, snow, ice, solar radiation, temperature changes, moisture movement, structural movements, construction tolerances, thermal movements, the internal environment of the building and dead or imposed loads. The systems will include the necessary provisions to enable regular cleaning from outside and regular routine maintenance to take place, without disturbance to the activities within the building, in accordance with the current provisions of the Work Health and Safety Welfare Regulations and Ability to Open Windows Safely guidance.

Vertical, oblique and lateral loadings from the external walls must be safely transmitted through the structure to the load bearing strata. When under maximum design stress, joints will maintain full water exclusion properties and design appearance.

In addition to providing safe, aesthetically pleasing and durable structures, the structural design must enable the required clear spaces to be achieved with adequate provision of services taking into account maintenance and replacement during the operational life of the buildings. The design must consider construction methods and future maintenance and demolition of the structures and make provision for these to be carried out safely.

The environmental criteria to be applied in confirming the design performance will be assessed and confirmed by the Service Provider. Formal testing of elements of the construction by a recognised testing authority, or the provision of suppliers' / manufacturers' performance / test data, will be required as part of the approval process.

Thermal Requirements

The Service Provider will ensure the building envelope complies with the following criteria:

- The entire building envelope will be thermally broken and no details that allow cold bridging will be used.
- The whole building envelope will be provided with a continuous air and vapour tight skin layer with a vapour resistance of not less than 200 Mns/g when tested in accordance with BS 3177. This barrier will be on the accommodation side of any insulation and may be formed of differing materials at different parts of the construction provided that continuity is maintained in all places. The vapour barrier material will be non-combustible;

- The building fabric will include passive design measures to limit summer temperatures to figures given within the Zone Data Sheets [Reference]; and
- The work to the fabric will include, as necessary to achieve the above standards, but not be limited to, enhanced window performance, high solar performance glazing systems, brise soleil and enhanced thermal insulation values together with the appropriate building mass.

For the avoidance of doubt, the Service Provider will ensure that all such construction will be in accordance with the requirements of Part L of the Building Regulations.

Water and Drainage Systems

Water Supplies

The Service Provider will be responsible for liaising with [Insert Local Water Company] and arrange for and install a suitably sized and located mains water supply into the Facility. The water supply system for the Facility will include a new supply and also incorporate a water storage capacity to ensure that a minimum of [24] hours demand can be met, whilst fully addressing legionella requirements.

Suitably sized and secure connections for temporary incoming water supplies will be provided at strategic locations either into individual buildings, or into the general distribution infrastructure.

External isolation of water supply will be provided to each building.

Surface Water Management

The Service Provider will design and construct a surface water drainage system to serve the Facility, incorporating as necessary, balancing, storage, semi-permeable surfacing for car park areas and other means in order to reduce peak flows and improve the quality of surface water discharge.

Surface water discharge will be designed in accordance with the following order of preference / hierarchy:

- A SUDS system designed and constructed in accordance with the Regulations and the guidance contained in 'SUDS: Design Manual for England and Wales';
- An outfall to a watercourse that complies with any notice and / or consent by the EA;
- A public sewer provided under the Sewers for Adoption 5th Edition.

SUDS features will be designed as an integral part of the landscaping.

The Service Provider will design the surface water drainage system to avoid the risk of local flooding and flooding of the system into which it discharges. Flooding of electrical equipment areas and areas where stray current leakage may occur in the presence of water will be prevented. The design of the system will ensure that no areas of standing water. The Service Provider will check the design and flooding return periods, design storms and provide the necessary overland flow routes to safely route the surplus surface water runoff away from vulnerable areas to meet the requirements of the EA and to the satisfaction of the Authority.

The surface water drainage system will be designed to require no regular maintenance other than the cleaning of gully traps, petrol interceptors etc, and will be capable of taking such detritus as may normally arise during the operation of the system. Access for maintenance will be provided to all drainage runs. The design of the system will be such as to create the minimum disruption in the event of blockages.

The Service Provider will design the drainage system in such a way as to minimise the requirement for internal manholes.

Sewage and Surface Water Sewers

The Service Provider will design and construct a separate below ground foul water drainage system which, as a minimum, will provide sufficient capacity to accept flows based on estimated dry weather flows and peak flows for the Facility set out in the relevant parts of BS EN 752, and [Insert local Water Company]. The Service Provider will ensure that all drainage discharges from the Site will be to the existing systems and are strictly in accordance with the limits set by the [England and Wales] Environment Agency, [Insert local Council & local Water Company]. The design of the system will be such as to create the minimum disruption in the event of blockages.

The Service Provider will provide, where necessary any isolaters, retention traps, interceptor tanks and other such devices necessary to prevent the discharge of any potentially dangerous or otherwise contaminative materials to the public sewers. A risk-managed system including Facility to contain and collect accidental spillages or discharges will be provided. The installation and operation of the system will meet the appropriate requirements of [Local Water Authority] and the Environment Agency.

Other

The Service Provider will design the building envelope to prevent rainwater entry into the building structure and the internal accommodation. Where water penetrates cladding elements, as part of the functional design and construction techniques, the Service Provider will ensure it is controlled and drained externally.

The Service Provider will ensure that all building elements and retaining structures will incorporate appropriate means to resist the passage of dampness, both into the building structure and fabric, and into the accommodation, including the resistance to any hydrostatic pressure. The Service Provider will ensure that all such construction will be in accordance with the requirements of the Building Regulations 2004, BS 8102 and Code of Practice CP 102 for Protection of structures against water from the ground.

The Service Provider will ensure that the buildings are constructed and the design is detailed to limit air infiltration to minimum levels to reduce energy consumption and improve internal environmental conditions.

Performance demonstration tests for the building envelope will be carried out by the Service Provider in accordance with the following:

BS EN 1027: 2000	Windows and Doors – Watertightness – Test Method
BS EN 12211: 2000	Windows and Doors – Resistance to Wind Load – Test Method

The Service Provider will ensure all testing of mock-up assemblies of parts of the building construction are completed satisfactorily, or the equivalent suppliers' / manufacturers'

performance / test data that would satisfy such testing is submitted, before work starts on site in relation to the building envelope.

External Works Requirements

General requirements

The quality of the landscape design solution will have a significant bearing on the overall design aspirations of the Authority. Landscape design is of particular importance to the development in providing areas of peace and calm, where Residents can access fresh air in pleasant and varied surroundings. To help improve security, layouts will be designed to encourage neighbourliness, natural surveillance and self-policing and to create an environment that makes unobtrusive access difficult. The Service Provider will seek advice from the Police Authority (or successor body) crime prevention representative and the Authority on the proposals for external works to seek to minimise the risk of crime and vandalism on the Site and the Facility. As far as reasonably practicable, the Service Provider will provide security to Resident courtyards and recreational areas through the design of the building, adopting an approach of 'security without fences'. Where fencing is required for external access to courtyards, anti-climb security fences will be provided. The visual impact of this should be softened without compromising security.

The Service Provider will design and construct an external works environment for the Facility that fully integrates with the site. In preparing the hard and soft landscaping scheme for the external works, the Service Provider will ensure that due account is taken of the Authority's requirements with respect to the integration of any artwork.

Hard Landscaping

The Service Provider will incorporate into the Facility all associated hard landscaping for the Site, including but not limited to the following;

- Access and hardstanding for emergency and delivery vehicles;
- Access for building maintenance and window cleaning;
- Access and circulation for, visitors and Residents both on foot, bicycles, in cars or on public transport;
- Parking for vehicles and bicycles including disabled Facility;
- Drop-off Facility including lay-bys and bus/transport stops [where necessary];
- Service areas, as appropriate;
- Accommodation for building services plant, waste and materials management, as appropriate;
- Amenity areas for staff, Residents and visitors (including, but not limited to, seating);
- Suitable pathways and paving;
- Protection against noise and environmental pollution;
- Security provisions, as appropriate;

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- Appropriate Site boundary treatment;
- Walls, fencing, gates / barriers and hedgerows as appropriate along the Site Boundary and at particular locations inside the Site;
- CCTV surveillance to all car parks, pedestrian routes, therapy gardens and other specified external areas (that may be identified following the submission of the design);
- External lighting, including to all car parks;
- Suitable means of shelter against adverse weather conditions at entrances, bus / transport waiting, and drop off locations and covered links provided, as appropriate;
- Raised planting beds;
- Fire hydrants; and
- Waste receptacles

The Service Provider will select hard landscape finishes in order to provide an appropriate, clean and serviceable finish. Where possible, the Service Provider will ensure that external surfaces allow easy cleaning of vandalised elements, with the minimum of effort and disturbance to staff, Residents and visitors.

The Service Provider will carry out any necessary remedial measures to suit planted areas.

Hard landscaping will be designed with consideration to the security measures detailed within this specification

Where required, the Service Provider will provide perimeter fencing to the Site boundary of non-domestic appearance which prevents easy access to the site

The Service Provider will ensure any service element inspection cover etc within a Resident amenity area will be securable and tamperproof. Any hard landscape surface / material will not be readily lifted, thrown or ingested by Residents. External furniture will be securely fixed and sufficiently robust to avoid damage or movement.

Soft Landscaping

General

The Service Provider will carry out any necessary remedial measures to suit planted areas.

The Service Provider will design and provide, as an integral part of the Facility, a soft landscaping scheme that will enhance the environment of the Facility.

The soft landscaping will be easy to maintain, and plants and shrubs will reach a state of maturity within three years of Actual Completion Date.

The design of landscaping and selection of shrubs will aid the reduction in risk of crime.

The Service Provider will provide any planting and topography so as not to present opportunities for the concealment of Residents from staff observation.

The Service Provider will ensure that the landscaping and gardens are designed in accordance with the following:

Soil Preparation & Topsoil

Soil preparation will be carried out by the Service Provider in accordance with BS 4428:1989, Code of Practice for General Landscape Operations (excluding hard surfaces). The Service Provider will ensure care is taken with the use of weed-killers, pesticides and the like. The Service Provider will ensure that all topsoil complies with BS 3882:1984, Specification for Topsoil.

Trees

The Service Provider will ensure that any work to existing trees, whether or not covered by Tree Preservation Orders, will only be undertaken with the appropriate licence as stipulated by the TPO or with the approval of the relevant Local Authority.

The Service Provider will ensure that tree protection complies with BS 5837:1991, Guide for Trees in Relation to Construction.

Shrubs & Groundcover

The Service Provider will ensure that all shrubs will comply with BS 3936 Part 1:1992, and will be planted to BS 4043: 1989.

Planting & Watering

The Service Provider will ensure that planting and watering is carried out while soil and weather conditions are suitable for relevant operations.

Turf

The Service Provider will ensure that turf is in accordance with BS 3969:1998, Recommendations for Turf for General Purposes and free from undesirable grasses and weeds.

The Service Provider will avoid grass in courtyards, unless the courtyard is very large. If provided the Service Provider must ensure there is a suitable, sufficiently wide access away from occupied areas for bringing mowing machinery to the turfed areas.

Health & Safety Considerations

The Service Provider will ensure that all works and materials comply with the provisions and recommendations of HBN 45.

The Service Provider will ensure that all weed-killer / pesticides and herbicides and any other chemicals used in association with the landscape works preparation comply with Environment Agency (EA) regulations, the COSHH Regulations, and any other relevant regulations.

The Service Provider will ensure the provision of a compost heap for the Facility at a location to be agreed with the Authority

Site Access & Circulation

The entrances and exits to the Facility will be clearly defined and signed; their design should enhance ease of movement from and to the public roads. The Service Provider will also provide suitably robust signage for easy site navigation during construction and operational phases.

The road system will be designed to facilitate safe, convenient routes separating transportation groups as far as practical. Attention is to be given to provide clear and well defined routes for emergency vehicles, fire, police, ambulance and daily site service vehicles to the Facility.

The Service Provider will utilise the NHS good practice guidance contained within '[relevant guidance]' as their model for signposting of the Site and Facility for staff, visitors and Residents.

All of the access requirements will satisfy the requirements of the Council.

Roads, Footpaths, Cycleways & Car Parking

The number of vehicular access points for the Facility from the public road network should, on grounds of simplicity and economy, control and security, be kept to a minimum, taking into account the particular circumstances of the site.

Other general considerations include:

- Vehicles with disabled passengers should be able to set them down at the entrance to the Facility.
- Footpaths and some parking provision should be located and designed to accommodate the needs of disabled people within [40m] of the main entrance.
- Footpaths, steps, ramps and crossings should be adequately lit.
- The layout of footpaths must take into account the security of the whole range of users.
- Vehicular and pedestrian circulation routes around the site should be segregated.
- Drainage gratings within footpaths should be avoided, where they are required they must accommodate the needs of disabled users.

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- Provision will be made for cyclists to safely park and secure the bicycles adjacent to the entrance to the [units or Facility as appropriate].
- Litter, as well as being unsightly, may also be both the cause of accidents and injury and a potential source of infection. Design should aim to contain refuse to prevent it becoming litter.

The Service Provider will provide a total of car parking spaces, of which [] are dedicated disabled parking bays and [] are dedicated visitor parking bays. The Service Provider will also provide for the secure, covered storage for bicycles, in addition to designated localised locking points for bicycles in the proximity of the main entrance.

The Service Provider will also comply with the following criteria:

- Finish: to be macadam, hot rolled asphalt or, if agreed with the Authority, block paving;
- Kerbs: to comply as a minimum standard with BS 7263, Part 1: Pre-Cast Concrete channels and edgings. Dropped, flush, kerbs and tactile paving will be provided at all pedestrian crossing locations;
- Pedestrian crossings: types, locations, lighting and controls will be agreed with the Authority;
- Markings: to The Traffic Signs Regulations & General Directions 2002 and The Traffic Signs Manual (part of the Design Manual for Roads & Bridges), and for the Authority's approval;
- Gradients: All gradients will comply with the provisions of [HBN 45] and the Building Regulations as applicable. No gradient in excess of [1:20] will be allowed in parking areas (other than access roadways), and [1:15] on pedestrian staff, Resident and visitor access paths from parking areas to the building entrances;
- Parking bays: comply with the reference documents, [Insert Sector Guidance] and the item on gradients above. Variation from the standard (to make optimum use of the space for example) may be desirable and allowed subject to agreement with the Authority; and Blue badge bays will be [3.6m x 6m] overall, with hatching as outlined in Part M of the Building Regulations.
- Traffic and parking management: to be agreed with the Authority.

Other

[Authority to add]

Site Specific Requirements

[Authority to add]

General Requirements

[Authority to add]

Adjoining Properties

[Authority to add]

Adjoining Roads

[Authority to add]

Existing Footways, paths and desire lines

[Authority to add]

Site Boundaries

No work shall commence on Site until the details of the proposed boundary treatment have been submitted to and approved by the relevant Local Authority and the Authority.

The Service Provider shall provide boundaries to the Facilities, which provide security, appropriate visual screening and essential maintenance access. The Service Provider shall engage the Authority in the design process for all boundaries

Where appropriate, proposals for the Site boundary treatment shall comply with the relevant parts of BS1722: Fencing.

Existing Site Services

[Authority to add]

Other

[Authority to add]

Construction Phase Requirements

General Requirements

During the carrying out of the Works the Service Provider shall, or shall procure that the Construction Contractor and its sub-contractors shall:

- not use or occupy or permit the Site or any land upon which the Works are being undertaken to be used or occupied for any purpose other than the carrying out of the Works;
- not deposit or manufacture or permit to be deposited or manufactured on the Site or any land upon which the Works are being undertaken any materials which are not required for the carrying out of the Works;
- not sell or dispose of any earth, clay, sand, gravel, chalk or other material from the Site or any land upon which the Works are being undertaken or permit or suffer the same to be removed, except so far as shall be necessary for the proper execution of the Works, without the consent of the Authority which shall not be unreasonably withheld;
- at the Service Provider's sole cost transport all surplus materials arising from the Works and arrange for the tipping of the same at such places as may lawfully be used for tipping and the Service Provider shall ensure that such materials will not cause or give rise to pollution of the environment as defined by section 29(3) Environmental Protection Act 1990;
- not permit or suffer the storage of materials or the parking of vehicles in the immediate external vicinity of the boundaries of the Site by the Service Provider, the Construction Contractor or any of its sub-contractors other than for reasonable periods necessary for loading and unloading or as set out in the Service Provider Proposals;
- ensure that all vehicles leaving the Site are adequately cleaned to prevent the deposit of waste materials and debris on any adjoining property and if any such material or debris is so deposited the Service Provider shall forthwith employ such measures as shall be necessary to remove the material and debris and to clean and reinstate such adjoining property to the reasonable satisfaction of the owners or occupiers of the adjoining property as the case may be;
- not, in breach of any Legislation, permit any oil, grease or deleterious, dangerous, poisonous, explosive or radioactive matter to be discharged from the Site into any rivers or any ditches or Services Media on the Site and/or any adjoining property and shall not permit or suffer the blockage of any of such rivers, ditches and Services Media by reason of anything done or omitted on the Site or any land upon which the Works are being undertaken, and shall comply at the Service Provider's expense with any requirements of the Environment Agency or any other Relevant Authority so far as such requirements relate to or affect the Works;
- not gain access to and egress from the Site except as contemplated by the Service Provider Proposals;
- not without the written consent of the Authority erect or permit or suffer to be erected on the Site any temporary structure except site accommodation usual in connection with works of a like nature to the Works or as contemplated by the Service Provider Proposals;

- not erect or exhibit or permit or suffer to be erected or exhibited on any part of the Site any signs or trade boards save those previously approved in writing by the Authority (such approval not to be unreasonably withheld or delayed); and
 - take all necessary steps in accordance with Legislation with regard to ensuring the health and safety of all:
 - occupants of the Site;
 - individuals invited onto the Site;
 - occupants of adjoining properties,
 - is not adversely impacted upon by the undertaking of the Works.

The Service Provider shall procure that representatives of the Authority are afforded an opportunity to attend site meetings relating to the Works and (whether or not such representatives have attended) that a copy of the minutes of site meetings is promptly supplied to the Authority.

The Site boundary relating to the term of the Project Agreement is shown on drawing [Reference].

The construction Site boundary applicable in the period between commencement of the Project Term (or a subsequent date subject to mutual agreement between the Service Provider and the Authority) and the Actual Completion Date is as shown on [Reference].

The Service Provider will be responsible for identifying and implementing all necessary working practices to satisfy statutory requirements in relation to their construction activities.

In addition to their statutory obligations, the Service Provider will at all times respect the requirements and wishes and safety of the immediate neighbours to the Site. In order to facilitate compliance with this obligation, amongst other things, the Service Provider will be part of the 'Considerate Service Providers Scheme' and establish a site liaison group on which all interested parties will be invited, including the Authority, which will meet at regular intervals in the immediate run up to, and during, all Site Works. The Service Provider should achieve an average score of 4 across all measured criteria whilst maintaining a minimum score of 3 against any single measure.

The Service Provider will undertake all Principal Service Provider duties applicable under the Construction (Design & Management) Regulations 2004 (as amended) and appropriate amendments for the duration of the Works.

The Service Provider will be responsible in all respects for identifying and adhering to any statutory safety requirements, codes of conduct, guidance and safety requirements, in addition to compliance with the obligations of the "Service Provider" as laid down in the Authority's Health and Safety Procedure and Rules for Service Providers.

The Service Provider will ensure that it and any other party will not bring on to the site any substances or materials which (whether illegal or not) are or are likely to be harmful to or have an influence on the behaviour of any user or visitor of the Authority.

The Service Provider will at all time work within the hours permitted by [local] Council in granting planning permission for the development, in addition to any specific requirements as set out by the Authority.

Early Construction Activities

The Service Provider will be responsible for identifying and undertaking any enabling works necessary in order to ensure the site is suitable for the development of the Facility. These works will be undertaken prior to commencement of the early construction activities and co-ordinated with the Authority to ensure that any disturbance is minimised to areas outside the Site.

Operational Disruption and Continuity of Services

Operational Disruption

The Service Provider will ensure that safe and secure access for staff, Residents, visitors and all persons requiring access to the Facility and / or Site is maintained at all times. The Service provider should be aware that the Authority will be operational, including but not limited to the admittance of Residents, 24 hours a day, 7 days a week and the Service Provider will be required to take all such action to avoid disruption to the Authority in this respect.

The Service Provider will satisfy the Authority that the planning and execution of the construction and commissioning of the Facility minimises disturbance to all users and staff occupying the existing [Insert as and if required] and by maintaining the current arrangements for access and egress.

Continuity of Services

The Service Provider will plan and execute the Works to ensure that the operational continuity of the immediate neighbours to the Site, and their activities, are maintained at all times.

The Service Provider will ensure that all reasonable safeguards are incorporated to ensure continuity of utility supplies to the adjacent users of the Site insofar as they may be affected by the Works. For the avoidance of doubt, utility supplies include, but are not limited to, gas, electricity, water, sewerage and communications services.

Health and Safety

The Service Provider is responsible for health and safety, including compliance with the Health and Safety (Construction Design and Management) Regulations 1994 incorporating (Amendments) 2000, in the carrying out of all design and construction works. The service provider is deemed to carry out these responsibilities as agent for the Authority, including the preparation of the Health and Safety file, which will be kept available and up-to-date for the Authority to inspect, both during and on completion of the construction phase.

A Planning Supervisor must also be appointed by the Service Provider.

The following documentation should be made available:

- Operating and maintenance manuals for all building elements.
- As-built and as-installed drawings
- Test certificates for all installations
- All other diagrams, manuals, instructions and emergency procedures pertaining to the operation and maintenance of the building, plant and equipment.

Construction Site Management

Control of the Building Sites

The Service Provider will comply with the provisions of Section 60 of the Control of Pollution Act 1974, with reference to the control of noise in relation to any demolition or construction works. Where such works are adjacent to occupied property, the Service Provider will ascertain from the Site neighbours what requirements or restrictions, if any, will apply, in accordance with Good Industry Practice. The restrictions may relate to the type of plant to be used, siting of plant, methods of working to be adopted, the hours of work permissible and may, in addition, impose a maximum noise level that must not be exceeded.

The Service Provider will fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by the manufactures of the compressors, tools or vehicles but in any event to the requirements of BS 5228: Part 1: 1997.

Any equipment of a semi-permanent nature used by the Service Provider, which produces noise on a regular basis, will be positioned to cause the minimum disturbance to adjacent areas.

The Service Provider will ensure absolute care is taken at all times throughout the course of the works to prevent the egress of water, dust, debris or any other contamination out of the Site and into adjacent buildings, including but not limited to [Insert Facility as and if required]. This will include damping down and the consideration of wind direction to effectively minimise the spread of dust, in addition to the use of covered wagons. The Service Provider will establish any specific requirements for the control of dust identified.

The Service Provider will at all times, take into account the nature of the Residents of the Authority and will ensure that the construction site will be secured at all times with fully controlled access at all times in order to prevent unauthorised persons entering the site. The Service Provider will ensure that at no time will any tools, equipment or materials be left unattended within, or outside of, the construction site boundary.

Car Parking, Access and Transport

[Authority to add]

Waste

The Service Provider will dispose of all waste, including proper disposal of and take measures to reduce, re-use and recycle these resources wherever possible.

The Service Provider will ensure that all waste, surplus excavated material and controlled waste (withstanding any excavated material suitable and set aside for landscaping purposes, or that may be suitable for re-use on another site) and all building spoil and rubbish is disposed of to a recognised tip, licensed by the Local Authority, be transported by an approved waste transportation company, and will fully comply with all current legislation governing the controlled disposal of waste material.

No materials will be disposed of on Site, or by any other means.

Biodiversity

[Authority to add]

Temporary Buildings for the Use of the Authority and its Professional Advisors

[Authority to add]

Safety of the Public

[Authority to add]

Site Security

[Authority to add]

Phasing / Occupation

[Authority to add]

Phasing

The Service Provider's proposals for the construction and commissioning programme, and the date(s) for partial and / or complete operation of the Facility will interface with the Authority's operational requirement.

Occupation

Prior to the Service commencement of the new Facility, the Authority will require the opportunity to furnish the Facility where they are providing such items and the Service Provider will ensure that the Facility are completed, fully commissioned and handed over as per the requirements established in the Project Agreement.

Handover Requirements

During the design stage the Service Provider will outline commissioning periods required on-site such that these are built into the construction programme. The Service Provider will then adopt systematic and thorough approach to the commissioning of the new Facility including the setting to work, testing and handover documentation of the same.

The Service Provider will approach the commissioning activities as an entirely separate procedure undertaken by the Service Provider and ensure all activities interface with the buildings themselves, building services and equipment provisions.

During the construction stage the Service Provider will ensure that installations comply with the design intent of the drawings and that all installation and commissioning activities at the Facility are performed correctly. This will include ensuring physical access for the Authority is easily achievable to any commissioning stations and / or devices.

Demolition

The demolition of all structures that are identified by the Authority or the Service Provider as not being required for the provision of new Facility and which have not been identified for an alternative function. Materials are to be recycled where possible.

Any demolition and site clearance by the Service Provider will comply with, Building Regulations, CDM Regulations and HSE Approved Codes of Practice. In conservation areas and where listed buildings are involved, the Service Provider will, prior to demolition, obtain planning permission.

The relevant site must be surveyed for hazardous material and where hazardous substances are identified, appropriate methods (if appropriate) for their removal, containment or disposal will be identified and employed during the works.

The Service Provider must take measures to minimise obtrusive noise levels and take all reasonable precautions to minimise pollution or nuisance, all surrounding areas and roadways are maintained in a clean and safe condition at all times. The level of dust, noise and other impacts arising from the demolition must not exceed the requirements of the Local Authority and the relevant Codes of Practice.

The Service Provider will ensure that any demolition carried out do not adversely affect any buildings in the vicinity of the Site which are not part of the demolition works.

The Service Provider are to ensure all existing services to be retained are diverted and adequately protected so as to be unaffected by the new construction works.

In addition to the enabling works, where relevant, the Service Provider will carry out all enabling and demolition works in accordance with BS 6187:2000 "Code of Practice for Demolition" and the following:

- Issue a method statement identifying the proposed scope and methodology for undertaking the enabling and / or demolition works, for approval by the Authority in accordance with Schedule 10;
- Break up and remove off-site all foundations, temporary accommodation, and other below ground and surface obstructions in accordance with, but not limited to, BS5528 "Demolition in open spaces";
- Decommission and / or break up and remove all redundant underground structures, chambers and redundant surface water and foul water drains, telecommunications, electric cables, gas mains, water mains and ducts within the Site. For the avoidance of doubt, this obligations includes for making safe all redundant works left in-situ, and sealing of voids, where left, against vermin, vandalism and unauthorised access;
- Protect remaining services against damage or disruption; and
- Minimise vibration and noise produced by the demolition works, and agree appropriate limits for such with the Authority and neighbours.

The Service Provider will allow the Authority to carry out independent monitoring that will include, but not be limited to, air pollution, noise, and vibration.

Quality Standards for Construction

The Service Provider and Operator Companies will have accreditation in accordance with BS EN ISO 9001, and that all parties involved in the provision of Facility and services are to be subject to quality plans and all other appropriate and equivalent quality management systems.

Other Requirements

Workmanship

The Service Provider will ensure that all the Works, both on and off site, are carried out by appropriately skilled and experienced operatives for the specific type and quality of work. All trades persons used by the Service Provider will be members of the “Construction Skills Certification Scheme”.

The Service Provider will ensure that general workmanship conforms to current revisions of BS 8000: – “Workmanship on Building Sites”, which covers typical building construction activities. Where specialist design proposals require construction activities outside the scope of this document, the Service Provider will propose specific quality procedures relating to these activities based on Good Industry Practice current at the time, as a minimum.

The Service Provider will ensure that workmanship for all construction and component assemblies is to the highest standards in every respect. Work is to be true to detail with sharp profiles, straight and free from defects, marks, waves or flaws of any nature impairing strength, performance or appearance.

The buildings and the external works are to be designed and set out by the Service Provider in accordance with BS 5606:1990 “Guide to Accuracy in Building”.

In some situations the tolerances identified in BS 5606 may not be appropriate for the particular elements or combination of elements in this Project. Where special levels of accuracy are required in relation to the Service Provider’s proposals these are to be stated by the Service Provider. The Service Provider will give consideration to the recommended procedure set out in Figure 8, Section 4, Appendix B, of BS 5606.

The Service Provider will identify critical dimensions and setting out points on all its drawn information.

Appendix A: Schedule of Accommodation

Appendix B: Zone Data Sheets

Appendix C: Completion Criteria