| **SECTION FOUR** | **Renewal of COMMON PART ENTRANCES and REAR DOORS** |  | £ | p |
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|  | **PERFORMANCE SPECIFICATION** |  |  |  |
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|  | **INTRODUCTION** |  |  |  |
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| 4/1/A | This Performance Specification is for the detailed design, measuring, supply and installation of heavy duty aluminium framed Main Entrance Doors and Side Screens, and for Rear Access Security Doors, to the common parts of multi dwelling blocks. Work is to include for all the fittings required to complete the installation and to ensure the full effective and safe operation of the installations. The works will not include for the fitting of the access control gear or for the electrical works associated with fitting the access control gear. |  |  |  |
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| 4/1/B | The removal of the existing installation and the fitting of the new heavy duty aluminium framed Main Entrance Doors and Side Screens, or the Rear Access Security Doors must be undertaken within the same working day. Internal making good etc may take place on subsequent days but the entire works must not exceed 3 working days. |  |  |  |
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| 4/1/C | It will be the installation contractor’s responsibility to remove the existing installation, including the access control gear, and to cart away, but only when he is absolutely certain that the replacement fittings are on site and they are the correct size. |  |  |  |
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| 4/1/D | The new fenestration/ layout pattern of either the Main Entrance Doors and Side Screens, or for Rear Access Security Doors, are to be generally to be in accordance with the existing fenestration pattern. However prior to fabrication the Contractor must submit drawings showing the proposed installation to the Client for their comment. |  |  |  |
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|  | **GUARANTEE** |  |  |  |
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| 4/1/E | The installations, including all fittings and ironmongery shall be guaranteed with an insurance backed guarantee for a minimum period of 10 years. A five year guarantee is required for the hermetic seal to the double glazed units and mastic sealants. |  |  |  |
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| 4/1/F | All hardware components to be supplied by a manufacturer complying with BS EN ISO 9001: 2000 accredited quality system and are to be covered by the manufacturer’s “Partnership Pledge” 12 Year Audited Warranty Scheme. A warranty certificate to be issued by the hardware manufacturer on completion of the project or phase. |  |  |  |
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|  | GENERAL |  |  |  |
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| 4/1/G | The system manufacturer and Contractor must be certified as operating a national standard quality management system which complies with the requirements of BS EN ISO 9001 – 2008 as a minimum. |  |  |  |
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| 4/1/H | The installation shall be Kite marked in compliance with BS 7412: 2000, using materials Type A complying with BS EN 12608 and BS EN ISO 9001: 2008 and a full copy of the licence shall accompany the Tender. |  |  |  |
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| 4/1/I | The installation shall comply with all current British Standards, Codes of Practice and Statutory Requirements relevant to their performance. |  |  |  |
|  |  |  |  |  |
| 4/2/A | The installation must also comply with all current British Standards, Codes of Practice, all parts of the Building Regulations, and other Statutory Requirements relevant to their performance. |  |  |  |
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| 4/2/B | Nothing contained in this Performance Specification is intended to invalidate any British Standard or Agrément Certificate and the Contractor shall draw the Contract Administrator’s attention to any discrepancies. Unless otherwise agreed with the Contract Administrator, British Standards and Agrément Certificates shall prevail. |  |  |  |
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|  | DIMENSIONS, DESIGN & SITE REQUIREMENTS |  |  |  |
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| 4/2/C | The installations supplied are to be manufactured to suit the existing openings and the relative sizes of the various panels are to closely match those to the existing installation unless otherwise indicated by the Contract Administrator. The Contractor’s attention is also drawn to item 4/1/D in this regard. |  |  |  |
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| 4/2/D | The manufacturer is to visit each block and ascertain the correct dimensions and sizes for the proposed installation. The manufacturer will be responsible for ensuring that the new installation is square and central in the opening(s). |  |  |  |
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| 4/2/E | The perimeter gap shall be no more than the minimum required for thermal expansion, assumed to be **6**mm, but the Contractor shall be responsible for stating the minimum gap required. The installation shall take careful account of the plaster line and any dpc’s. |  |  |  |
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| 4/2/F | The use of “make-up” pieces should be limited to special design situations and is not to be used as a means of standardising manufacturing sizes. |  |  |  |
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| 4/2/G | Leave Blank. |  |  |  |
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| 4/2/H | The contractor is to allow for any variations and anomalies in the size of the openings and for out-of-square openings. |  |  |  |
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|  | **ANY DRAWINGS SUPPLIED BY THE EMPLOYER ARE TO BE USED AS A GUIDE ONLY** |  |  |  |
|  |  |  |  |  |
|  | APPROVED SYSTEMS |  |  |  |
|  |  |  |  |  |
|  | QUALITY ASSURANCE |  |  |  |
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| 4/2/I | The Contractor is to provide evidence at the time of Tender to show that the (Main Entrance Doors and Side Screens, and Rear Access Security Doors, to the common parts of multi dwelling blocks) system proposed complies completely with the requirements of the Performance Specification. |  |  |  |
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| **NOTE:** | **The Contractor is to advise the Employer, at the time of tender, the details of the proposed installation system and enclose with the Tender Documents a copy of the Kite mark Licences. Failure to provide this information may invalidate the tender.** |  |  |  |
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|  | DRAWINGS |  |  |  |
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| 4/3/A | The installation manufacturer will be required to submit a full set of working drawings for consideration by the Contract Administrator and Employer before commencing manufacture. The drawings are to include full details to allow possible consideration of the Building Regulations. |  |  |  |
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| 4/3/B | Allow one week from receipt for comment on the working drawings. |  |  |  |
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|  | SECTION PROFILE |  |  |  |
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| 4/3/C | The profiles used for the fabrication of the installation shall only be those itemised on the contractor’s Kite marked Licence. |  |  |  |
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|  | They shall be: |  |  |  |
|  |  |  |  |  |
|  | **Main entrance doors and side-screens** are to be manufactured from heavy duty aluminium extrusions of aluminium alloy 6063 T6 to BS1474 with all screws and components manufactured from austenitic 316 marine-grade stainless steel. |  |  |  |
|  |  |  |  |  |
|  | All frame and door joints to be sealed with a Type A – white low modulus silicon sealant to BS5889 (Arboseal 1096 or equal and approved) |  |  |  |
|  |  |  |  |  |
|  | Framework to be fabricated from 100mm x 50mm box section.  Entrance anti-finger trap bulb stiles to be 140mm overall wide.  Door locking stile to be 123mm wide  Door bottom rails to be 165mm deep  Door midrails to be 150mm deep  Door top rails to be 123mm deep  Door portcullis mullions to be 46mm wide. |  |  |  |
|  |  |  |  |  |
|  | **Side Screens** are to be manufactured from heavy duty aluminium extrusions of aluminium alloy 6063 T6 to BS1474 with all screws and components manufactured from austenitic 316 marine-grade stainless steel.  All joints to be sealed with a high quality silicone with panels being secured by dry preformed rubber gaskets for weather exclusion. Side screens are to be sub-divided via mullions into equal panel sizes not exceeding 1000mm in length. |  |  |  |
|  |  |  |  |  |
|  | Framework to be fabricated from 100mm x 50mm box section.  Entrance anti-finger trap bulb stiles to be 140mm overall wide.  Door locking stile to be 123mm wide  Door bottom rails to be 165mm deep  Door midrails to be 150mm deep  Door top rails to be 123mm deep  Door portcullis mullions to be 46mm wide. |  |  |  |
|  |  |  |  |  |
|  | **Rear entrance doors and side-screens** are to be manufactured from heavy duty aluminium extrusions of aluminium alloy 6063 T6 to BS1474 with all screws and components manufactured from austenitic 316 marine-grade stainless steel.  All joints to be sealed with a high quality silicone with panels being secured by dry preformed rubber gaskets for weather exclusion. |  |  |  |
|  |  |  |  |  |
|  | Framework to be fabricated from 100mm x 50mm box section.  Entrance anti-finger trap bulb stiles to be 140mm overall wide.  Door locking stile to be 123mm wide  Door bottom rails to be 165mm deep  Door midrails to be 150mm deep  Door top rails to be 123mm deep  Door portcullis mullions to be 46mm wide. |  |  |  |
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| 4/4/A | All doors must be manufactured and installed to suit automation at a later date. |  |  |  |
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|  | **SECTION COATING** |  |  |  |
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| 4/4/B | The doors and screens shall be polyester powder coated in 2 contrasting colours to BS 6496 with a minimum of 40 micron thickness to the coating, or is to be hard anodised. The final colours will comply fully with current best practice guidance, including BS 8300. The frame, door and handle must have a Light Reflective Valve (LRV) of 30 points or more difference. and shall be from the BS 4800 and/or RAL colour ranges. All to be agreed with the CA. |  |  |  |
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|  | REINFORCEMENT GENERAL |  |  |  |
|  |  |  |  |  |
| 4/4/C | Where the installation can not achieve the gusting requirements of this document they shall be sub-divided with columns incorporated between the divisions. These columns shall meet the gusting requirements specified and be expressed in Pascals. |  |  |  |
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|  | GLASS AND GLAZING |  |  |  |
|  |  |  |  |  |
| 4/4/D | Glass shall be specified for type, quality and substance according to BS 952 and BS EN 12150 and shall be according to BS 6262. All glass and insulated panels shall be internally beaded and reglazing must be possible from the inside. Glazing beads shall be secured in place with high quality tamper resistant stainless steel security screws |  |  |  |
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| 4/4/E | All glazing shall comprise sealed units with soft coat low emissivity glass, and shall achieve a WER of “C” or better. |  |  |  |
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| 4/4/F | The glazing/ infill panels are to be as follows: |  |  |  |
|  |  |  |  |  |
|  | **Main entrance doors** |  |  |  |
|  | Lower screen infill panels to be 10mm colour matched double sided textured GRP  Upper screen panels of 6mm solid core translucent fire rated GRP with encapsulated wire mesh.  Fan-lights and transom panels of 6.4mm laminated safety glass to BS6202 class B.  Lower door infill panels to be 10mm colour matched double sided textured GRP  Upper door glazing of 11.5mm solid clear laminated safety glass to BS6202. |  |  |  |
|  |  |  |  |  |
|  | **Side Screens** |  |  |  |
|  | Lower screen infill panels to be 10mm colour matched double sided textured GRP  Upper screen panels of 6mm solid core translucent fire rated GRP with encapsulated wire mesh.  Fan-lights and transom panels of 6.4mm laminated safety glass to BS6202 class B.  Lower door infill panels to be 10mm colour matched double sided textured GRP  Upper door glazing of 11.5mm solid clear laminated safety glass to BS6202. |  |  |  |
|  |  |  |  |  |
|  | **Rear entrance doors and side-screens** |  |  |  |
|  | Lower screen infill panels to be 10mm colour matched double sided textured GRP  Upper screen panels of 6mm solid core translucent fire rated GRP with encapsulated wire mesh.  Fan-lights and transom panels of 6.4mm laminated safety glass to BS6202 class B.  Lower door infill panels to be 10mm colour matched double sided textured GRP  Upper door glazing of 11.5mm solid clear laminated safety glass to BS6202 |  |  |  |
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| 4/5/A | Details of all glass and infill types in accordance with the above provisions must be clearly stated when drawings are submitted. |  |  |  |
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| 4/5/B | Each pane of safety glass within a glazed unit is to be British Standard Kite marked. On completion of the installation and all remedial works, the glass is to be cleaned inside and out and left clean and free from blemishes. |  |  |  |
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|  | SAFETY GLASS |  |  |  |
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| 4/5/C | The class of safety glass used in any given situation shall comply with the recommendations of BS 6262. All safety glass shall be permanently marked, in accordance with BS EN 12150 (min Class ‘B ‘). This marking to be visible after installation/glazing. |  |  |  |
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|  | WEATHER STRIPPING & GLAZING GASKETS |  |  |  |
|  |  |  |  |  |
| 4/5/D | Shall conform to BS 7412 (Table 1) |  |  |  |
|  |  |  |  |  |
|  | DRAINAGE |  |  |  |
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| 4/5/E | Wherever possible, drainage is to be concealed but where it is necessary for drainage holes to be provided to the face of the frame these will be covered by powder coated aluminium caps, to match the specification of the main sections. Holes will be located symmetrically. |  |  |  |
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|  | SECURITY |  |  |  |
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| 4/6/A | Main entrance doors are to open outward where possible onto natural door stops to prevent them being forced past 90 degrees with the closing controlled by EA2010 approved concealed NHO overhead transom closers. The upper glazed panels of the door are to be equally divided via mechanically fixed factory fitted vertical mullions into smaller divisions with glass panels not exceeding 200mm in width for the increased strength and reduction in future maintenance costs.  The doors are to be hung on pivots with full height bulb type anti-finger trap stiles, have SAA 13mm high low profile double ramped threshold suitable for disabled access and be weather protected via twin draught strip wool pile to all four edges of the door. Doors are to be secured via two in number flush fitting magnetic locks fitted with tamper resistant stainless steel security fixings and certified to a minimum of 250kg holding force @ 12vdc and plated for weather protection to salt spray proof of 250 hours. |  |  |  |
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|  | CLEANING OF INSTALLATION |  |  |  |
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| 4/6/B | The installation shall be capable or withstanding routine cleaning by mild detergents or disinfectants without deterioration to surfaces. |  |  |  |
|  |  |  |  |  |
|  | **VENTILATION** |  |  |  |
|  |  |  |  |  |
| 4/6/C | The ventilation must comply with all current British Standards, Codes of Practice, all parts of the Building Regulations, and other Statutory Requirements. |  |  |  |
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|  | **Renewal of COMMON PART ENTRANCES and REAR DOOR** |  |  |  |
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| 4/6/D | Fixing lugs where used are to be galvanised steel or stainless steel to the jambs of frames. (Fixing centres/positions as for Fisher fixings below). |  |  |  |
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| 4/6/E | Frame fixing is to be by the use of expanding anchor fixings; to be minimum 100mm long rust proofed Fisher fixings. Fixing points should be at 150mm from each end of jamb, adjacent to each hanging point of opening lights but no closer than 150mm to a transom or mullion centre line and at not more than 600mm centres elsewhere, including heads, jambs and sills.  In circumstance where the substrate is such that the use of Fisher fixings is not suitable, the contractor is to advise and CA and seek their formal instruction. |  |  |  |
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| 4/6/F | Installation fixing is to include all coupling, drilling, plugging, and screwing etc, necessary to leave the installation suitably fixed having regard to location and exposure. |  |  |  |
|  |  |  |  |  |
|  | PERIMETER JOINTS |  |  |  |
|  |  |  |  |  |
| 4/6/G | The installation is to be fixed into prepared openings only with a minimum 6mm gap, maximum 10mm gap, between the installation and the structure. Shims and wedges must be removed after fixing with screws and lugs prior to applying silicone sealant, except packers under lug fixing points, which should be retained. |  |  |  |
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| 4/6/H | Fixings should not be over tightened so as to distort the frame. The installation should be installed true and square to the vertical plane without twist or diagonal racking. |  |  |  |
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|  | **SEALANT** |  |  |  |
|  |  |  |  |  |
| 4/7/A | The installation is to be sealed to the adjoining structure, after fixing and on completion of any necessary builders’ attendance such as brickwork or pointing repairs, reveal cleaning etc, using a Type A – white low modulus silicone sealant to BS 5889 (Arboseal 1096 or equal and approved). |  |  |  |
|  |  |  |  |  |
| 4/7/B | Degrease all surfaces as required by wiping with a cloth moistened with specialist cleaner (Arbo Cleaner No. 13 or equal and approved). Loose or friable surfaces should be sealed with one coat of Arbo Primer 1650 and allowed to dry prior to application of the silicone sealant. |  |  |  |
|  |  |  |  |  |
| 4/7/C | All sealing is to be carried out in self-coloured silicone sealants compatible with the PVCu profiles and adjoining surfaces such as asphalt. |  |  |  |
|  |  |  |  |  |
| 4/7/D | Before applying sealant, fill the gaps around the frame with suitable expanding polyurethane foam (Arbo Foam R, or equal and approved) . Gaps and cavities should be filled slightly less than half full as the foam expands and completes the filling. Foam is to act as a backing for the sealant. Foam is to cure overnight prior to the application of the sealant. Excess foam is to be trimmed back to form a joint for the sealant of not less than 6mm deep and not greater than 10mm wide. |  |  |  |
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| 4/7/E | The Contract Administrator is to be allowed to check operation of the installation before final fixing and sealing. |  |  |  |
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| 4/7/F | The Contractor must submit details of the type of cleaning agents, expanding foams and the low modulus silicon system with the Tender. |  |  |  |
|  |  |  |  |  |
| 4/7/G | All sealant is to be well compacted into the perimeter joint and tooled to a smooth surface in accordance with the manufacturer’s recommendations and in accordance with the Manual of Good Practice in Sealant Application published by the SMC and CIRA. |  |  |  |
|  |  |  |  |  |
| 4/7/H | A sample sealant joint is to be provided for approval. All sealant work shall be to the same or better standard as the sample. |  |  |  |
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|  | WINDOW AND DOOR PERFORMANCE IN RELATION TO THE WEATHER TIGHTNESS |  |  |  |
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| 4/7/I | The Contractor shall submit details and calculations to show that the installations have been tested and comply with the test pressure classes appropriate for the exposure category for height, size and location of the windows in accordance with all current British Standards, Codes of Practice, all parts of the Building Regulations, and other Statutory Requirements. |  |  |  |
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|  | MEETINGS |  |  |  |
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| 4/7/J | The Contractor shall allow for attending any Residents Pre-Contract Meeting and for supplying a sample window in a freestanding frame, to meet this Specification for the Meeting. |  |  |  |
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|  | MAINTENANCE MANUALS |  |  |  |
|  |  |  |  |  |
| 4/8/A | The Manufacturer is to provide an instruction/maintenance manual, explaining to the Client the methods for cleaning and instructions on the operation of the windows and doors. A copy of this manual is to be submitted to the Contract Administrator for their comment. |  |  |  |
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| 4/8/B | The Manufacturer is, in addition to the above, to provide the Contract Administrator and Client with three copies of a Technical Maintenance manual which is to incorporate: |  |  |  |
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|  | i) A set of record drawings |  |  |  |
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|  | ii) A complete list of all components used in the installation including names and addresses of the manufacturers of those components and availability of spares including merchants/retail outlets/trade suppliers. |  |  |  |
|  |  |  |  |  |
|  | iii) A detailed description of reglazing procedure. |  |  |  |
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|  | iv) All other relevant information regarding cleaning, maintenance etc. |  |  |  |
|  | COMPLETION WILL NOT BE CERTIFIED UNTIL THE TECHNICAL MANUAL HAS BEEN PROVIDED AND APPROVED |  |  |  |
|  |  |  |  |  |
|  | HARDWARE AND LOCKING MECHANISMS |  |  |  |
|  |  |  |  |  |
|  | GENERAL |  |  |  |
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| 4/8/C | Pivots, thresholds and draft strips are to be as described in section 4/5/F above. |  |  |  |
|  |  |  |  |  |
| 4/8/D | Externally, a nylon coated warm to the touch 22mm long colour contrasting “D” handle with an SAA 305mm x 76mm, 3mm thick aluminium finger plate internally, concealing the “D” handle fixings. |  |  |  |
|  |  |  |  |  |
| 4/8/E | It is the Contractor’s responsibility before manufacture to consult and confirm with the ironmongery suppliers that all ironmongery, hinges, pivots, restrictors, locks, handles and locking devices types comply with the relevant standards and specification requirements for the particular installation item and that the correct product is chosen for the weight and design of each system. |  |  |  |
|  |  |  |  |  |
| 4/8/F | The entry system call panels, proximity readers and the SCC12 override units are to be built into a specially manufactured section of the side screen (space permitting) immediately next to the closing edge of the door. This unit will be faced internally and externally with panels od 10mm colour matched double sided textured GRP and will span from floor to to head of door sad is to be 100mm deep overall. Main entrances and screens must be prepared and constructed for access control systems suitability. |  |  |  |
|  |  |  |  |  |
| 4/8/G | The main entrance doors and rear doors will be secured using two in number fail open magnetic locks and shall have a minimum certified electromagnetic holding force of 250 KG and be plated for weather protection to 250mm salt sea spray. They shall be vandal, corrosion and weather resistant and shall be capable of maintaining the full electromagnetic holding force even when the doors are slightly out of alignment with their frame. They shall be instantaneously unlocking with no residual magnetism and be compatible with the door entry control equipment and be available with monitored contacts. |  |  |  |
|  | The fail safe magnetic lock shall be recessed into the door frame jamb and the strike plate recessed into the door. |  |  |  |
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|  | All doors being secured by electromagnetic locks shall have a fire fighters’ override switch installed, operated by a SCC12 override key. |  |  |  |
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| 4/9/A | Where a door is controlled by an access control system and is magnetically locked, exit will be granted by the press of a heavy duty exit pad, manufactured from two-piece hard anodised HE30 aluminium alloy and equipped with two single pole micro-switches. |  |  |  |
|  |  |  |  |  |
| 4/9/B | New doors are to fitted with concealed overhead transom closers with a no-hold open operation, and comply with the current Equality Act 2010 guidelines, have tamper proof adjusting controls or similar and approved, except as scheduled for fitting automated door closers. These are to be equipped with free action or “dummy” transom closers . |  |  |  |
|  |  |  |  |  |
| 4/9/C | Doors scheduled to be automated are to be fitted with overhead electro-hydraulic swing door operators, installed to BS 7036 standards and interfaced into the door entry / sccess control systems. They are to incorporate s RF receiver for remote operation by selected residents at a later date. |  |  |  |
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| **NOTE:** | See also “SECURITY” and SECTION PROFILE” earlier in this Section of the Specification. |  |  |  |
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|  | FINAL CHECKING |  |  |  |
|  |  |  |  |  |
| 4/9/D | Upon completion of each installation the Contractor shall demonstrate: - |  |  |  |
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|  | i) All glazing beads and gaskets are adequately fitted and are not pinched, split or otherwise defective. |  |  |  |
|  |  |  |  |  |
|  | ii) All hardware functions correctly and without the need for undue force on handles etc. |  |  |  |
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|  | iv) Any locking points engage correctly. |  |  |  |
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|  | v) The frame and glazing is thoroughly clean internally and externally, including removal of all swarf and debris from drain holes and channels. |  |  |  |
|  |  |  |  |  |
|  | vi) All frames are free from cracks, breaks or scratches in any member. |  |  |  |
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|  | vii) There is no movement in the outer frame. |  |  |  |
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|  | viii) There are no gaps between the frame and weatherstrips. |  |  |  |
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|  | ADDITIONAL ITEMS |  |  |  |
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| 4/9/E | The Contractor shall include in his price for moving and replacing items of any kind as necessary for the execution of the works. |  |  |  |
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| 4/9/F | The Contractor shall provide sufficient clean dustsheets to adequately protect all surfaces. |  |  |  |
|  |  |  |  |  |
| 4/9/G | On completion of each working day, the Contractor shall leave the premises clean and tidy. |  |  |  |
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| 4/10/A | On completion of the work the Contractor shall thoroughly clean floor coverings/finishes etc, to the satisfaction of the Contract Administrator. |  |  |  |
|  |  |  |  |  |
|  | ATTENDANCE |  |  |  |
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| 4/10/B | The Contractor Is to allow for attendance on Electrical Contractor and other associated Contractors. |  |  |  |
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